Deloitte.



Great Northern, Deansgate Terrace and Leisure Box Redevelopment

Environmental Impact Assessment (EIA) Screening and Scoping Report

August 2022

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1. Introduction

1.1. This Environmental Impact Assessment (EIA) Screening and Scoping Report has been prepared in respect of the proposals for the re-development of Great Northern Warehouse ('the Site'), as identified in the Great Northern Complex, Manchester Central and Castlefield Quay Strategic Regeneration Framework (SRF) (adopted 2018). The Site is bounded by Deansgate to the west, Peter Street to the north, Great Bridgewater Street to the south and Watson Street, Great Northern Tower and Manchester Central to the east and south-east.

1.2. Trilogy Real Estate ('the Applicant') will be submitting an application for Full Planning Permission and Listed Building consent to facilitate the delivery of:

- circa 750 residential units (Use Class C3);
- approximately 221,338 sq. ft of office use and c. 58,437 sq. ft of leisure uses, including retained areas in the existing Great Northern Warehouse and Deansgate Terrace;
- 945 car parking spaces (including EV spaces); and
- 138,456 sq. ft of public realm and 64,874 sq. ft of private external residential amenity.

1.3. Given the design is not yet fixed, for the purpose of this EIA Screening and Scoping Report (the 'Report') a 5% buffer has been added to all development quantums in the preparation of this Report.

1.4. The term 'Proposed Development' used within this Report refers to all stages of construction and operation of the development.

1.5. This Screening Report is submitted to Manchester City Council as a request for a Screening Opinion under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

1.6. In accordance with Regulation 15 paragraph 2(a), this report contains:

- A plan sufficient to identify the land enclosed at Appendix A;
- A brief description of the nature and purpose of the Proposed Development and of its possible effects on the environment;
- An explanation of the likely significant effects of the development on the environment.

EIA Requirements

1.7. The EIA process is the mechanism by which development proposals are appraised in relation to the environmental criteria as well as socio-economic, engineering, and technical considerations. The EIA process defines the context of the Proposed Development and examines the issues considered pertinent.

1.8. The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 require that any Proposed Development falling within the description of a 'Schedule 2 development' within the meaning of the Regulations, will be subject to an EIA where such development is likely to have 'significant' effects on the environment by virtue of such factors as its nature, size or location (Regulation 4(2)).

1.9. The Proposed Development falls under the category of "Infrastructure Projects – Urban Development Projects" (Schedule 2, 10, (b)) as described in the Regulations. The applicable threshold above which EIA is likely to be required is: 1 hectare of urban development which is not dwellinghouse, site area of overall development exceeding 5 hectare (ha) or if the development includes more than 150 dwellings. The indicative thresholds and criteria state that:

"In addition to the physical scale of such developments, consideration should be given to the potential increase in traffic, emissions and noise. EIA is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination."

1.10. The Proposed Development comprises circa 750 residential units (Use Class C3), approximately 221,338 sq. ft of office use and c. 58,437 sq. ft of leisure uses, 945 car parking spaces (including 160 EV spaces) and 138,456 sq. ft of public realm and 64,874 sq. ft of private external residential amenity. This includes the existing spaces retained within the Great Northern Warehouse and Deansgate Terrace.

1.11. Therefore, it is clear the proposals exceed the applicable Schedule 2 thresholds as outlined above, due to the number of residential units being delivered exceeding the threshold of 150 dwellings and over 1 hectare of urban development which is not dwellinghouse, as outlined in Schedule 2, 10, (b).

1.12. On this basis, an EIA Screening and Scoping Exercise is required to understand the potential for significant effects generated by the project and to refine the topic areas that should be considered in any potential supporting EIA. This process will appropriately consider the likely significant effects of the Proposed Development.

1.13. Based on the conclusions set out in this Report, the Applicant proposes to submit an Environmental Statement (in relation to certain topic areas where there is likely to be a significant effect on the environment) in support of the planning application.

Purpose of the Screening and Scoping Report

1.14. The process of identifying likely significant effects on the environment which should be addressed by the EIA is termed 'scoping' and the results are presented as a Screening and Scoping Report.

1.15. This Screening and Scoping Report sets out the framework within which the Environmental Statement ('ES') will be produced and the topic areas and information that will be contained within the document. It is issued to Manchester City Council ('MCC') as the Local Planning Authority ('LPA') for circulation to Statutory Consultees and other organisations who are invited to express their views on the proposed scope of the EIA or suggest additional issues, which are considered to be of potential significance. The views expressed by Statutory Consultees will then be used by the LPA to inform the formal Scoping Opinion.

1.16. The LPA is required to respond to a formal request for a Scoping Opinion within five weeks of registering receipt, in accordance Regulation 15(4) of the 2017 EIA Regulations.

1.17. Should the proposed scope of the EIA be accepted by the LPA, the intention would be that any future application relating to the Proposed Development would be accompanied by an EIA. This would be produced by the team as set out in Table 1:1 and coordinated by Deloitte LLP (IEMA EIA Quality Mark registered). These consultants have provided technical input to this initial EIA Screening and Scoping Report.

Table 1:1 Consultants

Topic	Assessment By	Qualifications
Town Planning, EIA Coordination	Deloitte LLP	RTPI, RICS, IEMA EIA Quality Mark
Architect	Simpsons Haugh	RIBA
Townscape & Visual Impact	Chris Burnett Associates	BSc, BLD, CMLI
Historic Environment	Heritage Architecture	BA (Hons), MA – IHBC affiliate
Air Quality	Hilson Moran	Member of Institute of Environmental Science and Member of Institute of Air Quality Management. Chartered Environmentalist
Noise	WSP	BSc (Hons), IOA Diploma in Acoustics and Noise Control, Member of the Institute of Acoustics (MIOA)
Wind	WSP	CEng, MIMechE
Sunlight, Daylight, Overshadowing & Solar Glare	AA	BSc (Hons) MRICS
Socio-Economic	Forever Consulting	BA, Economics
Human Health	Enfusion	BSc MSc FIEMA
Climate Change	WSP	Master of Environmental Sciences BSc (Hons) Environmental Science Chartered Environmentalist

1.18. Section 2 of this report provides a site description and outlines the nature of the Proposed Development. Section 3 sets out the proposed scope and structure that the proposed ES would take and who might need to be consulted. Section 4 provides details of the proposed EIA methodology, which would be used in assessing the Proposed Development. Section 5 sets out the key issues that would be addressed by the EIA.

2. Site Description and Proposed Development

Site Description

2.1. The Proposed Development Site (referred to hereafter as 'The Site') is in Manchester City Centre, adjacent to the Castlefield and St Johns Strategic Regeneration Areas.

2.2. The Site comprises the Great Northern complex, which currently includes three primary building components:

- Great Northern Warehouse: Grade II* Listed former goods warehouse that was converted into a car park in the 1990s on the upper floors. The ground and first floors include a casino, gym, event spaces, food and beverage operators.
- Deansgate Terrace: a Grade II Listed row of ground floor shop frontages comprising retail, food and beverage operators below office, storage and further retail space.
- Leisure Box: a cinema complex with three floors of existing car parking space below.

2.3. The Great Northern complex covers an area of circa 3.01 hectares and benefits from a central location in Manchester City Centre within the Civic Quarter. It is bounded by Deansgate to the west, Peter Street to the north, Great Bridgewater Street to the south and Watson Street to the east.

2.4. A Site plan is provided at Appendix A.

Site Specific Environmental Designations

Air Quality

2.5. The Site is situated in the Greater Manchester Combined Authority Air Quality Management Area (AQMA).

Ecology

2.6. There are no ecological designations within the Site. The closest Special Area of Conservation (SAC) and Sites of Special Scientific Interest (SSSI) is the Rochdale Canal SSSI and SAC.

Flood Risk and Drainage

2.7. The Site is located entirely within Flood Zone 1, defined as land having less than a 1 in 1,000 annual probability of river or sea flooding.

2.8. The Site also falls within the Conurbation Core Critical Drainage Area (CDA), designated in 2011 and covering the majority of Manchester City Centre.

Heritage

2.9. The Site is located adjacent to several Conservation Areas, including the Castlefield Conservation Area to the south west, St John Street Conservation Area to the west, and St Peter's Square Conservation Area to the north east. The northern edge of the Site falls within the Deansgate / Peter Street Conservation Area.

2.10. There are four listed assets within the application boundary:

- **Great Northern Warehouse**: The warehouse is Grade II* Listed, which reflects the outstanding national importance of the building, being considered, in its day, to be one of the most advanced railway goods exchanges in the country. The warehouse forms an important group with, and is an integral part of, the adjoining Grade II Listed Deansgate terrace.
- **223-233 Deansgate Terrace and 235-291 Deansgate Terrace (with Former Goods Yard Entrance):** The terrace of 34 shop units is Grade II Listed in two separate parts: No's 223-233 and No's 235-291. The listed status of the terrace reflects its national importance architecturally and historically. The arched entrance into the former goods yard at the junction of Peter Street and Deansgate falls in part within the southern boundary of the Peter Street Conservation Area.
- In addition, although likely to be unaffected by the proposals, **Manchester & Salford Junction Canal Tunnel** is located underneath the site and is Grade II Listed.

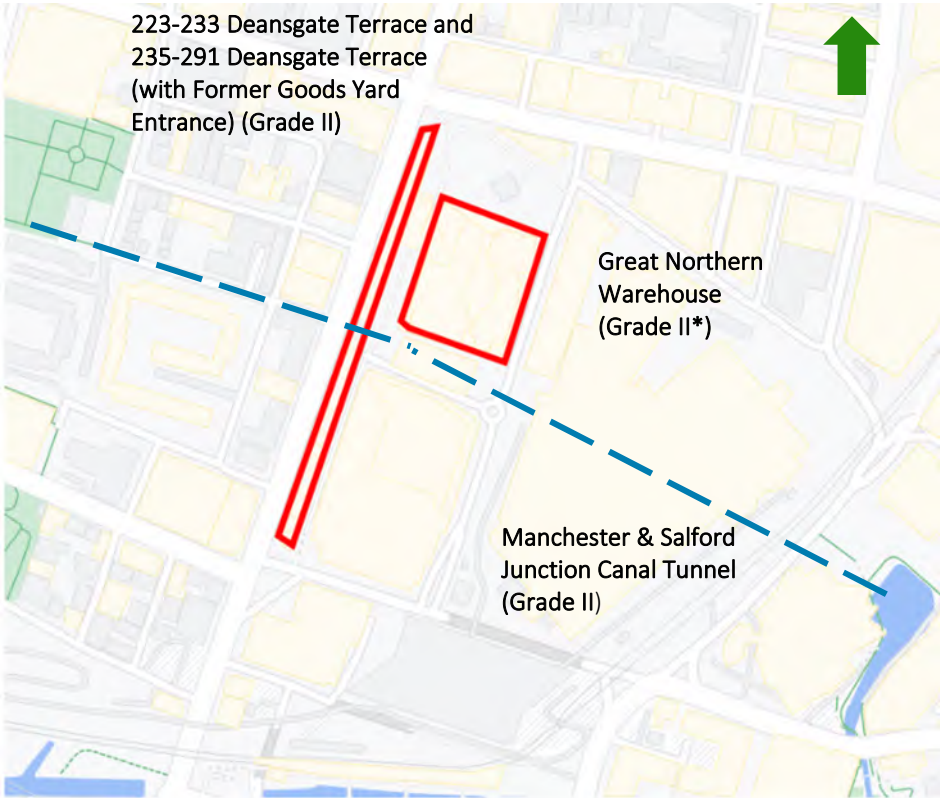


Figure 2.1: Listed Assets (Authors Own, 2022)

2.11. More broadly, there are a further 34 listed assets within 250m of the application boundary, including 34 Grade II Listed Assets and 4 Grade II* Listed Assets. The Grade II* Listed Assets comprise the Free Trade Hall to the north east, Manchester Central to the east, with the Central Library and Midland Hotel located on Peter Street to the north and east. Slightly further beyond this 250m boundary to the north, the Manchester Town Hall and Albert Memorial, are both Grade I Listed.

Site Context

2.12. The Site is situated to the west of the city centre, in an area of ongoing regeneration. To the south of the Site are several high-profile regeneration schemes and developments, including:

- Viadux, a 40-storey residential development and office building adjacent to the Deansgate-Castlefield Metrolink stop.;
- Beetham Tower, a 47-storey residential and hotel building;
- Great Jackson Street and Deansgate Square, containing a cluster of the UK's tallest towers (South Tower 64 storeys, East Tower 50 storeys, North Tower 37 storeys and West Tower 44 storeys); and
- First Street, comprising an area that now comprises a mix of commercial office and leisure buildings.

2.13. To the west is Deansgate, a section of the A56 that runs roughly north-south through the western part of Manchester city centre. To the northwest of the Site is Spinningfields containing several past and present FTSE-100 firms, as well as popular bars and restaurants and the Grade II Listed Manchester Opera House.

2.14. Deansgate borders Castlefield, which is one of the largest city centre areas and extends down to the River Irwell leading to Water Street. This area is characterised as bringing about the delivery of St John's and Enterprise City; a 10.6ha area of land currently in the process of delivering 2,500 homes, 600,000 sq. ft of workspace, 400,000 sq. ft leisure space and substantial new public realm. This area extends down to Liverpool Road and Deansgate, including the Upper and Lower Campfield Markets.

2.15. Northeast of the site is St. Peter's Square and Albert Square and the buildings surrounding them broadly defines the area known as the Civic Quarter. A significant amount of development has come forward here over the last decade and is broadly complete. Ongoing development activity includes the 'Our Town Hall' project to renovate the Town Hall progresses toward completion. This follows the delivery of No.1 and No.2 St Peter's Square, refurbishment of the Central Library and the delivery of the combined heat and power network to serve the Civic Quarter.

2.16. The Civic Quarter links into the redeveloped area of Lincoln Square and St. Michael's, the latter of which comprises an office-led mixed-use development on the site of the former police station and synagogue. This surrounding context and further planned regeneration is discussed in more detail overleaf.

Regeneration Context

2.17. The proposals for the site form a key part of the Great Northern, Manchester Central and Castlefield Quay SRF Framework area. This was endorsed in February 2017 by Manchester Council Executive Committee and updated in March 2019.

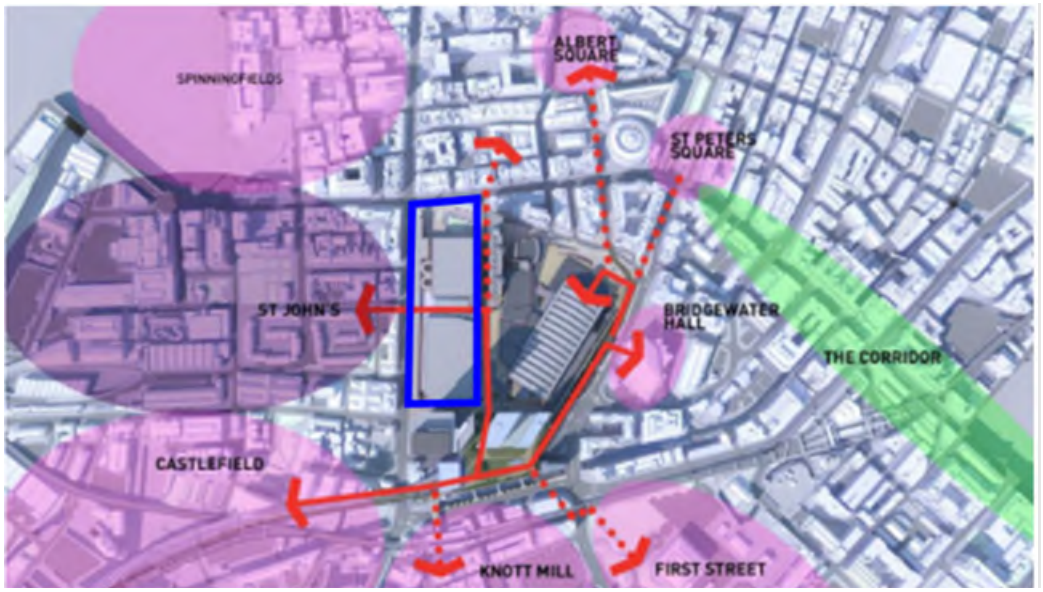


Figure 2:2 Great Northern, Manchester Central and Castlefield Quay Strategic Regeneration Framework (2017) (Site Outlined in Blue)

2.18. The SRF was prepared to guide the future regeneration of the Great Northern, Manchester Central and Castlefield Quay sites in Manchester City Centre. These interlinked and strategic sites, at the southern edge of the city centre, sit within a pivotal location between Manchester's key established and emerging economic growth and regeneration areas.

2.19. In the SRF, it is considered that the Great Northern site has broadly underperformed and represents an underutilised part of the city given its location. This is particularly marked in terms of the quality and appropriateness of some of its uses, particularly the car park, the quality and vitality of the environment within and around the site, and challenges it presents in terms of both physical and functional connections to its surroundings.

2.20. For example, Great Northern Square has not functioned as it originally intended and does not maximise the setting of the listed Great Northern Warehouse or provide the utilisation of the site as expected. The SRF identified that the Warehouse itself needs a more appropriate use in contrast to the car park use currently in situ.

2.21. While most commercial spaces within the existing complex are fully let, the impenetrability of the Deansgate façade, changes in levels, poor legibility of entrance points and routes through the complex make it difficult to navigate. The complex is currently under-utilised and is fragmented by unsuccessful modern additions. The opportunity for a refreshed strategy is well documented and would deliver both a high-quality visitor destination, commercial office space, new public areas for the city and a high-quality residential offering.

2.22. Ground floor active uses and a refurbishment of spaces on Deansgate Terrace have been broadly successful, but the upper floors of the exquisite, listed row of terraced buildings remain under-utilised. A refreshed strategy is required to ensure that the active ground floor uses that have been successful are complemented by a thriving workspace environment on the upper floors.

2.23. Beyond these Listed Buildings, the southern half of the Great Northern site is occupied by a further car park and Odeon cinema. A large atrium space also sits between this cinema and the Great Northern Warehouse located to the north, which is proposed for removal in the SRF in line with the current design.

2.24. In the SRF, it states that the cinema is to be demolished to allow for a new podium to be created that provides public realm and a platform for the delivery of new taller, and carefully considered, residential buildings. Through remodelling the retained car park and structure, a refreshed active frontage would be made possible to Watson Street and Great Bridgewater Street.

Surrounding Strategic Regeneration Frameworks

2.25. Whilst covered specifically in the Great Northern, Manchester Central and Castlefield Quay SRF (2017 and 2019 update), there are several other strategic regeneration frameworks for surrounding sites that illustrate the level of regeneration and development ongoing in the area. These include:

- The Jackson Row / Bootle Street strategic regeneration area located 200m directly to the north of the Site. The SRF (2015) seeks to promote the delivery of a landmark mixed-use destination containing office, residential, hotel and leisure elements. It seeks to create a new visitor destination for Manchester, integration with adjacent city centre areas and the creation of a location with a sense of place. Following endorsement of the Framework, a planning permission has been granted and implemented for the permanent redevelopment of the site (LPA Reference: 131612/JO/2021) for hotel, residential, food and drink uses alongside areas of retained frontage.
- First Street regeneration area is located 250m directly to the south east of the Site. The First Street SRF (2018 Update and 2020 Addendum) offers high-quality offices to meet the established demand for commercial floorspace, the provision of hotel and leisure floorspace to support Manchester's continued growth in popularity as a visitor destination. Two offices have been delivered to date, alongside a multistorey car park, Innside Hotel and HOME – a cinema and theatre destination. A further office building is under construction. A major co-living scheme by Downing Developments has been granted planning permission (LPA Ref: 125573/FO/2019 as amended by 132553/NMC/2021 and 132804/NMC/2022) on part of the site. The endorsed SRF also includes an ambition to deliver high-quality, coordinated public realm spaces, linkages and connections to improve accessibility through First Street, which has now broadly been completed.
- St John's is to the 500m directly east of the Site and connected by Peter Street / Quay Street. The St John's Strategic Regeneration Framework (2014 and 2016 update) aims to deliver a "best in class" city centre neighbourhood with a mix of high-quality residential accommodation of various types and tenures. The SRF also stresses the importance of retaining and maximising the key heritage assets in the area, including the existing MSI complex, Upper and Lower Campfield Markets, the Bonded Warehouse and Granada House, whilst also exploring flexible lease strategies for

start-up businesses and independent operators. Through Enterprise City UK, there has been a renewed focus on attracting the very best tech and media businesses to this part of the city. To date, Manchester Quays have delivered 530,000 sq. ft. of employment space through three office buildings, in addition to the conversion of Bonded Warehouse and construction of leisure venue – the Factory – on site. Two residential towers have recently commenced construction, which are being brought forward by Vita and provide a co-living offer in 1,500 beds.

- Great Jackson Street SRF (2017 Update) relates to Great Jackson Street, located to the south of the Site. The SRF aims to create "a new high-density quarter of Manchester with a vibrant and sustainable mix of uses, whose economic viability is driven by 'knowledge capital'; comprising high quality urban architecture that enriches the city's public realm. The 2017 update considered progress made to date and opportunities to promote Manchester's growth ambitions. To date, over 2,500 apartments have been brought to market through Deansgate Square and Crown Street by lead developer Renaker, and a new primary school is currently under construction. Through Renaker, a further two residential towers are under construction (3Sixty and the Blade), providing 900 residential units, and a further two residential towers are proposed, known as Plot F, providing 890 units. Further phases of Great Jackson Street are currently in the planning system, focused on providing further residential development, public open space, amenities and social infrastructure.
- Spinningfields Masterplan completed its 20-year regeneration in 2019, with the completion of No.1 Spinningfields; the final office development in the area. The area is partly occupied by the Manchester Crown Court and the modern offices continue to be occupied by some of the largest legal, professional services and banking corporations both in the UK and globally and is recognised as one of Manchester's most successful regeneration initiatives.

2.26. The city centre performs a number of functions for both Manchester and Greater Manchester City Region, and is a driver of economic growth through its delivery of commercial and residential developments.

2.27. There are a series of key documents that reflect this, which are as follows:

- The Development Plan:
  - Manchester Core Strategy (2012)
  - Saved UDP Policies (2006);
  - Guide to Development in Manchester SPD (2007)
  - Technical Guidance (2015); and
  - Providing for Housing Choice SPD and Guidance (2008).

- Guidance and Strategy:
  - Design for Access 2 (2003);
  - Manchester's Green and Blue Infrastructure Strategy (2015);
  - The Greater Manchester Strategy (2016);
  - Manchester City Centre Strategic Plan (2016); and
  - Manchester Residential Quality Design Guidance (2017).

- Frameworks:
  - Climate Change Emergency and Playing Our Full Part on Climate Change (2018);
  - Manchester Climate Change Framework (2020-2025) (2020);

  - City Centre Transport Strategy to 2040 (2021); and
  - Our Manchester Strategy – Forward to 2025 (2021).

- Regional Strategy:
  - Submission Draft Places for Everyone (2022).

2.28. In addition to the above documents that offer an overall strategic objective for both the city and wider region, the Great Northern, Manchester Central and Castlefield Quay SRF (2017 and 2019 updates) support the redevelopment of the Site for mixed-use development.

Planning History

2.29. The planning history reveals that the Great Northern Warehouse has been extensively redeveloped twice since it was originally constructed in circa. 1900; firstly, as a 519-capacity car park and then as a leisure and retail destination, which both still exist today.

2.30. The Leisure Box, which includes a 721-space car park and multi-screen cinema, was delivered in 2000 and additions were also made to the remodelled Great Northern Square, including the Pavilion Bar currently in situ.

2.31. More recently, there is the partially implemented extant permission (LPA Reference: 118568/FO/2017, as amended by 124847/JO/2019), outlined below:

"Removal of the central atrium, car park ramp and other modern elements as shown on Drawing References: 10161- Z2-A-B5D9-JC20-XP-00-001 and 10161-Z3-A-B5D9-JC20- XP-00-001 retention of reconfigured casino (Sui Generis) and existing restaurant units (Use Class A3) followed by the refurbishment, restoration, and re-use of the Grade II Listed Great Northern Warehouse to provide additional retail units (Use Class A1 or A3 or A4), gym (Use Class D2), 118 residential units (Use Class C3) and associated storage in addition to the refurbishment, restoration and extension of the Grade II Listed Deansgate Terrace and Goods Yard Entrance to form ground floor retail (Use Class A1 or A3 or A4), and 24 residential units above (Use Class C3) in addition to the reconfiguration of Great Northern Square and the introduction of additional public realm with associated hard and soft landscaping, including the formation of Dean Street (as shown on Plan Reference: 10161-Z0-A-B5D9-G100-P-00-001) together with highways works, access, servicing, rooftop plant and other associated works."*

2.32. The permission was granted on 14 March 2018 and partially implemented, with demolition, public realm and infrastructure works undertaken within Great Northern Square. However, the conversion of the Great Northern Warehouse and Deansgate Terrace in line with the 2018 permission were never fully realised and fresh proposals are now required to facilitate the permanent and long-term regeneration of the site.

Proposed Development

2.33. The Proposed Development comprises:

- the renovation of the Great Northern Warehouse and conversion and alterations to the Deansgate Terrace to provide circa. 221,338 sq. ft of office space, 58,437 sq. ft of ground floor retail and leisure uses (Use Class E), including retained areas;
- the redevelopment of Great Northern Square to provide new public realm and ancillary facilities, along with the creation of new pedestrianised areas; and
- the demolition of the existing Odeon Cinema with the car parking retained and remodelled, followed by the development of circa. 750 of build-to-rent residential

apartments in a series of three taller new buildings on top of the retained structure.

2.34. Figure 2:3 summarises the proposed quantum of development (with the additional +5% buffer):

Measurement	Proposed
Site Area	2.71 ha
Residential Use	737,043 sq. ft *(788 Units)*
Commercial Use	293,763 sq. ft
Open Space	145,379 sq. ft
Development Height	Great Northern Warehouse and Deansgate Terrace – as existing Leisure Box (including basement, ground, 1st, 2nd and 3rd floors) Building A – 34 Floors Building B – 19 Floors Building C – 28 Floors *(including +1 floor buffer)*
Car and Cycle Parking Spaces	992 car park; circa. 1,160 bicycle parking spaces

Figure 2:3 Quantum of Development

3. Scope, Structure and Consultation

Scope

3.1. A scoping exercise has been caried out to determine the likely effects on the environment that may arise as a result of the Proposed Development. This process has enabled the team to determine which technical disciplines are pertinent to the Proposed Development and the scope of assessment required in order for any likely significant effects on the environment to be addressed as part of the future EIA process.

3.2. This process has taken account of the proposed construction activities, relevant planning policy, knowledge of the Site, and the professional opinion of the project team.

3.3. The information presented in the ES will be provided in accordance with Schedule 4 of the EIA Regulations and will include:

- A description of the Proposed Development;
- An outline of the main alternatives studied;
- A description of the aspects of the environment likely to be significantly affected by the Proposed Development;
- A description of the likely significant effects of the Proposed Development on the environment;
- A description of the measures envisaged to prevent, mitigate and where possible, offset any significant adverse effects on the environment;
- A non-technical summary; and
- An indication of any difficulties encountered by the applicant in compiling the required information.

3.4. The introductory chapters of the ES will provide the following information:

- An introduction to the ES in a legislative and site-specific context;
- Description of the Site and Proposed Development;
- Alternatives considered and project design evolution;
- EIA Methodology;
- Construction methodology and programme;
- Stakeholder engagement;
- ES Structure; and
- Details of the EIA project team.

3.5. The geographical coverage of the EIA will be determined by a number of factors including:

- The physical extent of the work;

- The nature of the baseline environment, including the location of sensitive receptors;
- The distance over which effects will be significant; and
- The presence of the types of 'pathways' along which impacts may be spread.

Environmental Disciplines to be Scoped Out of the EIA

3.6. It is considered that the following disciplines will not give rise to likely significant effects on the environment and would therefore not require inclusion within the ES.

3.7. An explanation for each of these disciplines is given below.

Agricultural Circumstances

3.8. The Site is entirely on brownfield land so there will be no effects to agriculture. This discipline can therefore be Scoped Out of the ES and will not be assessed.

Archaeology

3.9. The archaeological potential of the Site has been reviewed by Salford Archaeology in relation to the previous scheme proposed at the Site.

3.10. Their survey determined that there is a low potential for below ground archaeological remains identified within the Site to be considered nationally significant which would require their preservation *in-situ.* This is also due to the nature of the proposed development, which seeks to retain existing structures and therefore below ground remains are unlikely to be disturbed.

3.11. The Archaeological Assessment is contained at Appendix E. Salford Archaeology have discussed the report with the Greater Manchester Archaeological Advisory Service (GMAAS) who have advised that a revised Assessment is not required, and they are satisfied that archaeology can be Scoped Out.

Aviation

3.12. An Aviation Safety Assessment will be prepared and submitted as part of the application, which will be prepared in consultation with both Manchester Airport Group and NATS. Initial technical analysis has shown that:

- At its proposed maximum elevation of approximately 155 metres above mean sea level, all elements of the building will remain below the Outer Horizontal Surface associated with Manchester Airport by a margin of approximately 50 metres. Consequently, physical safeguarding (collision risk) concerns are not predicted.
- Whilst clearance of the surfaces does not automatically infer that Instrument Flight Procedures will be unaffected, the margin of clearance and the development's location in the city centre, impacts on Instrument Flight Procedures are highly unlikely.
- Technical and operational impacts on radar will be fully assessed but are, in principle, possible. Robust mitigation solutions for such impacts exist such that the development is unlikely to be impeded subject to coordination with Manchester Airport and NATS.
- In addition, potential requirements to ensure aviation safety include:
    - Lighting parts of the development (possible requirement).

- Agreement of a crane operation scheme with the airport (likely requirement).
- Marking the development on relevant aviation maps (possible requirement).

3.13. Provided coordination with Manchester Airport Group and NATS is progressed, and the aviation safety assessment is completed, significant constraint to the development proposals is unlikely and aviation safety can be Scoped Out (Appendix F).

Ecology

3.14. Indigo Surveys are undertaking an ecological appraisal and biodiversity net gain assessment, which will be submitted alongside the planning application. These reports will detail the results of the surveys undertaken at the Site and recommendations in relation to the Proposed Development.

3.15. In summary, the Site comprises hard-standing and planted vegetation. The Site has no statutory or non-statutory designations for nature conservation. The Site contains only common and widespread plant species. None of the habitats present are representative of semi-natural habitat or Priority Habitat.

3.16. Although there is a substantial amount of new tree planting proposed as part of the development that will ultimately be beneficial to the Site, it is not expected that this would give rise to significant beneficial environmental effects regarding ecological receptors. It is considered that the amount of newly proposed tree cover and the habitats that provides is in line with the strategic ambitions of Manchester.

3.17. It is therefore considered the Proposed Development will not give rise to any significant impacts and can be therefore Scoped Out of the EIA.

Ground Conditions

3.18. A Scoping Exercise and Phase 1 Desk Study (Appendix Ga & Gb) has been undertaken by Curtins. These surveys determined there was a varied level of risk associated with the Proposed Development regarding ground conditions, which have been summarised below.

3.19. Made Ground deposits are likely to be present across the Site due to previous development undertaken across the Site. No superficial deposits are recorded on geological maps centrally on the Site, with glaciofluvial sheet deposits across the western portion of the Site.

3.20. The Site is over 1,000m from nearest mine entry and nearest coal subcrop. The Site is not within an area that has been influenced by past shallow coal mine workings. The risk of unexploded ordnance across the Site is high. However, the Site has been previously developed, proposed limited below-ground penetration and sufficient risk mitigation can be provided to control the risk of UXO.

3.21. Across Deansgate Terrace there is a potential for contamination from the historic uses, including a tannery, lead mill and goods station. Therefore, the risk to end users is Moderate/Low for Deansgate Terrace. Across the Great Northern site, this risk is considered Low as the building is to remain and potential pathways are mitigated.

3.22. The risk to onsite receptors from ground gas generating sources is considered Moderate for Deansgate Terrace and Low for the Great Northern Warehouse. Risk to groundwater receptors is Moderate, and risk to surface water receptors is Moderate to Low.

3.23. The survey recommends that an intrusive ground investigation is undertaken, alongside a detailed UXO Report and tertiary mitigation measures during the construction phase.

3.24. Therefore, with tertiary mitigation measures, it is considered that ground conditions will not give rise to likely significant effects on the environment and would therefore not require inclusion in the Environmental Statement.

3.25. The discipline is therefore Scoped Out of the EIA.

Broadband Connectivity

3.26. New developments are required to ensure that residences have access to superfast broadband speed to ensure future occupants can obtain sufficient broadband services. These available speeds for technologies are as follows:

- Standard – up to 24 Mbps;
- Superfast – up to 80 Mbps;
- Gfast – up to 330 Mbps;
- Cable broadband – up to 1130 Mbps;
- Ultrafast Full Fibre – up to 1 Gbps.

3.27. Pager Power have undertaken a desk-based review of available download speeds from the most common internet providers in the UK (Appendix H).

3.28. They have determined that it is likely that sufficient internet services are readily available at the proposed location, given that it is in a built-up urban environment. As the development comprises more than 19 units, Fibre to the Premises (FTTP) infrastructure is available free of charge (subject to application to Open Reach). Likewise, Virgin Media are also able likely to provide cable broadband if contacted.

3.29. Therefore, on the basis that this process is followed, it is considered appropriate for broadband connectivity to be Scoped Out of the EIA.

Telecommunications

3.30. Buildings which have the potential to impact telecommunication operations and infrastructure. These consist of 'microwave' links and UFH links, which are utilised by mobile phone operators and utility companies.

3.31. Developments can block and weaken the transmitted signals, reducing the strength of coverage in the shadow zone. Developments can also reflect the signal in unwanted directions, causing the same signals to arrive twice at a receiving aerial with a time delay.

3.32. For fixed telecommunications infrastructure, it is common practice for developments to assess potential impacts, and where necessary, mitigate them. It is extremely uncommon for building developments to be blocked based on telecommunications issues. This is largely because technical solutions generally exist and are commercially viable. On this basis it is recommended that telecommunications infrastructure is scoped out. A technical assessment will support the application. For further information please see the Telecommunications Report (Appendix I) prepared by Pager Power.

3.33. For terrestrial television, it is recommended that further baseline survey reports are undertaken at planning stage. Provided this process is followed, it is considered appropriate for television signal impacts to be Scoped Out.

3.34. Developments also have the potential to impact mobile phone reception. Developments can cause inference to mobile phone communications infrastructure signals in two ways. Physical structures can block and weaken transmitted signals, reducing the strength of coverage in the shadow zone. Losses in strength due to this mechanism are called "diffraction losses".

3.35. Building developments can also reflect the signal in unwanted directions. Reflection impacts are unlikely to be significant for mobile phone networks because they operate on a high frequency and the network is designed to provide services in a dynamic environment.

3.36. For mobile telephony, it is common for developers to assess potential impacts, and where necessary, mitigate them. Many technical solutions exist and are commercially viable to mitigate any issues – therefore it is recommended that Mobile Telephony is Scoped Out.

3.37. A baseline survey report will be undertaken at planning stage to inform whether any mitigation measures are likely, which will be validated by a post-submission assessment. For further information please see the Mobile Telephony Report (Appendix J) prepared by Pager Power.

Water Resources

3.38. The Proposed Development is considered a 'major' development by the Town and Country Planning Order 2015; therefore, a Drainage Strategy will be produced to support the scheme. The Site is also located in a Critical Drainage Area as designated by the Lead Local Flood Risk Authority, which necessitates the submission of a drainage strategy.

3.39. The scope of the Drainage Strategy and mitigation measures will be agreed with the Flood Authority. It will also consider foul and surface water drainage proposals for the scheme, and mitigate any potential risk of flooding determined to be present. As the Site is located within Flood Zone 1, the risk of flooding for the Site is Low.

3.40. Based on the site location, the main risk of flooding is likely to be associated with the surface water run-off to and from the site. No significant risks are likely; therefore, a separate Flood Risk, Drainage and Water Resources chapter is not considered necessary. Further information is contained at Appendix Ka and Kb.

3.41. Therefore, it is considered appropriate for water resources to be Scoped Out of the EIA.

Transport

3.42. Curtins are the Traffic and Transport advisors for the project. Their details and justification for Scoping the discipline out of the EIA are provided below.

3.43. While no consultation has taken place as yet, Curtins will be consulting with Manchester City Council Local Highways Authority and Transport of Greater Manchester.

3.44. To date the following studies, surveys, technical analysis/evaluation(s) that have already been undertaken prior to this EIA Scoping process and therefore inform the baseline and scope of assessment.

Figure 3:2 – Undertaken Studies

Study / Survey / Analysis / Evaluation	Overview	Date of Completion
Transport Assessment for Redevelopment of the Great Northern Warehouse 2017 (Application Ref: 118568)	Document prepared to support a planning application for conversion of the Great Northern Warehouse and Deansgate Terraces into residential and leisure uses. The TA focused on parking provision, accessibility and highway impact.	2017
Framework Travel Plan for Redevelopment of the Great Northern Warehouse 2017 (Application Ref: 118568)	Document prepared to support a planning application for conversion of the Great Northern Warehouse and Deansgate Terraces into residential and leisure uses. The FTP focused on accessibility and encouraging sustainable modes of travel.	2017
Waste Management Strategy for Redevelopment of the Great Northern Warehouse 2017 (Application Ref: 118568)	Document prepared to support a planning application for conversion of the Great Northern Warehouse and Deansgate Terraces into residential and leisure uses. The WMS focused on servicing and waste management.	2017
2022 Site Visit	Site visit undertaken to consider the existing traffic and transport conditions in the vicinity of the site.	Numerous occasions throughout 2022

Highway Network

Watson Street

3.45. Watson Street currently provides access to the existing Great Northern Warehouse car park, adjacent Leisure Box car park and two internal servicing areas via a roundabout accommodated on the carriageway. To the north of the roundabout, Watson Street becomes a one-way only route which seeks to prohibit general through-traffic with the exception of servicing and access. Watson Street links Great Bridgwater Street to the south and the A34 Peter Street to the north.

3.46. Pedestrian footways are provided along either side of the carriageway, with Great Northern Square located on the northern part of the site.

A34 Peter Street

3.47. The A34 Peter Street connects with Watson Street to the north of the site via an egress-only priority junction. A34 Peter Street is a primary route in central Manchester.

3.48. The route is a single lane, two-way carriageway in the vicinity of the site, with on-street parking, disabled parking, loading bays and taxi ranks along the main carriageway. To the west, the A34 carriageway continues from Peter Street into Quay Street, through a signalised crossroad junction with Deansgate. To the east, the A34 also continues into Oxford Street.

A56 Deansgate

3.49. Deansgate connects with the A34 Peter Street via a signalised crossroad junction to the north-west of the site. Deansgate is a major route connecting Manchester City Centre to the north and the A56-Chester Road and the A57(M) Mancunian Way to the south. The route also has a large quantity of active frontages in the vicinity of the site with a selection of commercial uses including restaurants and cafes, estate agents amongst others.

3.50. Deansgate is approximately 14 metres wide with footways provided along both sides of the carriageway, on-street parking is provided along much of Deansgate which reduces the operational width of the carriageway. Loading bays, disabled parking and taxi ranks are also provided.

3.51. A stepped pedestrian entrance is provided into the site leading from the footway on the east side of the carriageway. Pedestrian accessibility is also provided onto Deansgate from Great Northern Square.

Great Bridgewater Street

3.52. Great Bridgewater Street currently forms a signalised junction with Watson Street. The junction is overdesigned to accommodate HGV's and as such there are wide junction mouths that are not conducive with a quality pedestrian environment.

3.53. Great Bridgewater Street provides a connection to Deansgate in the west and Albion Street in the north.

3.54. On site observations in 2022 suggest that Watson Street is lightly trafficked, but Great Bridgewater Street and Deansgate do get busy during the traditional AM and PM peak periods.

Parking

3.55. As part of the 2018 Great Northern Warehouse planning approval, parking surveys were undertaken to gain an understanding of how the current NCP car parks in the Great Northern Warehouse (circa 519 spaces) and the Leisure Box (circa 721 spaces) operate. These took place over a six-week period from the 31 October to 11 December 2016.

3.56. The results indicate that during the six-week period the maximum occupancy in Car Park 1 (Warehouse) was circa 300 vehicles and the maximum occupancy in Car Park 2 (Leisure Box) was just over 550 vehicles.

3.57. This indicates that maximum usage in the Warehouse was circa 57% of capacity and maximum usage in the Leisure Box was circa 76% of capacity. The combined maximum usage equates to circa 68% of total capacity. Therefore, a reduction in the car parking capacity would be unlikely to lead to adverse effects.

3.58. Notwithstanding the above, it is worth noting that this is the maximum and not the average level of usage. As an example, figures from a single week in December 2016 suggest that usage was significantly lower during this period with maximum occupancy in Car Park 1 (Warehouse) circa 200 vehicles and the maximum occupancy in Car Park 2 (Leisure Box) just over 350 vehicles.

3.59. This indicates that maximum usage in the Warehouse was circa 38% of capacity and maximum usage in the Leisure Box was circa 48% of capacity. The combined maximum usage equates to circa 44% of capacity.

3.60. It is clear from the above data, that both car parks operate well within capacity. The combined level of usage across both car parks appears to range from 44% to 76% of capacity. Additionally, this usage is likely to be overstated due to the age of the data (from 2016) and changes in commuting behaviour brought about by the Covid-19 pandemic and cost of living crisis.

3.61. Further traffic surveys are to be undertaken on both car parks in support of the forthcoming application.

Accessibility by Sustainable Modes

3.62. As part of the 2018 Great Northern Warehouse application, a Transport Assessment was prepared which considered accessibility in detail. This concluded that the Great Northern Warehouse site was highly accessible by sustainable modes of transport including bus, Metrolink and rail services providing connectivity locally, regionally and nationally. The surrounding area exhibits good levels of pedestrian and cycling infrastructure, and there are various public transport opportunities within acceptable walking distance of the site.

3.63. The conclusions of the 2018 Transport Assessment are still anticipated to be valid with regards to access to public transport. Additionally, the future proposals are expected to enhance Deansgate and provide a new access to the tram stop on Great Bridgewater Street, and will only enhance the accessibility of the site.

Scope of Assessment

3.64. As the Site comprises two multi-storey car parks, with one to be removed as part of the proposals, it is expected that the overall number of vehicular trips to the Site will reduce overall. This assumption also takes into account the servicing requirements of the operational development.

3.65. Below is a summary of the key effects and receptors that may be affected the proposals and whether any likely significant effects are anticipated.

Figure 3:3 – Scope of Assessment

Effect	Increase in Traffic	**Applicable Development Phase (C / O)**	O	**Receptor**	Local Highway Network
Discussion of Effect					
The potential environmental impacts of traffic generated by the Proposed Development have been assessed taking account of the criteria set out in the 'Guidelines for the Environmental Assessment of Road Traffic'.					

This suggests that increases in traffic as a result of a Proposed Development can lead to severance (i.e., division of communities when it is difficult to cross a road), driver delay, pedestrian delay, changes to pedestrian amenity (i.e., the pleasantness of a journey by foot), and accidents and safety issues.

To quantify if the level of traffic requires assessment, the guidance provides two broad rules to define the need for an environmental impact analysis:

- Rule 1: Highway links where traffic flows will increase by more than 30% (or the number of HGVs will increase by more than 30%); and
- Rule 2: Any other specifically sensitive areas where traffic flows have increased by 10% or more.

In this instance, the amount of car parking proposed for the development is 945 spaces. This will replace the 1240 spaces already on site and therefore there will be a reduction of 295 parking spaces.

On the basis that the level of parking is reducing, the traffic generating potential will reduce compared to the existing situation. Whilst the profile of trips may change, the overall number of car movements is not predicted to increase. The thresholds for further assessment are therefore unlikely to be met.

A Transport Assessment and Framework Travel Plan will be prepared to consider this in detail and these documents will be scoped with MCC Highways and TfGM in due course.

Mitigation Committed to in order to Avoid or Reduce Effect

The primary mitigation that will prevent an increase in traffic is the reduction of parking compared to the existing situation. The net impact of the proposals will be the removal of 295 parking spaces from the city centre.

Concluding Statement

It is concluded that there is unlikely to be an increase in traffic in the vicinity of the site and therefore operational traffic and transport matters this can be scoped out of the EIA.

Figure 3:4 – Scope of Assessment

Effect	Construction Traffic	**Applicable Development Phase (C / O)**	C	**Receptor**	Local Highway Network
Discussion of Effect					
During the construction period there could be an increase in HGV movements and general construction traffic that results in increases in traffic on the network. The same rules for assessment set out above with regard to operational traffic are applicable for construction traffic and, on the basis that construction can be managed and phased over a prolonged period, it is not envisaged there will be an increase in traffic in excess of 30%. It is considered that the operational reduction in car parking spaces will be secured as part of the works to Great Northern Warehouse while the construction traffic is on-going for the Leisure Box element of the proposals. This means that the potentially significant effects generated by an increase in traffic flows during a scenario where construction and operation are on-going are not anticipated and can be sufficiently mitigated.					
Mitigation Committed to in order to Avoid or Reduce Effect					
During construction, it is anticipated that HGV flows on the public highways would be controlled through the implementation of a Construction Environmental Management Plan (CEMP). HGV drivers will be encouraged in the urban environment to be always cognisant of their surroundings and vulnerable road users, and of their speed. HGVs, and all other vehicles, will not be allowed to park off-Site. Deliveries will be co-ordinated where possible to ensure that the amount of vehicle movements for the construction phase will be minimised. Where possible, hoarding will not entirely cover the pedestrian footways to maintain pedestrian amenity and prevent severance. However, if this is necessary, then alternative safe walking routes would be provided. Construction working hours will be in line with the required construction hours stipulated by Manchester City Council. It is possible that exceptions to these hours may arise, but these will be limited and for a short duration and subject to agreement with MCC. There will be no construction on Bank Holidays.					
Concluding Statement					
It is concluded that there is unlikely to be any significant impacts as a result of construction traffic and therefore traffic and transport matters can be scoped out of the EIA.					

3.66. Consideration has also been given to the impact of the scenario where one element of the proposals is operational and the other remains under construction, giving rise to both potentially operational traffic and construction traffic simultaneously.

3.67. However, it is considered that the operational reduction in car parking spaces will be secured as part of the works to Great Northern Warehouse while the construction traffic is on-going for the Leisure Box element of the proposals. This means that the potentially significant effects generated by an increase in traffic flows during a scenario where construction and operation are on-going are not anticipated and can be sufficiently mitigated.

4. EIA Methodology

4.1. The EIA will assess both the construction and the operational phases of the Proposed Development, in addition to those scenarios where both construction and new operations will be taking place. The scenarios for the assessment of the scheme and the subsequent EIA will be set out in detail within the ES to be submitted with the application.

4.2. The ES is anticipated to comprise two volumes, the first of which will set out the findings with respect to each of the environmental disciplines that have been examined as part of the EIA. Volume 2 will include all the supporting documents and technical appendices relating to the chapters. A non-technical summary (NTS) will be produced and will form a standalone document.

4.3. Each ES chapter will follow the headings set out below to ensure the final document is transparent, consistent, and accessible:

- Introduction;
- Policy Context;
- Assessment Methodology and Significance Criteria;
- Baseline Conditions;
- Identification and Evaluation of Key Effects;
- Mitigation Measures;
- Residual Effects;
- Cumulative Effects; and
- Non-technical summary.

4.4. A reference list will also be provided as relevant within each ES Chapter.

4.5. Each chapter sub-heading is explained in further detail below.

Introduction

4.6. This section will introduce the assessment discipline and the purpose for which it is being undertaken

Policy Context

4.7. This section will include a summary of national, regional and local policies of relevance to the environmental discipline and assessment.

Assessment Methodology and Significance Criteria

4.8. This section will provide an explanation of methods used in undertaking the technical study with reference to published standards, guidelines, and best practices. The application of significance will also be discussed.

4.9. It will also outline any difficulties encountered in compiling the required information.

Baseline Conditions

4.10. This will include a description of the environment as it is currently and as it is expected to change if the project were not to commence (i.e., 'do nothing scenario') The method used to obtain this information will be clearly identified.

4.11. Baseline data will include implemented planning permissions that are under construction.

Identification and Evaluation of Likely Significant Effects

4.12. This section will identify the likely significant effects on the environment resulting from the Proposed Development.

4.13. The significance of an environmental effect is determined by the interaction of magnitude and sensitivity, whereby the effects can be positive or negative. Although slight variances may be applicable to certain topic areas, the general criteria to be used in carrying out this process are detailed below:

Figure 4.1 - Prediction of Impact Magnitude

Magnitude of Change	Criteria for assessing magnitude of change caused by an impact
Major	Total loss or major/substantial alteration to key elements/features of the baseline conditions such that the post development character/composition/attributes will be fundamentally changed.
Moderate	Loss or alteration to one or more key elements/features of the baseline conditions such that post development character/composition/attributes of the baseline will be materially changed.
Minor	A minor shift away from baseline conditions. Change arising from the loss/alteration will be discernible/detectable but not material. The underlying character/composition/attributes of the baseline condition will be similar to the pre-development circumstances/situation.
Negligible	Very little change from baseline conditions. Change barely distinguishable, approximating to a 'no change' situation.

Figure 4.2 - Prediction of Receptor Sensitivity

Sensitivity	Examples of Receptor
High	The receptor/resource has little ability to absorb change without fundamentally altering its present character or is of international or national importance.
Moderate	The receptor/resource has moderate capacity to absorb change without significantly altering its present character or is of high importance.
Low	The receptor/resource is tolerant of change without detriment to its character, is of low or local importance.

Figure 4.3 - Assessment of Effect Significance

		Criteria for assessing the sensitivity of the receptor		
		High	**Moderate**	**Low**
Criteria for assessing magnitude of change caused by an impact	**Major**	Major Adverse/Beneficial	Major - Moderate Adverse/Beneficial	Moderate - Minor Adverse/Beneficial
	Moderate	Major - Moderate Adverse/Beneficial	Moderate – Minor Adverse/Beneficial	Minor Adverse/Beneficial
	Minor	Moderate – Minor Adverse/Beneficial	Minor Adverse/Beneficial	Minor - Negligible
	Negligible	Negligible	Negligible	Negligible

4.14. Significant effects are those that are moderate and above, either adverse or beneficial, as set out in Figure 4:3.

Mitigation Measures

4.15. Adverse effects will be considered for mitigation and specific mitigation measures put forward, where practicable. Mitigation measures considered may include modification of the project, compensation and the provision of alternative solutions as well as pollution control. The extent of the mitigation measures and how these will be effective will be discussed. Where the effectiveness is uncertain or depends upon assumptions about operating procedures, data will be introduced to justify the acceptance of these assumptions.

4.16. The approach to mitigation will follow best practice guidance, which suggests a hierarchical approach. The UNEP EIA Training Resource Manual (2002) advises that impacts should ideally be:

- Avoided; if not
- Minimised; and / or
- Compensated

4.17. Three types of mitigation are characterised in IEMA's Special Report – The State of Environmental Impact Assessment Practice in the UK (2011):

- EIA Influence at design stage;
- Standard construction practices for minimising effects; and
- Follow-up actions for implementation post-consent.

4.18. Clear details of when and how the mitigation measures were carried out, or will be carried out, are to be given within the Environmental Statement. When certainty of impact magnitude and/or effectiveness of mitigation over time exists, monitoring programmes will be proposed to enable subsequent adjustment of mitigation measures, as necessary.

4.19. The opportunity for enhancement measures will also be considered where appropriate.

Cumulative Effects

4.20. Two types of cumulative effect will be assessed:

- Type 1 – Cumulative effects are the interactions between effects of the construction and operation of the Proposed Development works on a single receptor.
- Type 2 – Cumulative effects are those that arise from incremental changes caused by other past, present or reasonably foreseeable actions together with the construction and Proposed Development.

4.21. The cumulative effects of the proposals and the identified committed developments will be assessed.

4.22. In respect of reasonably foreseeable cumulative developments, these will only be tested if the required information is available at the point of submission of the planning application. If it is not available, relevant assessments will not be possible.

4.23. A list of known committed developments is set out in Appendix B. The Council are requested to review and comment on this list in their EIA Scoping Opinion.

Residual Effects

4.24. The residual effects, i.e., the effects of the proposals assuming implementation of proposed mitigation, will be determined. The residual effects represent the overall likely significant effect of the Proposed Development on the environment having taken account of practicable/available mitigation measures.

Technical Assessments

4.25. The next section sets out, under each proposed assessment topic, a summary of the content of the section, the methodology and scope of assessment is given. Where relevant, the assumptions of the assessment are described. Current relevant legislation or recognised guidance for individual assessment will be adhered to, where necessary.

5. Environmental Statement Chapters

Introduction

5.1. Under each section topic, a summary of the content of the section, the methodology and scope of assessment is given. Where relevant, the assumptions of the assessment are described. Current relevant legislation or recognised guidance for individual assessments will be adhered to, where necessary.

5.2. In relation to the Scope of Assessment sub sections below, and the types of mitigation referenced, for clarity the definitions of the types of mitigation to be considered; are as follows:

- Primary mitigation: modifications to the location or design of the Proposed Development or measures specifically included in the design of the proposed development to mitigate a known issue and are therefore an inherent part of the project;

- Secondary mitigation: action that will require further activity in order to achieve the anticipated outcome. These would be included within the ES following the assessment of effect, under the 'mitigation' section, before the reporting of the 'residual' effects. It is anticipated that such measures would be secured by condition; and

- Tertiary mitigation: actions that would occur with or without the EIA. These include actions that will be undertaken to meet other existing legislative requirements, or actions that are considered to be standard practices used to manage commonly occurring environmental effects.

5.3. As illustrated below, the technical consultants have inputted regarding consultation to date and background studies where relevant; current baseline; identification of likely significant and non-significant effects; assessment methodology; and limitations and assumptions. Consultants have also provided their technical competences and qualifications.

5.4. Effects for both the construction [C], and operational [O] phases have been considered.

5.5. Each discipline will consider the following scenarios:

- Existing site (baseline);
- Existing site (baseline) with committed developments;
- Existing site (baseline) with Proposed Development;
- Existing site (baseline) with Proposed Development and mitigation;
- Existing site (baseline) with Proposed Development and committed developments.

Townscape and Visual Impact

Technical Competence

	Lead Author	Reviewer
Name	Chris Burnett	
Company	Chris Burnett Associates	Deloitte
Qualifications/Accreditations relevant to technical area	BSc, BLD, CMLI	
Does the practitioner hold any IEMA qualification?	No	
Company hold IEMA QMark?	No	
Years technical experience (in technical area)	18 years	
Number of EIA's delivered to date	40 +Tall Building TVIAs	

Consultation

5.6. Initial consultation has taken place with Historic England regarding the selection of key viewpoints, which are set out in this section for agreement by the Local Planning Authority.

Completed Background Studies / Available Baseline Information

Study / Survey / Analysis / Evaluation	Overview	Date of Completion
Zone of Theoretical Visibility map	Computer generated map showing potential visibility of taller elements of the scheme.	09 06 22

Baseline

5.7. Townscape and visual impacts can arise from the addition of, or changes to, physical features in the townscape and views, which affect its character. The visual impact assessment addresses the impacts of the Proposed Development, in this case the development of the Great Northern Warehouse, Deansgate Terrace and Leisure Box elements. This will be assessed against the current baseline comprising views within the study area of Manchester City Centre, as defined by the selection of the Representative Viewpoints.

5.8. The assessment of townscape impacts will be structured around the identification of distinct blocks of townscape, or character areas, defined through homogeneity of scale, materials, land use, heritage, street pattern, open space, amongst other factors as they exist in 2022.

Scope of Assessment

Identification of Effects which are Not Significant

Effect	Townscape impacts	**Applicable Development Phase (C / O)**	C	**Receptor**	Townscape character
Discussion of Effect					
Addition of new elements or features that will influence the character and distinctiveness of the townscape during construction.					
Mitigation Committed to in order to Avoid or Reduce Effect					
Tertiary. Erection of site hoardings to conceal effects of construction activity at ground level on Townscape Character					
Concluding Statement Effects of the Proposed Development on Townscape Character during construction will be assessed.					

Effect	Visual effects	**Applicable Development Phase (C / O)**	C	**Receptor**	Visual receptors
Discussion of Effect					
Addition of new elements or features that will influence the view and visual receptors from selected Representative Viewpoints during construction					
Mitigation Committed to in order to Avoid or Reduce Effect					

Tertiary. Erection of site hoardings to conceal effects of construction activity at ground level on visual receptors and views will be assessed
Concluding Statement
Effects of the Proposed Development on views and visual receptors during construction will be assessed.

Effect	Townscape impacts	**Applicable Development Phase (C / O)**	O	**Receptor**	Townscape character
Discussion of Effect					
Addition of new elements or features that will influence the character and distinctiveness of the townscape during operational phase.					
Mitigation Committed to in order to Avoid or Reduce Effect					
Primary. Mitigation will be embedded in the design process as a result of the architect's response to consultation and design constraints.					
Concluding Statement.					
Effects of the Proposed Development on Townscape Character during operation will be assessed.					

Effect	Visual effects	**Applicable Development Phase (C / O)**	O	**Receptor**	Visual receptors
Discussion of Effect					
Addition of new elements or features that will influence the visual receptor and views during the operational phase					
Mitigation Committed to in order to Avoid or Reduce Effect					
Primary. Mitigation will be embedded in the design process through the architect's response to consultation and design constraints					
Concluding Statement.					

Effects of the Proposed Development on visual receptors and views during the operational phase will be assessed.

Identification of Effects Likely to be Significant

Effect	Receptor	Applicable Development Phase (C / O)
Townscape impacts	Townscape Character	Both construction and operation and phased if necessary.
Visual effects	Visual receptors and views	Both construction and operation and phased if necessary.

Assessment Methodology for Likely Significant Effects

5.9. The Institute of Environmental Management and Assessment (IEMA) / Landscape Institute 'Guidelines for Landscape and Visual Impact Assessment' (3rd Ed., 2013) will be used as the principal source of guidance for the methodology for this assessment. The Historic England Advice Note (no.4) on Tall Buildings, 2015 will also be used as relevant guidance. A Zone of Theoretical Visibility (ZTV) map has been produced using Lidar data superimposed onto a 10K map to provide an indication of the Proposed Development's visibility and guide the selection of viewpoints.

5.10. A number of 'Representative Viewpoints' will then be selected and agreed with MCC, all within the identified ZTV. These will be confirmed following extensive fieldwork. This will inform the assessment of the effect of the Proposed Development on townscape character, views and visual receptors in more detail and on a comprehensive basis, taking in short, medium and long-range views, all from publicly accessible viewpoints. Receptors fall into two categories: Townscape receptors and Visual Receptors. Viewpoints will be selected to ensure that the Proposed Development is assessed from a 360-degree basis and from a range of different viewpoints which include approach roads, key, well used city centre streets, tram stations, urban parks, civic spaces and buildings and sensitive historic environments such as Castlefield.

5.11. The Townscape and Visual Impact Assessment will be supported by Accurate Visual Representation (AVRs) consisting of rendered and wireline images of the Proposed Development superimposed onto baseline photographs which are accurately surveyed from selected viewpoints. Technical Note 06/19 Visual Representation of Development Proposals will be used to inform the methods for production of visualisations but a Type 4 Photomontage / Photo wire (Survey/ Scale Verifiable) is deemed an appropriate level of visualization in these circumstances. The visualisation methodology is contained at Appendix L.

5.12. In terms of the schemes to be assessed as part of the baseline scenario and those within the cumulative; for the baseline assessment the GLVIA advises that 'existing schemes and those under construction should be included in the baseline for both landscape (or townscape) and visual effects baseline 'and that 'the baseline for assessing cumulative landscape (townscape) effects should include those schemes, and in addition potential schemes, that are not yet present in the landscape but are at various stages in the development and consenting process.'. In terms of assessing the cumulative schemes, relevant cumulative schemes which are large enough to have a visual or townscape impact will be shown as wirelines in all the viewpoint AVRs and assessed accordingly.

Townscape: Sensitivity of Receptor and magnitude of change

5.13. The sensitivity of a townscape receptor is an expression of its ability to accommodate the Proposed Development. Sensitivity is a judgement based on a combination of the susceptibility of the type of change or development proposed and the value attached to the townscape. Susceptibility indicates the ability of a defined townscape receptor to accommodate the proposed development "without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies." (GLVIA, 3rd version, para 5.40). Susceptibility is evaluated for each receptor type. The overall sensitivity of each townscape receptor would be rated within the range of High-Medium-Low and would be informed by combining the susceptibility and townscape value.

5.14. The magnitude of a townscape effect is assessed in terms of its size or scale, the geographical extent of the area influenced by that effect, and its duration and degree of reversibility and would be rated within the range of Major-Moderate-Minor-Negligible-No Change.

Visual: Sensitivity of receptor and magnitude of change

5.15. In terms of assessing the baseline visual sensitivity, key factors to consider are the type of view and the likely numbers and types of viewers (the visual receptors). The type of view and the number of viewers is described in the following terms.

- Glimpsed (i.e., in passing)/ Filtered/Oblique / Framed /Open Views; and
- Few/Moderate / Many Viewers
- The value attached to views has regard to a number of factors, including:
- Recognition through planning designations or heritage assets; and
- The popularity of the viewpoint, its appearance in guidebooks, literature or art, on tourist maps and the facilities provided for its enjoyment.

5.16. The GLVIA identifies that the susceptibility of visual receptors to changes in views and visual amenity is a function of:

- The occupation or activity of people experiencing the view at a particular location; and
- The extent to which their attention or interest may therefore be focused on the views and visual amenity they experience at particular locations.

5.17. The assessment of receptor sensitivity is rated on the scale High-Medium-Low and combines judgements on the susceptibility of the receptor to the specific type of development proposed and the value attributed to that receptor. The magnitude of a visual effect is assessed in terms of its size or scale, the geographical extent of the area influenced and its duration and degree of reversibility and will be rated within the range of Major-Moderate-Minor-Negligible-No Change.

Limitations and Assumptions

5.18. Views will be assessed in the summer months when foliage is at its maximum. In terms of visibility therefore this represents a best-case scenario in certain views. Wherever possible views will be sought which exclude foliage.

Historic Environment

Technical Competence

	Lead Author	Reviewer
Name	Sarah Stirling	Francesca Cipolla
Company	Heritage Architecture Ltd	Heritage Architecture Ltd
Qualifications/Accreditations relevant to technical area		RIBA SCA, MSc (Heritage Planning), Dottore dell`Architettura
Does the practitioner hold any IEMA qualification?	No	No
Company hold IEMA QMark?	N/A	
Years technical experience (in technical area)	4	10+
Number of EIA's delivered to date	20+	20+

Consultation

Consultee (Body/Organisation)	Role	Date and Form of Consultation	Summary and Outcome of Consultation
Paul Mason (Manchester City Council)	Conservation Officer	To be consulted at pre-application stage	TBC
Richard Broadhead (Historic England)	Inspector of Historic Buildings NW	4th July 2022 – on-site discussion	TBC

Completed Background Studies / Available Baseline Information

Study / Survey / Analysis / Evaluation	Overview	Date of Completion
Baseline Heritage Appraisal + Impact Assessment 2017	Relates to LBC for Grade II* warehouse and Grade II Deansgate Terrace only. Beneficial impact overall.	2017
Revised survey (May-June 2022)	Site survey and view analysis of wider area. Proposals include new residential development to rear which will result in visual impact to wider townscape	2022

Baseline

5.19. Consideration has been given to the relevant part of Manchester City Centre that surrounds the Site. Due to the proposed height and scale of the Proposed Development, it is considered that a 500m radius is proportionate for the purposes of this assessment. Within this area, there are a number of built heritage assets including:

- 189 Listed Buildings
- The Deansgate / Peter Street Conservation Area
- St Peters Square Conservation Area
- The St Marys Parsonage Gardens Conservation Area
- St Ann's Conservation Area
- Castlefield Conservation Area

5.20. As part of the baseline analysis, a ZVI study has been undertaken (Chris Burnett Associates) which has identified the areas from which the proposals would be visible. This study has demonstrated that a number of listed buildings and conservation areas within the 500m radius around the site may be scoped out for assessment. This is to be assessed in greater detail within the Heritage Statement.

Scope of Assessment

Effect	Significant effect (major, or major-to-moderate adverse or beneficial impact)	**Applicable Development Phase (C / O)**	C / O	**Receptor**	Listed Buildings and Conservation Areas
Discussion of Effect					
Beneficial or adverse effect on architectural or historic interest of the on-site listed building (C/O) Beneficial or adverse effect on significant character and appearance of a conservation area (C/O)					

Beneficial or adverse effect on significance of identified, non-designated heritage assets (HER) due to physical impact of the proposals (C/O)
Mitigation Committed to Avoid or Reduce Effect
Public benefits, heritage benefits or design mitigation
Concluding Statement
Where a major or major-to-moderate effect occurs (whether that be beneficial or adverse) this will incur a 'significant' effect in EIA terms upon the built historic environment

Identification of Effects which are Likely to be Significant

Effect	Receptor	Applicable Development Phase (C / O)
Significant (potential)	Great Northern Warehouse (Grade II*)	C + O
Significant (potential)	Deansgate Terrace (Grade II)	C + O
Significant (potential)	Deansgate / Peter Street Conservation Area	C + O
Significant (potential)	G-MEX (Grade II*)	C + O

Assessment Methodology for Likely Significant Effects

5.21. The Historic Built Environment impact assessment will be undertaken in general accordance with or with reference to the following legislation, policy and guidance:

- Planning (Listed Buildings & Conservation Areas) Act 1990
- National Planning Policy Framework (NPPF) Conserving and enhancing the historic environment (2021);
- Planning Practice Guidance (PPG), Historic Environment, July 2019
- Principles of Selection for Listing Buildings, DCMS 2010
- Manchester Core Strategy (2012) Policy CC9 Design and Heritage;
- St Mary's Parsonage Strategic Regeneration Framework (SRF) (August 2020)
- Historic England guidance: Conservation Principles Policies and Guidance (2008);
- Historic England's Good Practice Advice Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015);
- Historic England's Good Practice Advice Note 3 (second edition): The Setting of Heritage Assets (2017);
- Historic England's Advice Note 1: Conservation Areas (2016);
- Historic England's Advice Note 2: Making Changes to Heritage Assets (2016); and
- Historic England's Advice Note 4: Tall Buildings (2015).
- Historic England's Advice Note 12: Statements of Heritage Significance (2019)

5.22. The receptors will be valued and the impact on them assessed giving a significance of effect. The chapter will include a visual impact assessment of key heritage views agreed with the necessary consultees.

5.23. To predict the magnitude and significance of visual impact the following criteria will be considered:

- the sensitivity and proximity of receptors;
- the nature of the existing views;
- the degree of change to existing views and visibility of the proposed development; and
- the availability and amenity of alternative views.

5.24. The chapter will:

- Summarise the relevant central and local government legislation protecting the Historic Built Environment resource at the Site;
- Summarise the known and perceived Cultural Heritage potential of the site and the surrounding area;
- Describe the potential impacts to the Historic Built Environment resource as a result of the Proposed Development; and
- Outline suitable mitigation measures to deal with the Historic Built Environment potential where affected by the Proposed Development

Limitations and Assumptions

5.25. Survey of the identified heritage assets within the study area was from publicly accessible areas. As such the study is limited to assessment from ground level. Assessment of below ground archaeology does not form part of this assessment.

Air Quality

Technical Competence

	Lead Author	Reviewer
Name	Sian Grimsley	Tom Reade
Company	Hilson Moran	Hilson Moran
Qualifications/Accreditations relevant to technical area	Member of Institute of Environmental Science and Associate Member of Institute of Air Quality Management	Member of Institute of Environmental Science and Member of Institute of Air Quality Management. Chartered Environmentalist
Does the practitioner hold any IEMA qualification?	No	No
Years technical experience (in technical area)	2	10
Number of EIA's delivered to date	5	20+

Consultation

5.26. No consultation has been undertaken at this stage, but the details of the air quality assessment will be provided to the Environmental Health Officers prior to an application being made in addition to the details set out in this request for a Scoping Opinion to the LPA.

Baseline

5.27. The UK Air Quality Standard (AQS) objectives are statutory in England and are set out in Table 5:1.

Table 5:1 - UK AQS Objectives

Pollutant	Concentration	Measured as
NO_2	200 µg/m^3	1-hour mean, not to be exceeded more than 18 times a year (99.79 %ile)
	40 µg/m^3	Annual mean
PM_{10}	50 µg/m^3	24-hour mean, not to be exceeded more than 35 times a year (90.41 %ile)
	40 µg/m^3	Annual mean

$PM_{2.5}$	25 µg/m^3	Annual mean

Local Air Quality Management Information

5.28. The Site is located in the administrative area of Manchester City Council (MCC), adjacent to Deansgate (A56) and Peter Street (A34) (National Grid Reference: SJ 383500, 397500). The Greater Manchester Combined Authority (GMCA) declared an Air Quality Management Area (AQMA) encompassing the airport, arterial routes and district centres across the ten local districts of Manchester.

5.29. The AQMA was declared in 2016 for exceedances of Nitrogen Dioxide (NO2), and subsequent reviews including the latest GMCA Annual Status Report, consider the AQMA to continue to be appropriate in both extent and declared pollutants. Extent of the AQMA is shown in Figure 5:1 – as shown the Application Site is located within the AQMA.

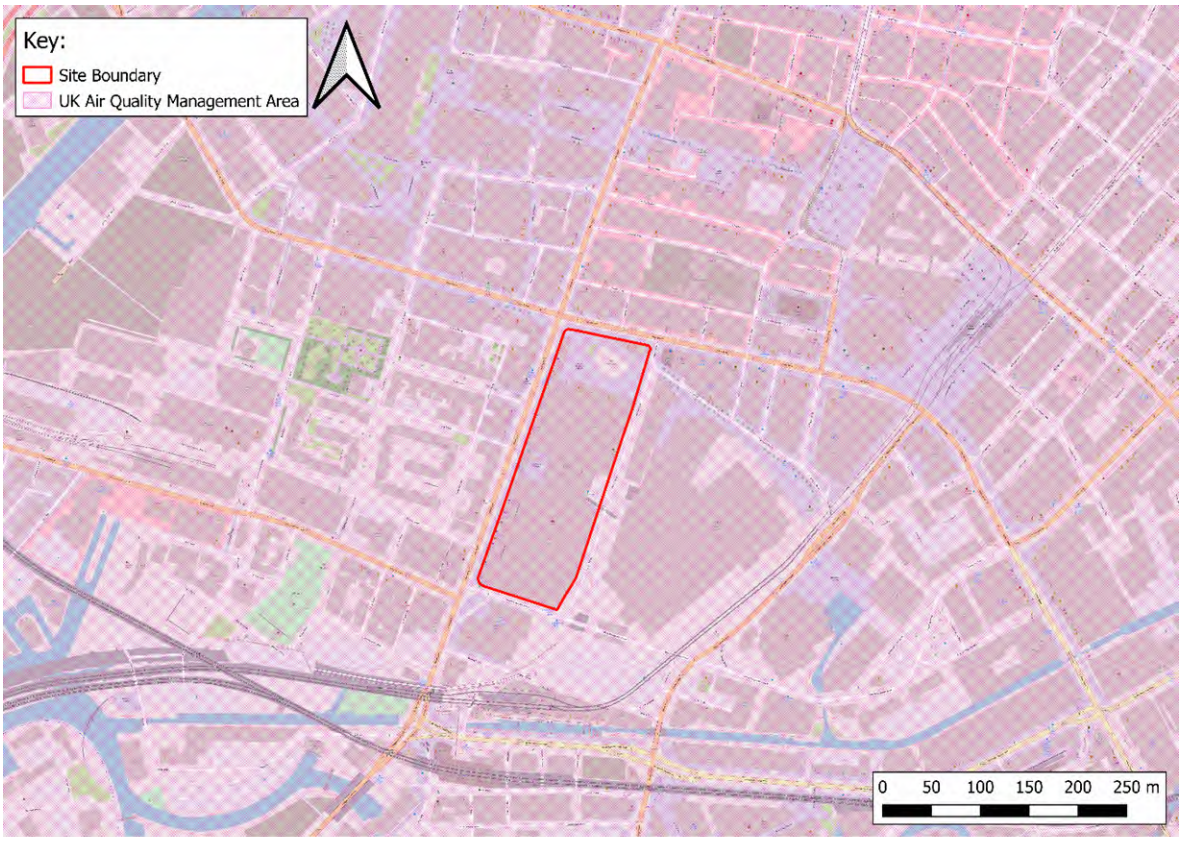


Figure 5:1 - Air Quality Management Area

5.30. Local background concentrations for 2019-2028 have been taken from the 2018-Defra background maps for the 1km-by-1km grid square (SJ 383500, 397500) where the Site is located; these are summarised in Table 5:2 below.

Table 5:2 - Defra background concentrations

Pollutant	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
NO_2	26.07	24.66	23.72	22.82	22.08	21.29	20.58	20.05	19.55	19.12
PM_{10}	13.48	13.15	13.04	12.92	12.80	12.69	12.57	12.56	12.55	12.54
$PM_{2.5}$	8.69	8.48	8.39	8.30	8.22	8.13	8.05	8.04	8.03	8.02

5.31. The Defra background concentrations in between 2019-2028 for NO_2, PM_{10} and $PM_{2.5}$ are well below the relevant AQS objectives (40µg/m^3 for NO_2 and PM_{10}, and 25µg/m^3 for $PM_{2.5}$).

Local Air Quality Monitoring

5.32. GMCA operate a network of automated and non-automated air quality monitoring stations. In MCC, this network includes three automated monitors and 46 diffusion tubes. The latest monitoring report, published in 2020, indicates that air quality with the administration of MCC has gradually been improving year on year, however at roadside locations concentrations remain above (i.e. exceed) the relevant AQS objective (40 µg/m^3 - annual mean NO_2).

5.33. A summary of the air quality monitoring sites, which are considered representative of the Application Site (<1km) are identified in Tables 5.3, 5.4, 5.5, 5.6, 5.7 and 5.8, and Figure 5.2 below.

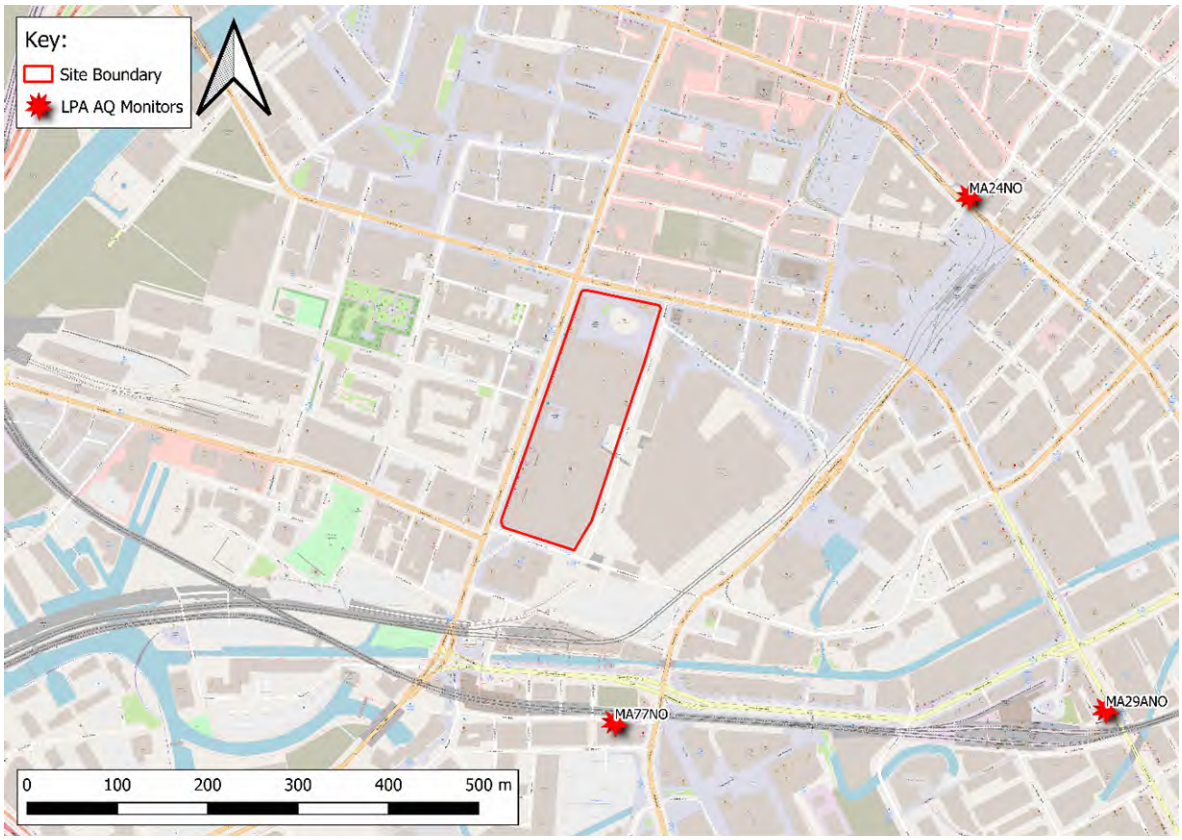


Figure 5:2 - MCC Air Quality Monitoring Locations

Nitrogen Dioxide

5.34. The annual mean NO_2 concentrations and the number of exceedances of the 1-hour NO_2 objective at MCC automatic monitoring sites between 2016-2019 are presented in Table 5:3 and Table 5:4, respectively.

5.35. The annual mean NO_2 objective (40µg/m^3) is exceeded at MAN1–Oxford Road (2016-2019) and at MAN3–Piccadilly (2016), as shown in bold in Table1.3. The monitoring data identifies one exceedance of the 1-hour NO_2 objective (200µg/m^3) at MAN1-Oxford Road in 2016. Both monitors were compliant with the relevant objective in 2019, as shown in Table 5:3.

Table 5:3 - MCC Continuous Monitoring Results – Annual Mean NO_2

Monitoring Site	X, Y	Type	Annual Mean (µg/m³)			
			2016	2017	2018	2019
MAN1 – Manchester Oxford Road	384233, 397287	Kerbside	**66**	**65**	**62**	**59**
MAN3 – Manchester Piccadilly	384310, 398337	Urban Centre	**40**	36	35	36

Table 5:4 - MCC Continuous Monitoring Results – Hourly Mean NO_2

Monitoring Site	X, Y	Type	Annual Mean (Number of 1-Hour Means >200 µg/m³)			
			2016	2017	2018	2019
MAN1 – Manchester Oxford Road	384233, 397287	Kerbside	**90**	6	2	1
MAN3 – Manchester Piccadilly	384310, 398337	Urban Centre	0	1	0	0

5.36. The annual mean NO_2 concentrations from all diffusion tube monitoring locations considered representative of the Application Site (<1km) are identified in Table 5:5.

5.37. The annual mean NO_2 objective (40µg/m³) is exceeded at all diffusion tube locations throughout the monitoring period. Monitors MA59NO/MA60NO/MA61NO–Piccadilly Gardens and MA77NO-Hewitt Street were compliant in 2017-2019 and 2017, respectively.

Table 5:5 - MCC Diffusion Tube Monitoring Results – Annual Mean NO_2

Monitoring Site	X, Y	Type	Annual Mean (µg/m³)			
			2016	2017	2018	2019
MA24NO – Princess Street	383968, 398070	Kerbside	**45.3**	**44.7**	**40.3**	**40.8**
MA29NO – Manchester Oxford Road	384119, 397503	Roadside	**66.2**	**57.7**	**58.8**	**55.4**

MA59NO, MA60NO, MA61NO – Piccadilly Gardens	384310, 398337	Urban Background	**40.8**	35.7	31.6	33.1
MA77NO – Hewitt Street	383576, 397489	Urban Background	**44.2**	38.8	**41.0**	**43.7**

Particulate matter

5.38. The annual mean PM_{10} concentrations and the number of exceedances of the 24-hour PM_{10} objective at automatic monitoring sites are presented in Table 5.6 and Table 5.7, respectively.

5.39. Both monitoring locations were compliant with the annual mean PM_{10} objective (40µg/m^3) between 2019-2016. The monitoring data also indicates that the automatic monitors were compliant with the 24-hour PM_{10} objective (>50µg/m^3 to be exceeded more than 35 times/year) throughout the monitoring period.

Table 5:6 - MCC Continuous Monitoring Results – Annual Mean PM_{10}

Monitoring Site	X, Y	Type	Annual Mean (Number of 1-Hour Means >200 µg/m^3)			
			2016	2017	2018	2019
MAN1 – Manchester Oxford Road	384233, 397287	Kerbside	27	27	30	26
MAN3 – Manchester Piccadilly	384310, 398337	Urban Centre	20	20	21	20

Table 5:7 - MCC Continuous Monitoring Results – 24-Hour Mean PM_{10}

Monitoring Site	X, Y	Type	Annual Mean (Number of 1-Hour Means >200 µg/m^3)			
			2016	2017	2018	2019
MAN1 – Manchester Oxford Road	384233, 397287	Kerbside	16	15	15	18
MAN3 – Manchester Piccadilly	384310, 398337	Urban Centre	3	3	2	7

5.40. The annual mean $PM_{2.5}$ concentrations are presented in Table 5:8. The automatic monitoring results indicate that the $PM_{2.5}$ concentrations are below the AQS objective (25µg/m^3) between 2016 and 2019 at both automatic monitoring locations.

Table 5.8 - MCC Continuous Monitoring Results – Annual Mean $PM_{2.5}$

Monitoring Site	X, Y	Type	Annual Mean (Number of 1-Hour Means >200 µg/m^3)			
			2016	2017	2018	2019
MAN1 – Manchester Oxford Road	384233, 397287	Kerbside	16	15	15	18
MAN3 – Manchester Piccadilly	384310, 398337	Urban Centre	3	3	2	7

Diffusion Tube Survey

5.41. Hilson Moran are currently undertaking an independent diffusion tube survey in support of the Proposed Development. The monitors are located on the road network surrounding the site where development-generated traffic is likely to travel. The monitors were installed in June 2022 – no monitoring data is currently available for these locations. The ES chapter will include 3 months data and the technical report will be updated following the completion of a 6-month survey. Following the approach set out by Defra, Hilson Moran will use the 6-month survey and annualise the data.

5.42. Figure 5:3 illustrates the locations of the diffusion tubes.

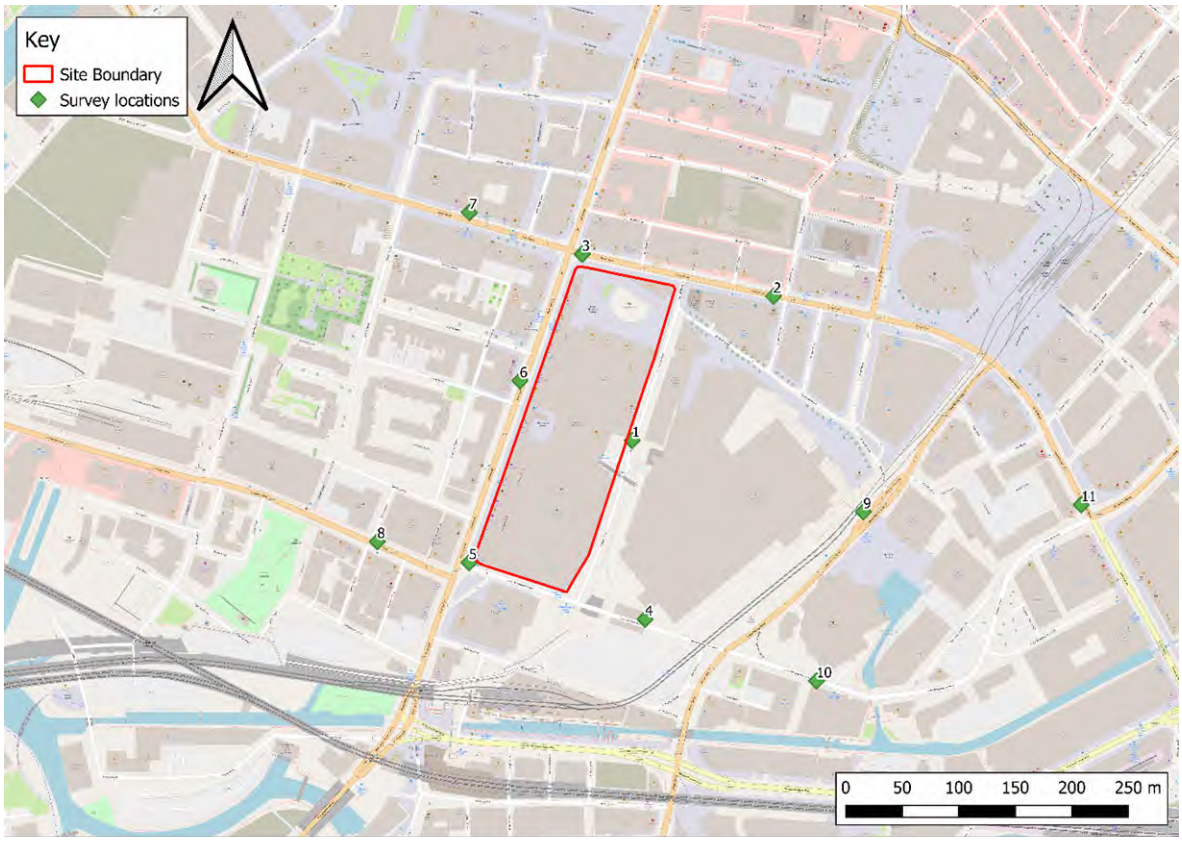


Figure 5:3 – Diffusion Tubes

Summary of Baseline

5.43. The Defra background concentrations indicate wider compliance of the annual mean AQS objectives for NO_2, PM_{10} and $PM_{2.5}$. However, MCC monitoring data for NO_2 at kerbside/urban centre sites within 1km of the Application Site identified a number of exceedances of both the annual and 1-hour mean AQS objectives. This indicates that ground level air quality adjacent to roads is generally poor.

5.44. Measured data for PM_{10} indicated compliance with the annual and daily mean AQS objective at all locations. Measured data for $PM_{2.5}$ indicated compliance with the annual mean AQS objective at all locations. Therefore, it is reasonable to conclude that ground level Particulate Matter (PM_{10} and $PM_{2.5}$) concentrations are generally acceptable.

Potential Sensitive Receptors

5.45. Defra provides guidance on locations where the AQS objectives should and should not apply – a summary is provided below in Table 5:9.

Table 5:9 - Examples of where the AQS Objectives may or may not apply

Averaging Period	Objectives Should Apply	Objectives Generally Not Apply
Annual Mean	All locations where members of the public might be regularly exposed. Building facades of residential properties, schools, hospitals, care homes etc.	Building facades of offices or other places of work where members of the public do not have regular access. Hotels, unless people live there as their permanent residence. Gardens of residential properties. Kerbside sites (as opposed to locations at the building façade), or any other locations where public exposure is expected to be short-term.
24-Hour Mean	All locations where the annual mean objective would apply, together with hotels. Gardens of residential properties.	Kerbside sites (as opposed to locations at the building façade), or any other locations where public exposure is expected to be short-term.
1-Hour Mean	All locations where the annual mean and 24-hour mean objectives apply. Kerbside sites (for example pavements of busy shopping streets). Those parts of car parks, bus stations and railway stations etc. which are not fully enclosed, where members of the public might reasonably be expected to spend one hour or more.	Kerbside sites where the public would not be expected to have regular access.

	Any outdoor locations where members of the public might reasonably be expected to spend 1 hour or longer.	

5.46. Road traffic emissions from traffic generated from the Proposed Development and emissions from onsite combustion sources (in particular back-up emergency generators) may impact on existing sensitive receptor locations as well as new proposed sensitive receptor locations. It is expected that traffic is likely to be reduced due to the reduction in number of parking spaces.

5.47. Receptors in the vicinity of the Site range from low (indicative examples including public footpaths, playing fields and parks), medium (offices and shops) to high sensitivity (residential dwellings, schools, hospitals and care homes). In the immediate vicinity of the Site (<50m) receptors are largely of medium sensitivity consisting of leisure, commercial, retail and office land-uses. Further afield (>100m) receptors consist of the same medium sensitivity receptors but also some residential dwellings which are classified as highly sensitive.

5.48. Receptor locations will be selected where the greatest impact from the Proposed Development may be felt from development-generated traffic. These locations will be agreed during consultation with the Environmental Health Officer at MCC.

Scope of Assessment

5.49. The scope of the Air Quality Assessment will be determined in the following way:

- Consultation with the Environmental Health Officer (EHO) at MCC to agree the scope of the assessment and the methodology to be applied;
- Review of MCC latest review and assessment reports and the air quality data for the area surround the site, including MCC, GMCA and Defra;
- Desk study to confirm the locations of nearby existing receptors that may be sensitive to changes in local air quality, and a review of the illustrative layout for the Proposed Development to establish the location of new sensitive receptors; and,
- Review of the traffic data provided by the Transport Consultants, which will be used for dispersion modelling in ADMS-Roads. The modelling scenarios will be determined on the outcome of the consultation with the Transport Consultant. Potential modelling scenarios are listed below in the Methodology section of this report.

Identification of Effects which are Not Significant

Demolition and Construction

5.50. Assessment of significance associated with the demolition and construction phase of the Proposed Development and the determination of subsequent mitigation measures necessary will be undertaken following IAQM guidance and professional judgement.

5.51. During construction, the increase in pollutant concentrations as a result of Non-Road Mobile Machinery (NRMM) is not likely to be significant. NRMM emissions, as stated within IAQM guidance[1], are unlikely to significantly impact on local air quality and in most cases do not need to be quantitively assessed. Thus, significant impacts from NRMM can be discounted. However, consideration for NRMM will be made as part of the recommended mitigation measures (Tertiary). Mitigation measures will be recommended based on the level of risk of dust related impacts identified for each construction phase activity as defined in the IAQM guidelines

Effect	NRMM Emissions	Applicable Development Phase (C / O)	C	Receptor	All identified in locality of Site (existing only).
Discussion of Effect					
Increase in NO_2, PM_{10} and $PM_{2.5}$ concentrations associated with any NRMM.					
Mitigation Committed to in order to Avoid or Reduce Effect					
Best practice measures on-site and those outlined in the IAQM Construction Dust Guidance. Construction Management Plan (Tertiary).					
Concluding Statement					
Provided the mitigation measures outlined in the IAQM Construction Dust Guidance in relation to NRMM are employed it is unlikely that operation of NRMM during the construction phase would give rise to significant effects.					

Completed Development

5.52. Assessment of significance associated with the operational phase of the Proposed Development and the determination of subsequent mitigation measures necessary will be undertaken following IAQM guidance and professional judgement.

5.53. It is understood that at this stage it is the intention for the provision of heating and hot water to be served is via an all-electric approach including heat pumps and photovoltaics. As such no onsite combustion plant for the provision of heating and hot water is proposed and therefore, significant effects are not anticipated.

[1] IAQM. Guidance on the Assessment of Dust from Demolition and Construction (v1.1) (2016).

Effect	CHP, gas-fired boilers, generators	Applicable Development Phase (C / O)	O	Receptor	All identified in locality of Site (existing and proposed).
Discussion of Effect					
CHP, gas-fired boilers, diesel-fired generators emissions associated with the provision of heating and hot water for the Proposed Development.					
Mitigation Committed to in order to Avoid or Reduce Effect					
Provision of heating and hot water will be delivered via an all-electric approach.					
Concluding Statement					
On the basis that the provision of heating and hot water is via an all-electric approach, significant effects associated with this provision is not anticipated.					

Identification of Effect/s which are Likely to be Significant

Construction

5.54. Likely significant effects of the construction phase include:

- The generation of dust and particulate matter by on-site activities during the construction phase (demolition, earthworks, construction and track out activities).
- The number of Heavy-Duty Vehicles (HDV) movements during construction. Where the number of HDVs exceeds the EPUK/IAQM screening criteria[2] (>25 AADT within/adjacent to an AQMA and/or >100 AADT elsewhere) detailed dispersion modelling will be considered, if increases are below this criterion these impacts will be scoped out of the assessment.

Completed Development

5.55. Likely significant effects of the operational phase include:

- Increases of pollutant concentrations as a result of exhaust emissions arising from development-generated traffic will be assessed.
- In accordance with IAQM Guidance[3], where the additional number of Light Duty Vehicles (LDV) and/or HDV flows increase by more than 100 LDV and/or 25 HDV detailed dispersion modelling will take place to determine the impacts at sensitive receptor locations. If increases in development-generated traffic are below the screening criteria, these impacts will be scoped out of the assessment.
- Increases of pollutant concentrations as a result of emissions arising from testing of back up life safety generators.

[2] IAQM. Land-Use Planning and Development Control: Planning for Air Quality (v1.1). (2017).
[3] IAQM. Land-Use Planning and Development Control: Planning for Air Quality (v1.1). (2017).

Effect	Receptor Sensitivity	Applicable Development Phase (C / O)
Construction Dust from onsite construction activities.	High	C
Road traffic emissions from construction-generated traffic.	High	C
Road traffic emissions from development-generated traffic.	High	O
Emissions associated with life safety generators.	High	O

Assessment Methodology for Likely Significant Effects

5.56. The assessment of likely significant effects to sensitive receptors will consider the sensitivity of the receptor (on a scale of high, medium, low and negligible) and the magnitude of change (on a scale of large, medium, small and negligible) to determine the level of effect on a scale of major, moderate, minor and negligible. Significant effects will be determined following this through professional judgment.

Construction

5.57. A qualitative construction phase dust assessment will be undertaken in accordance with IAQM guidance, to determine the risk of dust emissions from the earthworks, construction and track out phases of the development. Mitigation will be recommended as required to minimise dust emissions.

5.58. Consideration will be given to the likely daily generation of traffic associated with the construction of the Proposed Development and this will be screened using the Institute of Air Quality Management and Environmental Protection UK threshold criteria. A quantitative assessment of construction phase traffic emissions will be undertaken where the 24-hour Annual Average Daily Traffic (AADT) construction phase traffic generation exceeds more than 100 Light Duty Vehicles (LGVs) or 25 Heavy Duty Vehicle (HGVs) per day, the threshold criteria within an AQMA[4].

5.59. If the threshold criteria are exceeded, a detailed impact assessment will be undertaken utilising the ADMS-Urban air dispersion model. Concentrations of NO_2 and particulate matter (PM_{10} and $PM_{2.5}$) will be predicted at identified existing sensitive receptor locations, and the changes in these concentrations with the proposed development in place will be determined and compared to the significance criteria provided in the Institute of Air Quality Management and Environmental Protection UK guidance. Predicted pollutant concentrations will be compared to the relevant UK air quality standard objectives, and where necessary mitigation to minimise impact will be provided.

[4] IAQM. Land-Use Planning and Development Control: Planning for Air Quality (v1.1). (2017).

Completed Development

5.60. Following consultation with the project transport consultants (Curtins) it has been confirmed that there will be a net decrease in operational trips compared to the existing use. On this basis, a detailed road traffic assessment of development –generated traffic will be scoped out.

5.61. However, we will undertake a site suitability assessment to consider the current and future baseline years, and any potential impacts from emissions generated by construction vehicles.

5.62. Potential modelling scenarios are listed below:

- 2019 Baseline & Model Verification (based on available monitoring along road network provided);
- Future Baseline + Cumulative Developments; and
- Interim Baseline + Cumulative Developments + Construction Traffic.

5.63. A risk-based odour assessment will be undertaken in accordance with the IAQM Guidance on the Assessment of Odour for Planning (v1.1, 2018). The assessment will follow the source-path-receptor concept to consider the potential odour impact at existing and proposed receptors. As part of the assessment a summary of the best practice measures to minimise odour impacts will be provided.

Limitations and Assumptions

5.64. The following limitations and assumptions are made:

- Professional judgement has been used in the completion of the construction phase dust assessment for the Proposed Development.
- It is assumed that the information provided by the transport consultants is accurate and robust for input into the assessment.
- The ADMS-Urban dispersion models used in the assessment to assess the existing and future baseline concentrations in the vicinity of the Application Site relies on input data, such as traffic data and predicted emissions data, etc., which may have uncertainties associated with them. The models simplify complex environments and does not always accurately reflect local micro-climatic conditions which may ultimately affect the predicted pollutant concentrations.
- The Application Site is in a relatively flat location, therefore gradients in the form of terrain data are to be excluded from the ADMS model.

5.65. The assumptions made are considered reasonable and robust.

Noise and Vibration

Technical Competence

	Lead Author	Reviewer
Name	Alex Lees	Robert Marriner
Company	WSP	WSP
Qualifications/Accreditations relevant to technical area	BSc (Hons) IOA Diploma in Acoustics and Noise Control Member of the Institute of Acoustics (MIOA)	BA (Hons) MSc Member of the Institute of Acoustics (MIOA)
Does the practitioner hold any IEMA qualification?	No	No
Company hold IEMA QMark?	Yes	
Years technical experience (in technical area)	10	14
Number of EIA's delivered to date	5-10	5-10

Consultation

Consultee (Body/Organisation)	Role	Date and Form of Consultation	Summary and Outcome of Consultation
Environmental Health, Neighbourhoods Directorate, Manchester City Council	Environmental Protection	Email 24 March 2022	Agreement with noise and vibration impact assessment scope – to consider overheating, Manchester Central events, potential structural transfer of internal noise from non-residential to residential units. Confirmation of noise survey monitoring locations.
Environmental Health, Neighbourhoods Directorate, Manchester City Council	Environmental Protection	Email 28 March 2022	Confirmation of noise and vibration impact assessment scope.
Environmental Health, Neighbourhoods Directorate, Manchester City Council	Environmental Protection	Email 15 June 2022	Discussion about Manchester Central noise survey scope/method. MCC suggested we try to obtain a previous noise assessment carried out by venue – the venue subsequently refused to share this. MCC were asked to confirm the proposed assessment but are yet to respond.
Environmental Health, Neighbourhoods Directorate, Manchester City Council	Environmental Protection	Phone call and email 12 July 2022	Confirmation about construction noise and vibration assessment and discussion about Manchester Central noise assessment.

Completed Background Studies / Available Baseline Information

Study / Survey / Analysis / Evaluation	Overview	Date of Completion
Noise survey during an event at Manchester Central's Exchange Hall	Attempt to measure noise levels at the Site from Manchester Central during a DJ Bingo event. The event was inaudible at the Site during the survey.	22 April 2022
Baseline noise survey	Baseline environmental noise survey to determine the ambient noise climate at the site and nearby sensitive receptors. Comprised short term attended and long-term unattended measurements.	06 May 2022
Noise survey during an event at Manchester Central's Charter Suite	Measurement of noise levels during a private function with a live band.	07 July 2022
Initial overheating and noise analysis	3D noise model of the Site and Proposed Development constructed and calibrated using noise survey results. Initial analysis undertaken of potential risk associated with overheating periods, based on calculated external noise levels. Memo issued to the design team.	12 July 2022

Baseline

5.66. The existing noise climate on site is dominated by road traffic from roads on all four sides of the Site. A noise survey has been undertaken to provide an understanding of noise levels at multiple locations around the Site and at nearby sensitive receptors.

5.67. Contributions to the ambient noise levels from the various commercial business uses located around the site is also being considered and surveys are in progress. Potentially significant commercial sources include several bars and the Manchester Central convention centre which hosts events with amplified music. Items of building services plant are located around the site associated with the various commercial premises.

5.68. The nearest potentially significant sources of vibration to the Site are an elevated tram lines over 90m to the south, and an elevated train line over 170m to the south. It is therefore not anticipated that vibration generated by passing trams or trains is likely to lead to adverse impacts to future residents of the site. Therefore, a vibration survey has not been undertaken and has been scoped out of the assessment.

5.69. The nearest sensitive receptors that have the potential to be affected by noise during the construction or operational phases of the Proposed Development are as follows:

- Future residential receptors introduced as part of the Proposed Development itself.
- Residential receptors in the Great Northern Tower, Beetham Tower and in the residential area to the west of Deansgate.
- Future residential receptors within the Manchester Viadux development immediately southeast of the site.
- Hotels within the Beetham Tower and on Windmill Street.
- Manchester Central convention centre.

5.70. Other existing commercial buildings surrounding the Site are not considered as sensitive receptors within this assessment.

Scope of Assessment

Identification of Effects which are Not Significant

Effect	Proposed Development generated road traffic noise	**Applicable Development Phase (C / O)**	O	**Receptor**	Existing residential and hotel buildings, Manchester Central
Discussion of Effect					
Disturbance of residents, hotel customers or events at Manchester Central as a result of increases in the ambient noise level related to increases in road traffic, due to the Proposed Development					
Mitigation Committed to in order to Avoid or Reduce Effect					
Based on transport studies carried out previously, the amount of car parking proposed for the development is 945 spaces. This will replace the 1,240 spaces already on Site and therefore there will be a reduction of 295 parking spaces. On the basis that the level of parking is reducing, the traffic generating potential will reduce compared to the existing situation and the overall number of car movements is not predicted to increase. Therefore, there will be no increase in noise level from road traffic, due to the Proposed Development.					
Concluding Statement					
It is concluded that there is unlikely to be an increase in road traffic in the vicinity of the site and therefore road traffic noise generated by the Proposed Development can be scoped out of the EIA.					

Identification of Effects which are Likely to be Significant

Effect	Receptor	Applicable Development Phase (C / O)
Construction noise	Existing residential and hotel buildings, Manchester Central	C
Construction traffic noise	Existing residential and hotel buildings, Manchester Central	C
Construction vibration – effect on people	Occupants of existing residential and hotel buildings, Manchester Central	C
Construction vibration – effect on buildings	Existing surrounding buildings	C
Existing ambient noise climate	Proposed Development	O
Noise from new commercial units	Existing residential and hotel buildings, Manchester Central, proposed new residential	O
External fixed plant noise	Existing residential and hotel buildings, Manchester Central, proposed new residential	O

Assessment Methodology for Likely Significant Effects

Construction Noise

5.71. The effects of construction noise on existing sensitive receptors will be assessed based on guidance contained within BS 5228-1:2009[5]. Based on the results of the baseline noise survey, a magnitude of impact scale for construction noise will be set using guidance contained within BS 5228-1.

5.72. It is proposed that the construction stage noise effects should be assessed in outline at representative sensitive locations, based on the techniques and plant likely to be employed.

5.73. The focus of the construction noise assessment will be on the identification of any significant effects, and consequently, any mitigation measures to be included in a Construction Management Plan (CMP). A CMP is required to be submitted to and approved by Manchester City Council as part of the planning application.

Construction traffic noise

5.74. The criteria for the assessment of temporary traffic noise changes arising from demolition and construction works will be based on information in the DMRB[6]. Source levels for construction traffic may be taken from various sources including BS 5228-1 and modelled using the CadnaA environmental noise modelling package.

5.75. The DMRB provides a classification of magnitudes of impacts related to changes in road traffic noise levels. Whether a significant effect is likely to occur will be influenced by the potential change in traffic noise levels as well as the period of time the increased noise levels occur for, in addition to a range of other factors.

Construction vibration – effects on people

5.76. The effects of construction vibration on existing sensitive receptors will be assessed based on BS 5228-2:2009[7] which provides guidance on levels of vibration that are likely to be tolerable in residential environments. It is proposed that the construction stage vibration effects will be assessed in outline at representative sensitive locations, based on the techniques and plant likely to be employed for the Proposed Development.

5.77. A scale for the magnitude of construction vibration impacts on human receptors, measured in terms of 'Peak Particle Velocity' (PPV) will be determined based on the guidance in BS 5228-2. When identifying if significant effects are likely to occur it will also be necessary to consider the duration and frequency of vibration levels, as well as the absolute levels.

5.78. The focus of the construction assessment will be on the identification of any significant effects, and consequently, any mitigation measures to be included in a Construction Management Plan (CMP). A CMP must be submitted to and approved by Manchester City Council as part of the planning application.

Construction vibration – effects on buildings

5.79. Construction activities that produce vibration may impact adjacent buildings and structures. The criteria used in the assessment will relate to the potential for cosmetic damage, as these are more onerous than criteria used in relation to structural damage.

5.80. The principal concern is generally transient vibration due to piling, which at this stage cannot be ruled out. Cosmetic damage is most likely to occur within the first 20 metres of piling activities; at greater distances damage is less likely to occur. Likely levels of vibration at given distances can be estimated from existing piling vibration data, as provided in BS 5228-2.

5.81. Based on the guidance in BS 5228 and BS 7385 Part 1[8], levels of transient and continuous vibration will be identified, below which there is no risk of cosmetic building damage. Where vibration experienced at structures exceeds these values, this would be considered to indicate a significant adverse impact.

[5] British Standards Institution (2014) BS 5228-1:2009 + A1:2014 Code of Practice for Noise and Vibration Control on Construction and Open Sites – Part 1: Noise

[6] The Highways Agency (2008) Design Manual for Roads and Bridges, Volume 11 Environmental Assessment, Section 3 Environmental Assessment Techniques, Part 7 Noise and Vibration, HA 213/08

[7] British Standards Institution (2014) BS 5228-1:2009 + A1:2014 Code of Practice for Noise and Vibration Control on Construction and Open Sites – Part 2: Vibration

[8] British Standards Institution (1990) Evaluation and measurement for vibration in buildings - Part 1: Guide for measurement of vibrations and evaluation of their effects on buildings

Existing ambient noise climate

5.82. The suitability of the Site for its intended use will be assessed in accordance with national and local MCC policies[9], relevant guidance documents and British Standards. The internal ambient target noise levels for residential units will be based on guidance contained within BS 8233:2014[10] and the ProPG[11].

5.83. The aim of this assessment would be to ensure that a suitable internal and external noise climate is achieved for future residents of the Proposed Development. Target internal ambient noise criteria will be set for residential habitable rooms and other noise sensitive spaces within the Proposed Development, as well as external target criteria for any residential external amenity areas.

5.84. An appropriate façade and ventilation strategy will be identified that would allow acceptable internal noise levels to be achieved, along with any other necessary mitigation measures. The assessment will take due regard of the interdependence of acoustics and provisions for providing relief from overheating based on the AVO Guide[12].

5.85. In addition, noise from sources such as entertainment venues will be assessed according to MCC's Planning and Noise Technical Guidance and relevant industry guidance such as the IOA Code Of Practice On The Control Of Noise From Pubs And Clubs[13].

5.86. Noise levels in non-residential parts of the development will be assessed based on guidance contained within BS 8233 and any other relevant industry guidance including British Council for Offices (BCO) guides.

Noise from new commercial units

5.87. Noise from new commercial units which could potentially impact new and existing sensitive receptors, will be assessed according to MCC's Planning & Noise Technical Guidance (2015) document and relevant industry guidance including BS 4142:2014 and the IOA Code of Practice on the Control of Noise from Pubs and Clubs. The assessment will consider both internal spaces and any outdoor seating areas associated with commercial units.

5.88. The impact magnitude and significance criteria used in the assessment will be based on a combination of measured existing background noise levels and fixed noise limits as per MCC's Planning and Noise Technical Guidance. Requirements for noise impact mitigation will be considered and could include indoor and outdoor noise limits for future commercial operations.

Operational Fixed Plant Noise

5.89. The type, location and orientation of any proposed external fixed plant items would not be confirmed at the time of the assessment so a detailed assessment of operational fixed plant noise cannot be undertaken at this stage.

5.90. However, noise emission limits will be set for any fixed external plant items associated with the Proposed Development, determined in line with the measured background sound levels and the guidance contained within BS 4142. The noise limits will be based on impact magnitude and significance criteria derived from the guidance in BS 4142.

5.91. A planning condition is anticipated which would require that relevant noise emission limits are met. To discharge the condition, plant will have to be appropriately specified, procured, configured and, if necessary, mitigated.

Limitations and Assumptions

Noise surveys

5.92. Noise measurements will be undertaken over periods judged to represent the typical noise climate at the Site and nearby sensitive receptors. However, it is important to note that the noise climate in a location can vary depending on a range of factors and therefore there is an element of uncertainty in all noise measurements, modelling predictions and assessments. However, assessment methodologies will take into consideration potential fluctuations in baseline and future noise levels based on industry guidance and best practice, including the use of worst-case assumptions where appropriate.

Construction noise and vibration

5.93. Construction noise and vibration predictions will be based on the source data from BS 5228. The actual plant that is ultimately employed, locations, activity types and the respective on-times etc. may differ from those used in the assessment, and this will only be known once a contractor has been appointed, which will be after the planning application has been submitted. The data presented within the EIA assessment are, therefore, indicative only.

Noise emissions from fixed plant

5.94. At this stage in the scheme design, it is not possible to undertake meaningful predictions to determine the significance of the likely noise effects, so instead, plant noise emission limits will be set. It is assumed that the plant noise emission limits will be used during the detailed design stage to ensure that any such plant is designed, selected.

[9] Manchester City Council (2015) Planning & Noise Technical Guidance
[10] British Standards Institution (2014) BS 8233:2014 Guidance on sound insulation and noise reduction for buildings.
[11] Association of Noise Consultants, Institute of Acoustics and Chartered Institute of Environmental Health (2017) Professional Practice Guidance on Planning and Noise: New Residential Development
[12] Association of Noise Consultants' Acoustics, Ventilation and Overheating Group (2020) Acoustics Ventilation and Overheating - Residential Design Guide v1.0
[13] Institute of Acoustics (2001) Code of Practice on the Control of Noise from Pubs and Clubs

Wind Microclimate

Technical Competence

	Lead Author	Reviewer
Name	Elvin Hii	Stefano Cammelli
Company	WSP UK Ltd.	WSP UK Ltd.
Qualifications/Accreditations relevant to technical area	CEng, MIMechE	CEng, FICE
Does the practitioner hold any IEMA qualification?	N/A	N/A
Company hold IEMA QMark?	N/A	
Years technical experience (in technical area)	>5	>15
Number of EIA's delivered to date	>30	>50

Consultation

5.95. None to date.

Completed Background Studies / Available Baseline Information

5.96. None to date.

Baseline

5.97. The existing site of the Proposed Development currently comprises a mid-rise development with both industrial and commercial use. The area immediately surrounding the Site features mid-to high-rise developments, which is typical considering its proximity to the city centre. Areas further afield primarily comprise of low-rise residential developments.

5.98. Wind conditions in the baseline scenario have been assessed via CFD simulations. In terms of pedestrian safety, most of the areas in and around the Site are suitable for intended use. Exceedances of the pedestrian safety criteria occur in localised areas immediately to the south of the Site, i.e., north and west of Beetham Tower. Wind conditions within the Site and surrounding areas are largely suitable, in terms of wind comfort, for at least standing in winter. Where the safety exceedances were observed, the corresponding wind comfort ratings in winter satisfy the requirements for thoroughfare usage at best, due to the inherently windier conditions in these areas. In summer, wind conditions are typically calmer, resulting in a general improvement of wind comfort ratings by 1 category with respect to those observed in winter.

Scope of Assessment

Identification of Effects which are Not Significant

5.99. All effects considered to be potentially significant.

Identification of Effects which are Likely to be Significant

Effect	Receptor	Applicable Development Phase (C / O)
Pedestrian safety and comfort	Thoroughfares – e.g., walkways and pedestrian crossings	[C / O]
Pedestrian safety and comfort	Key Entrances	[C / O]
Pedestrian safety and comfort	Waiting Areas – e.g., bus stops and pickup / drop-off areas	[C / O]
Pedestrian safety and comfort	Outdoor Amenity Spaces – e.g., courtyards, play areas	[C / O]
Pedestrian safety and comfort	Balconies and elevated terraces of the Proposed Development	[C / O]
Pedestrian safety and comfort	Outdoor Seating	[C / O]

Assessment Methodology for Likely Significant Effects

5.100. The objective of the proposed wind microclimate study will be to determine the impact of the Proposed Development on the pedestrian level wind environment across the Site and its surroundings. The wind assessment will consider the effect of the surrounding context and will pay particular attention to wind effects in open amenity spaces, building entrances and pedestrian routes to determine the level of compliance against the recommended standards.

5.101. The urban density of the area surrounding the Proposed Development will affect the wind conditions within and in the vicinity of the Proposed Development itself. The surrounding context and the nature of the terrain upstream of the Site do in fact influence the strength, the level of turbulence as well as the local directionality of the winds that are approaching the site of the Proposed Development.

5.102. For this reason, modelling and studying these conditions is an important step of the wind microclimate assessment. The baseline assessment will be carried out as a representation of the existing site conditions, i.e., the existing building(s) on the Site in the context of the existing surroundings. Any buildings under construction within approximately 500m from the Site will be considered as completed as part of the baseline assessment, unless instructed otherwise by the planning/EIA team. The baseline assessment will then be used as a reference point from which the magnitude of change will be measured once the Proposed Development is assessed under equal conditions.

5.103. Any schemes with planning consent (for which construction has not commenced) or are subject to planning consent and are within approximately 500m from the site will be considered as part of the cumulative assessment, unless instructed otherwise by the planning/EIA team.

5.104. A qualitative experience-based assessment will be used to summarise wind conditions expected at the site during the demolition/construction stage.

5.105. A quantitative assessment of the existing wind environment at the Site will be used to establish the ‘Baseline’ scenario. This will be followed by a quantitative assessment of the Proposed Development modelled within the existing surroundings. A further quantitative assessment of the Proposed Development will include the consented developments to determine the cumulative effects.

5.106. The assessment of the wind microclimate impacts comprises the following four (4) scenarios:

- Existing site (baseline);
- Existing site (baseline) with committed developments;
- Existing site (baseline) with Proposed Development;
- Existing site (baseline) with Proposed Development and committed developments.

5.107. Please note; as the mitigation is being integrated within the design, WSP consider that the "with mitigation" scenarios noted below are not required to be assessed within the Wind Microclimate chapter:

- Existing site (baseline) with Proposed Development and mitigation;
- Existing site (baseline) with Proposed Development and committed developments including mitigation

5.108. The methodology to be adopted for the study incorporates Computational Fluid Dynamics (CFD) modelling to predict the wind field within and in the vicinity of the Proposed Development.

5.109. CFD as a tool for pedestrian wind modelling is well validated against wind tunnel tests and real-world data and is often considered advantageous due to its advanced visualization and domain wide measurement capabilities. Also, CFD is performed at full scale with wind speeds calculated at tens of millions of discrete points, allowing for large amount of data to be used for the assessment of the wind microclimate conditions.

5.110. Like any other tool, it has its own limitations - however - good quality CFD is increasingly becoming an accepted tool in modern standards and guidance documents (e.g., the "Wind Microclimate Guidelines" published by the City of London in 2019). The CFD simulations provide high spatial resolution/granularity for coverage of the site area and features good visualization capabilities to help explain complex aerodynamic flow features and results to the general public.

5.111. The CFD simulations will be used to quantify the local wind speeds within and in the vicinity of the site of the Proposed Development at street level and, if required, at the elevated levels (e.g., balconies and terraces) part of the Proposed Development for a comprehensive range of wind directions.

5.112. Long-term wind records from Manchester Airport will be used to develop a site-specific wind climate model. To account for the differences in terrain surrounding the weather station at Manchester Airport and the project site, adjustments to the wind records will be made using the wind model proposed by ESDU, an engineering advisory organisation based in the UK.

5.113. The local wind speeds obtained from the CFD simulations will then be combined with the site-specific wind climate model to determine the probability of exceedance of pre-defined wind speed thresholds.

5.114. To assess the suitability of wind conditions within and in the vicinity of the site of the Proposed Development, the LDDC version of the Lawson criteria - which associates the probability of exceedance of wind speed thresholds to a range of pedestrian activities - will be used.

5.115. The Lawson Criteria stipulates that for the comfort and safety assessment of wind effects, it is not only the velocity of wind that is considered but also the frequency of occurrence of these velocities. The frequency of occurrence is used as an indicator of the likely duration of wind speeds. The criteria provide ranges of acceptability to maintain pedestrian comfort for different activities and relate frequency of occurrence to the hourly average wind speed ranges. The criteria range for the comfort assessment are set out in the table below.

Table 5:10 – Criteria Range

Comfort Category	Speeds not to be exceeded by more than 5% of the time	Description
Sitting	4 m/s	Light breezes desired for outdoor restaurants and seating areas where one can read a paper or comfortably sit for long periods.

Pedestrian Standing	6 m/s	Gentle breezes suitable for main building entrances, pick-up/drop-off points and bus stops.
Pedestrian Leisure Walking	8 m/s	Moderate breezes that would be appropriate for strolling along a city/town centre street, plaza or park.
Business Walking	10 m/s	Relatively high speeds that can be tolerated if one's objective is to walk, run or cycle without lingering.
Uncomfortable	>10 m/s	Winds of this magnitude are considered a nuisance for most activities, and wind mitigation is typically recommended.

5.116. The Lawson method also identifies a safety criterion to identify those areas where someone could find walking difficult, or even stumble and fall. The Lawson criteria define threshold wind speeds not to be exceeded for more than 0.025% of the year. These are particularly strong winds that could cause people to have difficulties while walking and also stumble or fall. The safety criterion is set out in the table below.

Table 5:11 – Safety Criterion

Safety Rating	Threshold Mean-hourly Wind Speed Exceeded Once Per Annum (0.025%)	Potential effects	Development Constraints
S15 - Unsuitable for the general public	>15 m/s	Less able and cyclists find conditions physically difficult.	S15 threshold not to be exceeded in areas accessible to the general public: sitting areas, standing areas, leisure walking areas. Mitigation required.
S20 - Unsuitable for able-bodied	>20 m/s	Able-bodied persons find conditions difficult. Physically impossible to remain standing during gusts.	Threshold not to be exceeded in areas with limited public access, e.g., maintenance areas and carparks.

5.117. As the Lawson criteria was specifically derived for pedestrian activities, this assessment will only concentrate on assessing areas accessible to pedestrians.

5.118. To determine the significance of the effect of the Proposed Development on the wind environment, a comparison can be made with the baseline conditions. However, because the pedestrian use of the Proposed Development will change from that of the existing site, the assessment will also be based on the suitability of the different areas of the Proposed Development for the desired pedestrian use. The likely significance of effects will be based on the following factors:

- The magnitude of change of the wind environment.
- Compliance with the Lawson criteria.
- The sensitivity of the receptor.

5.119. The following sensitive receptor locations have been identified and will be considered within the EIA:

Table 5:12 – Sensitive Receptors

Sensitivity	Examples of receptor
High	Areas intended for sitting and standing (e.g., benches, restaurants and bars, building entrances)
Moderate	Areas intended for leisure walking (i.e., commercial or residential streets)
Low	Areas intended for business walking (e.g., streets leading to back-of-the-house or maintenance entrances, areas intended for car parks and high-speed roads) and roof-tops only accessible for maintenance

5.120. The magnitude of impact will be categorised as major, moderate, or negligible using professional judgement based on the change in velocity observed from the 'Baseline Scenario'. The criteria for determining the magnitude of impact for the pedestrian comfort and safety assessments are summarised in the table below.

Table 5:12 – Magnitude of Impact

Magnitude	Trigger
Major	Conditions that were 'safe' in the baseline scenario become 'unsafe' as a result of the Proposed Development or vice versa.
Moderate	Conditions that were 'suitable' in terms of comfort in the baseline scenario become 'unsuitable' as a result of the Proposed Development, or vice versa.
Minor	Conditions that were 'suitable' in terms of comfort in the baseline scenario are made windier (by at least one comfort category) as a result of the Proposed Development but remain 'suitable' for the intended pedestrian activity or vice versa.
Negligible	Conditions remain the same as in the baseline scenario.

5.121. The wind microclimate conditions of the new receptors created as part of the Proposed Development will be assessed based on their level of adherence to the Lawson Criteria only. This is because the magnitude of change from a baseline position does not apply, as it does to an existing receptor since there is no baseline. The criteria for determining the impact of the proposed Development on the new receptors both for pedestrian comfort and safety within the site are listed in the table below.

Table 5:13 – Impact on Receptors

Significance	Trigger	Mitigation required?
Major Adverse	Conditions that were 'safe' are now 'unsafe'.	Yes
Moderate Adverse	Conditions are 'unsuitable' (in terms of comfort) for the intended pedestrian use.	Yes
Minor Adverse	Conditions that were 'suitable' in terms of comfort in the baseline scenario are made windier but remain 'suitable'.	No
Negligible	Conditions are 'suitable' for the intended pedestrian use.	No
Minor Beneficial	Conditions that were 'suitable' in terms of comfort in the baseline scenario are less windy but remain 'suitable'.	No
Moderate Beneficial	Conditions are calmer than required for the intended pedestrian use (by at least one comfort category).	No
Major Beneficial	Conditions that were 'unsafe' and are now 'safe'.	No

Limitations and Assumptions

5.122. A detailed review and assessment of the risk associated with wind-induced overturning moments of high-sided vehicles will not be covered by this assessment. Whilst the various mechanisms around wind-induced overturning moments of high-sided vehicles are well-understood in the context of large road bridges, at present there are no guidelines in the UK specifying how an assessment of such risk should be derived in the context of an urban setting.

5.123. The impact on balconies and elevated terraces of surrounding buildings will not be covered by this wind microclimate assessment.

Sunlight, Daylight and Solar Glare

Technical Competence

	Lead Author	Reviewer
Name	Paul Turner	David Radcliffe
Company	AA Projects Ltd	AA Projects Ltd
Qualifications/Accreditations relevant to technical area	BSc (Hons) MRICS	BSc (Hons) MRICS
Does the practitioner hold any IEMA qualification?	-No	No
Company hold IEMA QMark?	No	
Years technical experience (in technical area)	3	33
Number of EIA's delivered to date	3	7

Consultation

5.124. None to date.

Completed Background Studies / Available Baseline Information

Study / Survey / Analysis / Evaluation	Overview	Date of Completion
Overshadowing amenity area study - adjacent properties	3D modelling of scheme and surrounding properties and initial overshadowing results summary	7 June 2022 (Appendix Ma & Mb)
Overshadowing amenity area study – proposed development	3D modelling of scheme and surrounding properties and initial overshadowing results summary	7 June 2022 (Appendix Ma & Mb)
Daylight Sunlight study - adjacent properties	3D modelling of scheme and surrounding properties and initial Daylight Sunlight results summary	7 June 2022 (Appendix Ma & Mb)
Glare Study	An assessment of the glare that would be experienced by the drivers of trains, cars and trams at relevant junctions and signals etc	(Appendix Ma & Mb)

Baseline

5.125. The baseline used for the Daylight Sunlight, Overshadowing and Glare assessments will be the existing site and surrounding environment / massing plus any alterations / proposed developments that have been submitted for Planning approval at the time the analysis is carried out. The existing site and adjacent building massing including relevant windows for assessment along with the travel infrastructure will be captured by 3D laser scan. Details of other developments submitted for Planning approval will be obtained via the Planning portal.

Scope of Assessment

Identification of Effects which are Not Significant

5.126. All effects considered potentially significant. Given the nature of daylight and sunlight effects, the construction phase impacts will generally increase during the works until they reach the operational scenario. The operational scenario will therefore be worst case.

Identification of Effects which are Likely to be Significant

Effect	Receptor	Applicable Development Phase (C / O)
Reductions in daylight to adjacent residential properties windows / rooms	See attached summary spreadsheet and building number map (Appendix N)	[C / O]
Reductions in sunlight to adjacent residential properties windows	See attached summary spreadsheet and building number map	[C / O]
Reductions in sunlight to adjacent amenity spaces	See attached summary spreadsheet and amenity space number map	[C / O]
Insufficient daylight in proposed residential development	Residential parts of Proposed Development	[C / O]
Insufficient sunlight in proposed residential development	Residential parts of Proposed Development	[C / O]
Insufficient sunlight to proposed development amenity spaces	Proposed Development amenity spaces	[C / O]
Glare from the building	Affecting drivers and their ability to focus on nearby traffic, rail, tram etc junctions and signals	[C / O]

Assessment Methodology for Likely Significant Effects

Sunlight & Daylight

5.127. The Daylight Sunlight report will examine the impact of the Proposed Development on the daylight and sunlight enjoyed by the principal neighbouring residential properties and also the light levels that would be enjoyed within the development itself.

5.128. The report will focus on the nearest sensitive receptors, which are the residential properties in the immediate vicinity of the Site, as these have the highest reasonable expectation of daylight and sunlight when compared to other uses such as commercial.

5.129. The existing adjacent properties to be assessed are set out in the attached spreadsheets and building / site number maps (Appendix N).

5.130. It is usual to assess daylight/sunlight in relation to the guidelines set out in the Building Research Establishment (BRE) report 'Site layout planning for daylight and sunlight - A guide to good practice' by P. J. Littlefair, which is referred to within this report as the 'BRE'. One of the primary sources for the BRE document is the more detailed guidance contained within 'British Standard Code of Practice for Daylighting, BS8206 Part 2', which is also referred to this document.

5.131. The BRE guidelines note that "In housing, the main requirement for sunlight is in living rooms, where it is valued at any time of day, but especially in the afternoon." Other areas such as bedrooms are therefore to be treated as less important.

5.132. Two measures of diffuse daylight will be examined in this study, namely Vertical Sky Component (VSC) and No-Sky Line (NSL). In terms of sunlight, the BRE Annual Probable sunlight Hours (APSH) is examined. For the Proposed Development, Average Daylight Factor (ADF) is examined, in place of NSL as recommended by the guide.

5.133. The criteria contained in the BRE document are provided for guidance and should be interpreted flexibly. In its introduction the BRE report states "The advice given here is not mandatory……Although it gives numerical guidelines, these should be interpreted flexibly……For example, in an historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable….".

5.134. In addition, the new National Planning Policy Framework (NPPF) amended in 2021 stipulates that: ''A flexible approach should be taken in applying policies relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site.''

5.135. The development site in question is in an urban City Centre area and in developing the site to a greater extent, some windows in the immediately adjacent properties may inevitably fail to meet the strict interpretation of some of the guidelines. A reasonable approach in this case is, rather than to apply strict numerical comparisons, to consider whether the daylight and sunlight levels enjoyed after development are reasonable for the location and in accordance with precedents set by previously consented schemes for the site or other nearby recently consented schemes.

5.136. The results will be calculated using the existing site massing plus any developments on site or submitted for Planning approval as the baseline condition.

Applying BRE Guidance with Flexibility

5.137. It is of special note that the BRE assessment is guidance only and it is widely recognised that in assessing dense urban schemes, including tall buildings, it has a number of shortcomings. This is because the BRE tests used are based on a typical (two storey) suburban model of development and expectations of levels of daylight sunlight are different in larger developments such as this in a city centre area.

5.138. It is noted in the introduction the BRE report that "The advice given here is not mandatory……Although it gives numerical guidelines, these should be interpreted flexibly……For example, in an historic city centre, or in an area with modern high-rise buildings, a higher degree of obstruction may be unavoidable….".

5.139. In addition, the BRE guide sets out different targets that may be used based on the special requirements of the proposed development or its location. Paragraph F5 states that this approach "may be adopted in cases where an existing building has windows that are unusually close to the site boundary and taking more than their fair share of light.

5.140. Figure F3 shows an example, where side windows of an existing building are close to the boundary. To ensure that new development matches the height and proportions of existing buildings, the VSC and APSH targets for these windows could be set to those for a 'mirror-image' building of the same height and size, an equal distance away on the other side of the boundary''.

5.141. In addition, the National Planning Policy Framework (NPPF) stipulates that: ''A flexible approach should be taken in applying policies relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site.''

5.142. The guidance is, therefore, to be applied with some flexibility when assessing such schemes as this.

5.143. The principles of how the BRE guide should be interpreted flexibly and in context are exemplified in various decisions on major urban developments. Notably in the appeal case for a dense scheme at the Whitechapel Estate (appeal decision ref APP/E5900/W/17/3171437). The following findings are informative:

- Paragraph 107 - It was agreed that the starting point in the assessment of the effect on residents' living conditions arising from daylight and sunlight should be the Building Research Establishment 2011 publication Site layout planning for daylight and sunlight: A guide to good practice, ('the BRE guide').
- Paragraph 108 - It was confirmed that the BRE document offers guidance on generally acceptable standards of daylight and sunlight, but advises that numerical values are not to be rigidly applied and recognises the importance of the specific circumstances of each case.
- Paragraph 109 - It was agreed that daylight impact on adjacent properties should be assessed drawing on broadly comparable residential typologies within the area.
- Paragraph 114 – the Planning Inspectorate agreed with the appellants (as the Council appear to have accepted at Whitechapel Central), that the SPG indicates that kitchens smaller than 13m2 should not be regarded as habitable rooms for this exercise.

5.144. Notably, the decision the Inspector concluded, against the above backdrop, that:

- Paragraph 112 - Residual vertical sky component (VSC) values in the mid-teens (as opposed to the BRE target value of 27%) are appropriate and have been accepted on many schemes.
- Paragraph 116 - It was acknowledged that light to bedrooms is less important.
- Paragraph 128 - That using a target value ADF of 1.5% for mixed use living / dining/ kitchens within a proposed development is reasonable (where the BRE targets are 2% for kitchens and 1.5% for living rooms).
- Paragraph 125 - Comparing the daylight sunlight results for impact on adjacent properties or within the proposed development by reference to other approved similar schemes either by looking at an approved schemes daylight sunlight report or undertaking calculations where that report is missing (or was not requested) was reasonable.

5.145. The above decision recognised that while the BRE guide requirements are based on a two-storey suburban model, more appropriate values and measures should be used when evaluating tall multi block developments in a city centre area, which will naturally have different conditions to properties in a suburban area.

5.146. In assessing what levels of daylight sunlight would be suitable for a scheme such as this, broadly comparable residential typologies and other suitable evidence has been drawn on as follows:

- Firstly, the daylight sunlight results for the scheme with a baseline set as the current massing plus other developments on site plus those in Planning have been calculated. Whilst these results are included for reference purposes in the Appendices, they are not the correct measures to use to assess the scheme for the reasons set out in detail above.
- The assessment will then move onto consider the results against VSC levels in the mid-teens (as opposed to 27%) as advocated in the appeal case noted above.
- Finally, the daylight sunlight results will be compared with other recent Planning approvals for similar schemes in the local area.

5.147. The various measures and appropriateness of daylight and sunlight calculations are discussed and set out below:

Vertical Sky Component (VSC)

5.148. VSC is a measure of the light reaching a point at the centre of a window, and the BRE guideline is based on the loss of VSC at a single window. It is therefore not appropriate in cases where rooms are served by multiple windows and in particular when a room is dual or multi-aspect. If one window fails the criterion, in reality the daylight to the room would not necessarily be seriously impacted, and the daylight within the room would in all probability remain good. In addition, VSC takes no account of the size of a window. The VSC at the centre of a very small window is identical to VSC at the centre of a large window. Clearly a measure of daylight which accounts for the size and number of windows is therefore more appropriate. This is accomplished by NSL.

No-Sky Line (NSL) (also known as Daylight Distribution (DD)

5.149. No-Sky Line (NSL) is a measure of the distribution of daylight within a room. As it maps out the region within a room where light can penetrate directly from the sky, it therefore accounts for the size of and number of windows by simple geometry. This is also its weakness.

5.150. In principle a point lies within the No-Sky Line no matter how small a patch of sky it can see—even if for instance there is only a keyhole allowing light in to the room. Clearly the method is intended to map out areas within a room which receive a significant amount of direct daylight from the sky, so that it would be better if a small but finite amount of direct daylight were used to divide the two regions. This would also reduce the tendency for the No-Sky Line position to vary wildly at the rear of a room, rather like when small variations in tidal height cause the tide line to move by large distances on a virtually level beach.

5.151. The position of the No-Sky Line can therefore be very sensitive to very small changes in light levels. In addition, NSL does not account for other factors that determine the daylight level in a room. Double glazing has a transmittance of say 64%. In comparing an unglazed window with a double-glazed window, the position of the No-Sky Line doesn't change at all, even though the light level has been reduced by nearly half. A further factor which influences the daylight levels within a room is the colour (or more specifically – the reflectance) of the walls, ceiling and floor.

5.152. If these are all very dark colours, clearly the room will not have a very daylight appearance. No account is taken of this important factor. There is clearly a need for a measure of daylight which attempts to account for all the important factors which contribute to the interior daylight in a room, and this measure is the Average Daylight Factor (ADF).

Average Daylight Factor (ADF)

5.153. Whilst the BRE guide recommends that ADF is mainly used to assess daylight within a Proposed Development (as the developer has control of the design), it is still a very useful measure of actual daylight within a room based on room volume, glazing ration and use, particularly where the other measures (VSC and NSL) are not conclusive.

5.154. The BRE guide provides a series of progressive tests, and it is only necessary to progress to the next test if the window/room does not pass the test being applied to it. Thus, where a window does not pass the VSC test, the BRE guide suggest that the ADF of the room behind it should be considered. As all windows/rooms have acceptable VSC and NSL values, this is not assessed further in this report.

5.155. ADF is a measure of the daylight within a room and accounts for factors such as the number of windows and their size in relation to the size of the room. Clearly a small room with a large window will be better illuminated by daylight than a large room with a small window. It also accounts for the above-mentioned window transmittance and internal reflectance.

5.156. The general idea is that one calculates the daylight which reaches each of the windows, and allowing for the window size, the light which then enters the room through all the windows. The light is then imagined bouncing around within the room, controlled by the reflectance of the internal surfaces.

5.157. The ADF is detailed in British Standard 8206 Part 2. As for the BRE report, it provides guidance for acceptable values in the presence of supplementary electric lighting, depending on the room use. These are 1.0% for a bedroom, 1.5% for a living room and 2.0% for a kitchen.

Annual Probable Sunlight Hours (APSH)

5.158. In relation to sunlight, the BRE recommends that the Annual Probable Sunlight Hours (APSH) received at a given window in the proposed case should be at least 25% of the total available including at least 5% in winter. Only those residential windows that face within 90 degrees of south should be considered.

Results and Discussion

Adjacent Properties

5.159. In terms of VSC, the BRE guide recommends that a VSC level of over 27% is achieved or the reduction is no greater than 20% (or 80% of the former value).

5.160. The BRE does not state a required amount of No-Sky Line floor area that should remain after a development but merely suggests a maximum reduction (proposed No-Sky Line floor areas should be more than 0.8 times the existing).

5.161. The BRE guidelines for ADF of Kitchens (2%), Living Rooms (1.5%) and Bedrooms (1%) should be noted when reading this report. There is no stated acceptable reduction in values where these values are not met. However, the accepted reduction in VSC noted above would typically result in a 14% reduction in ADF as noted in C8 of the BRE guide. This would therefore also be classed as a reasonable reduction (as noted in the appendices of the BRE guide). This measure is only used where VSC and NSL measures are not met (not applicable here).

5.162. In relation to sunlight, the BRE guidelines for Annual Probable Sunlight Hours (APSH) only apply to windows that face within 90 degrees of due south and therefore only rooms and windows that fall into this category have been considered.

5.163. The BRE recommends that the APSH received at a given window in the proposed case should be at least 25% of the total available including at least 5% in winter or the reduction should be no greater than 20%.

VSC

5.164. A window may be adversely affected if its VSC measured at the centre of the window is less than 27% and less than 0.8 times its former value.

NSL

5.165. A room may be adversely affected if the daylight distribution (NSL) is reduced beyond 0.8 times its existing area.

ADF

5.166. Rooms within a proposed development should achieve ADF values of 2% (Kitchens), 1.5% (Living Rooms), 1% (Bedrooms). Where used to assess losses to adjacent properties, the reduction should be less than 14% as noted in the BRE guide.

APSH

5.167. A window may be adversely affected if a point at the centre of the window received for the whole year, less than 25% of the APSH including at least 5% of the APSH during the winter months (21st September to 21st March) and less than 0.8 times its former sunlight hours during either period, and for existing neighbouring buildings, if there is a reduction in total APSH which is greater than 4%.

5.168. Where the BRE guidelines are met (based on a less than 20% reduction), the effects of the Proposed Development will be considered negligible.

5.169. With regard to the BRE guidelines, professional judgement has been used to determine whether the potential effects will result in adverse or beneficial effects.

5.170. Beneficial effects are experienced when the massing/design of a new building results in improved BRE guideline results to the adjacent properties when compared to the results obtained from the previous building on the site. Alternatively, beneficial effects can often be seen when the analysis shows that the Proposed Development design would return better BRE results than would be obtained from a previous extant Planning Permission.

5.171. The initial numerical criteria for determining the category of an adverse effect is based on percentage alterations, as follows:

- 20-29.9% alteration = minor adverse;
- 30-39.9% alteration = moderate adverse; and
- 40% alteration = major adverse

5.172. In respect of ADF the numerical criteria for determining the category of effect is based on percentage alterations, as follows:

- 0-14% alteration = negligible
- 15-21% alteration = minor adverse;
- 22-28% alteration = moderate adverse; and
- 29% and above alteration = major adverse

5.173. Other factors tending towards a minor impact are:

- Only a small number of windows are affected;
- The loss of light is only marginally outside the guidelines;
- An affected room has other sources of skylight or sunlight; and
- The affected building only has a low level of requirement for skylight or sunlight

5.174. Other factors tending towards a major adverse impact are:

- A large number of windows are affected;
- The loss of light is substantially outside the guidelines;
- All the windows in a particular property are affected; and
- The affected indoor spaces have a particular strong requirement for skylight or sunlight, e.g., a living room in a dwelling

5.175. However, when assigning criteria per property, consideration has been given to the proportion of rooms/windows affected, as well as the percentage alterations, absolute changes, and any other relevant factors, such as there may be mitigating factors such as balconies, overhangs or design features which may also affect the determination of assigning the criteria.

5.176. For example, where an adjacent property has overhanging balconies, the windows below them will be very reliant on horizontal light/sky visibility. Any development near to those windows may therefore return poor BRE guideline daylight sunlight results but this would be largely due to the adjoining buildings own design rather than the size and massing of the new development. The same principle applies to adjacent recessed windows. Section 2 of the BRE guide goes further to say that the daylight sunlight analysis can be undertaken without the adjacent building balconies in place if the results are overly affected by them.

5.177. In addition, where a room in an adjacent building is served by more than one window, the BRE guide states that it is acceptable to take an average of the VSC results. Thus, the room may have one window that passes the BRE VSC test and one that fails but when averaged, the results may very well mean the room passes VSC as a whole. Also, for APSH if a room is served by multiple windows which face in different directions, the values can be added together or, if they have the same orientation, the lower value can be disregarded.

5.178. The BRE guidelines also note that “In housing, the main requirement for sunlight is in living rooms, where it is valued at any time of day, but especially in the afternoon.” Other areas such as bedrooms are therefore to be treated as less important.

Proposed Development

BRE Criteria VSC

5.179. A window may be adversely affected if its VSC measured at the centre of the window is less than 27%. Multiple windows serving a room can be averaged.

ADF

5.180. Rooms within a proposed development should achieve ADF values of 2% (Kitchens), 1.5% (Living Rooms), 1% (Bedrooms).

APSH

5.181. A window may be adversely affected if a point at the centre of the window received for the whole year is less than 25% of the APSH including at least 5% of the APSH during the winter months (21st September to 21st March)

Overshadowing

Guidance

5.182. In the absence of official National planning guidance and legislation on overshadowing, it is usual to assess overshadowing in relation to the guidelines set out in the Building Research Establishment (BRE) report 'Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice' by P. J. Littlefair (1991), referred to throughout this report as the 'BRE'. One of the primary sources for the BRE document is the more detailed guidance contained within ‘British Standard 8206 Part 2 (2008) – Lighting for Buildings – Part 2: Code of Practise for Daylighting’, which is also referred to this document.

5.183. The criteria contained in the BRE document are provided for guidance and should be interpreted flexibly. In its introduction the BRE report states "The advice given here is not mandatory……Although it gives numerical guidelines these should be interpreted flexibly……For example in an historic city centre a higher degree of obstruction may be unavoidable….".

5.184. The BRE guidelines are therefore not mandatory and state that they should not be used as an instrument of Planning Policy, but they provide a good guide to the approach, methodology and evaluation of daylight and sunlight impacts, including overshadowing.

5.185. The BRE Guidelines acknowledge that, together with the provision of good natural light inside buildings, the natural lighting of the space surrounding the buildings is also important. There are two types of overshadowing that were considered in the assessment: Permanent Overshadowing and Transient Overshadowing.

Permanent Overshadowing

5.186. The method for assessing permanent shadow on the ground is the sun path indicator (or sunlight availability protractor). This maps the obstructions to the path of the sun and compares them to the known sun paths to determine where the sun would reach the ground and where it would not. A 3D computer model and light analysis software can also be used.

5.187. The worst situation is to have significant areas on which the sun does not shine for a large part of the year. Such areas would be dark, cold and uninviting. The method used for calculating the impacts of any shadowing was as set out in the BRE Guidance as follows:

5.188. "It is recommended that, for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If, as a result of new development, an existing garden or amenity area does not meet these guidelines, and the area which can receive some sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable".

Transient Overshadowing

5.189. The BRE Guidelines suggest that where large buildings are proposed which may affect a number of gardens or open spaces, it is useful and illustrative to plot a shadow plan to show the location of shadows at different times of the day and year. This can be plotted using 3D computer imagery and specialist shadowing software. For the purpose of this assessment the overshadowing has been mapped at two-hour intervals between 10.00am and 4.00pm in March, June and December (September is assumed to be the same as March as per the BRE guide).

Methodology for Assessing Impact & Limitations

5.190. Since the sun rises in the East, and sets in the West, and is at its highest around midday to the South, for the purposes of examining overshadowing, only properties to the East of the Site, through North, and round to West are relevant.

5.191. In order to determine the significance of any overshadowing effect, we have used the guidance within the BRE guidelines as set out above together with our professional opinion.

5.192. This method and guidelines have been used to assess the likely effects of the Proposed Development in relation to overshadowing.

Solar Glare

5.193. This Glare Assessment will examine the impact of the Proposed Development on any solar glare that may be experienced by drivers of trains / trams or road users near to the Proposed Development Site.

Guidelines

5.194. The glare review will be based on the methodologies set out in the Building Research Establishment (BRE) report 'Site layout planning for daylight and sunlight - A guide to good practice' by P. J. Littlefair and their Information Paper IP 3/87, a methodology for the measurement of the occurrence and duration of Reflected Disability Glare, which might be caused by proposed buildings.

5.195. The BRE guide states:

It is likely that a building may cause solar dazzle the exact scale of the problem should be evaluated. This is done by identifying key locations such as road junctions and windows of nearby buildings and working out the number of hours of the year that sunlight can be reflected to these points. BRE information Paper 3/87 gives details.

5.196. IP 3/87 states:

"Glare or dazzle can occur when sunlight is reflected from a glazed facade. For vertical facades this problem usually occurs only when the sun is low in the sky; but some types of modern design incorporate sloping glazed facades which can, under certain circumstances, reflect unwanted high-altitude sunlight into the eyes of motorists, pedestrians and people in nearby buildings."

5.197. Guidance on how to assess glare is also set out in the CIE 146:2020 Collection, which states:

"Disability glare is glare that impairs vision (CIE, 1987). It is caused by scattering of light inside the eye [...]. The veiling luminance of scattered light will have a significant effect on visibility when intense light sources are present in the peripheral visual field and the contrast of objects to be seen is low. "

"Disability glare is most often of importance at night when contrast sensitivity is low and there may well be one or more bright light sources near to the line of sight, such as car headlights, streetlights or floodlights. But even in daylight conditions disability glare may be of practical significance: think of traffic lights when the sun is close to them, or the difficulty viewing paintings hanging next to windows."

"The magnitude of the veiling luminance depends on the intensity and distance of the glare source which together determine the relevant parameter Eglare, the illuminance at the eye caused by the glare source, and the angle between the glare source and the line-of-sight Q."

"Many investigators (see Vos, 1984) have determined Lveil/Eglare as a function of Q in various parts of the angular domain, using photometric techniques."

5.198. Q in the above CIE description is the angle of view point and is split into three categories:

- Q3 for angles between 0.1 and 1.0 degrees

- Q2 for angles between 1 and 30 degrees
- Q for angles beyond 30 degrees

5.199. The CIE 146:2002 concludes from this that glare at angles beyond 30 degrees would not be significant unless there were exceptional circumstances.

Assessment Methodology

5.200. To ensure absolute accuracy, a 3D laser scan was carried to form the basis of our 3D computer model, which includes the existing local area, roads, signals, train track, train station and signals. This was then run through proprietary software to calculate the proposed glare levels at each sensitive viewpoint area.

5.201. Two images are produced for each selected viewpoint, one showing a 90-degree field of view which provides contextual information and the other showing a 30-degree field of view to identify any significant areas of glare. Both images show the area that sees the reflection of the sun path at any point during a year.

5.202. The report will focus on the nearest sensitive viewpoint areas which are considered to be:

- C1 – Traffic lights, Liverpool Road, facing development
- C2 – T-Junction, Tonman St, facing development
- C3 – Round-about Junction, Watson St, facing development
- C4 - Eastbound track, approaching signal
- C5 - Eastbound track, approaching signal
- C6 - Traffic lights, Whitworth St, facing development
- C7 – T-Junction, Camp St, facing development
- C8 - Traffic lights, Junction of Deansgate and Quay St, facing development
- C9 - Traffic lights, Great Bridgewater St, facing development
- C10 - Traffic lights, Junction Deansgate and Whitworth St, facing development

5.203. This report will identify any potential glare experienced by train drivers / road users therefore the viewpoints have been located at 2.5m above the rails and at 1.25m above road level for drivers at junctions or traffic lights. It is considered that trains approaching the Proposed Development would be travelling at a range of speeds, trains stopping at the nearby train station for example are likely to be traveling at a significantly lower speed than those that do not stop at the station. It is therefore not appropriate to provide viewpoint locations based upon stopping distances. Each viewpoint and the associated description indicate the points of interest. Alternative viewpoint heights and distances can be selected and assessed should it be deemed necessary after consideration of the findings of this assessment.

Limitations and Assumptions

Daylight Sunlight Calculations and Assumptions

5.204. In order to calculate the various measures of daylight and sunlight it is necessary to construct a 3D computer model. The Proposed Development was modelled from the sources listed above. The Site and surrounding properties were set out using an OS Map. The 3D model was created so as to reproduce the massing of the buildings both on and surrounding the Site, at a level of detail appropriate to the calculations performed. All heights are given Above Ordnance Datum (AOD).

5.205. Access has not been gained into any of the surrounding properties and floor plans for some of the surrounding buildings were not available from the planning portal or other online sources. Some of the floor plans and floor levels for the surrounding buildings have therefore been determined using the architectural form of the building.

5.206. For the purposes of this analysis, the existing site plus other developments on site and any submitted for Planning approval have been included in the baseline massing.

5.207. It has been assumed that the surrounding properties will be double glazed with a window transmittance of 0.64 and rooms with an average internal surface reflectance of 0.6. These typical values are provided in both the BRE and the British Standard publications. VSC values were calculated on the outer plane of the windows, while APSH values were calculated on the inner plane.

5.208. The model was analysed using proprietary software to calculate the proposed light levels at each window and within each room (being assessed). These light levels were then compared with the corresponding levels in the BRE guidelines.

Socio Economic

Technical Competence

	Lead Author	Reviewer
Name	Claire Lawless	Kev Duxbury
Company	Forever Consulting	Forever Consulting
Qualifications/Accreditations relevant to technical area	BA Economics	MA Applied Statistics
Does the practitioner hold any IEMA qualification?	N/A	N/A
Company hold IEMA QMark?	N/A	
Years technical experience (in technical area)	20+	20+
Number of EIA's delivered to date	20+	20+

Consultation

5.209. No technical specialists or statutory consultation has been undertaken at this stage in relation to this socio-economic impact assessment. However, there is a full stakeholder and community engagement plan in place for the Proposed Development. Impacts identified in the socio-economic impact assessment may be explored through this consultation to identify possible mitigation strategies.

Completed Background Studies / Available Baseline Information

Study / Survey / Analysis / Evaluation	Overview	Date of Completion
Observation of square users	A four-day observation of site use patterns for the square	August 2018
Tower development survey report	On street survey of 170 people on their views of the Great Northern site. Most respondents were positive about development but were concerned about potential impacts on: Light and wind; heritage; open public space; views; parking and traffic.	April 2017

Space shaper survey/ on the street report	200 people were surveyed on the public realm using the CABE space shaper survey. It explored how people used the space, what they liked and what they didn't.	October 2016

Baseline

Defining the Study Area

5.210. For the socio-economic impact assessment, the study area includes receptors which will be most directly impacted by the Proposed Development, i.e., the surrounding neighborhood. This includes residents, businesses, and employees nearby, and visitors. The study area is defined using five Lower Super Output Areas (LSOAs)[14] surrounding the proposed development. Impacts on the wider Manchester local authority area are also considered.

Local residents

5.211. The study area comprises of c. 9,000 residents who will be affected. Within this population are immediate local neighbours who will be directly impacted, including:

- Residents of Great Northern Tower
- Residents of Beetham Tower
- Residents of St John Street

5.212. Key characteristics of local resident populations are:

- A relatively young population: over 80% are between 20-49 years old, with fewer children and older people
- Commonly living in one person households with no children, or couples
- More ethnically diverse than the national average, but less so than Manchester as a whole
- Below average representation of people with a disability, based on the proportion who have a health problem which limits day-to-day activities
- Low unemployment and low benefit claimant count, although high youth unemployment
- An overall digitally well-connected community

5.213. The Proposed Development is likely to increase the resident population in the study area. This is likely to have a significant positive impact on demand for local goods and services, such as retail and leisure. It will also create additional local revenue to the local authority from taxes and delivery of new housing against locally set targets.

[14] Manchester 054C, Manchester 060A, Manchester 060B, Manchester 060C, Manchester 060D

5.214. This is likely to have an increased impact on demand for public services such as health, dentists, education, and possibly childcare provision. The Index of Multiple Deprivation shows that the study area experiences relatively low levels of deprivation overall. But within this, three of the five LSOAs fall within the 20% most deprived areas in the country against the 'Barriers to Housing and Services' domain[15]. Therefore, an increase in resident population could place an increased demand on already scarce resources. This could be a significant negative effect because the evidence shows that the study area already faces barriers to public services.

Local businesses and people working nearby

5.215. There are 37 businesses within the Great Northern Warehouse site who will be directly impacted, and some may be negatively impacted in the short term due to disruption to business caused by construction.

5.216. However, during construction and following completion, the Proposed Development will increase the numbers of business and employees on Site creating a significant positive economic impact.

5.217. There are approximately 2,200 businesses in the study area who will be indirectly affected, most commonly in the following sectors:

- Professional, scientific, and technical activities
- Administrative and support services
- Wholesale and retail

5.218. There are 96,000 people estimated to be working in the study area who are likely to access services and amenities within the Great Northern Warehouse site. They are most commonly employed in the sectors above. They are likely to be negatively impacted during construction due to disruption, but positively impacted by the Proposed Development on completion.

5.219. The Proposed Development is not likely to significantly impact the local economic structure but likely to contribute significantly and positively to the availability of employment space and creating jobs. It will also create additional revenue to the local authority through business rates.

[15] Source: ONS, English Indices of Deprivation, 2019. For each measure, the LSOA with a rank of 1 is the most deprived and the LSOA with a rank of 32,844 is the least deprived

Visitors

5.220. There are other visitors and commuters who will access the Site or pass by. Previous footfall studies estimate over 900 people access Great Northern Square per day[16]. This crudely equates to over 328,000 visitors per annum. Visitors will be negatively impacted by construction in the short term, but positively impacted on completion due to improved amenity, public realm and goods and services. The Proposed Development is also likely to increase the number of visitors to the study area, who are likely to spend money on goods and services, which will support local businesses.

Quality of environment and public open space

5.221. The quality of living environment is low in the study area according to the IMD. The study area falls within the 20% most deprived areas in the country against the Living Environment Deprivation Domain, with four of the five LSOAs falling within the 10% most deprived in the country[17]. Whilst this is a likely feature of city centre locations, there is potential for the Proposed Development to improve the quality of the local living environment.

5.222. There are four outdoor spaces within 0.5km of the Proposed Development: St John's Gardens, Castlefield Urban Heritage Park, Hardman Square, and Parsonage Gardens. Although more civic and harder landscaped areas, there are a further six squares within 0.5km including Albert Square, Lincoln Square, St. Peter's Square, Deansgate Square, First Street (Tony Wilson Place), Barbirolli Square.

5.223. Whilst open space is often scarce in city centre locations, it reinforces the social value and local importance of the public realm offer within the Proposed Development. The Proposed Development is likely to significantly improve the quality, availability and access to public realm.

Above average crime rates

5.224. The total crime rate per 1,000 people in the Study Area (1,392 crimes per 1,000 people) is much higher than in Manchester Local Authority Area (196 crimes per 1,000 people). Most commonly theft against the person and antisocial behaviour. The Proposed Development is likely to reduce opportunity for crime in the immediate study area through increased occupancy and use of the site, increased natural surveillance and implementing secure by design principles.

Scope of Assessment

Identification of Effects which are Not Significant

5.225. All effects considered significant.

Identification of Effects which are Likely to be Significant

Effect	Receptor	Applicable Development Phase (C / O)
Disruption to business caused by construction	Businesses and employees on site	C

[16] Pathways Consultancy (2018) Great Northern Square – Four-day observation study of square users

[17] Source: ONS, English Indices of Deprivation, 2019. For each measure, the LSOA with a rank of 1 is the most deprived and the LSOA with a rank of 32,844 is the least deprived.

General disruption created by construction	Residents, wider local businesses and employees, visitors	C
Construction employment created and supply chain effects	Residents, wider local businesses and employees	C
Increased employment created on site and supply chain impacts	Residents, wider local businesses and employees	O
Increased demand for local goods and services and increased local spend	Residents, wider local businesses and employees	O
Increased demand for social infrastructure	Residents	O
Reduced crime and antisocial behaviour	Residents, businesses, employees and visitors	O
Improved public realm and open space, amenity and quality of environment	Open space, residents, businesses, employees and visitors	O
Increased revenue to local government through business rates, council tax and new homes bonus	Local Authority	O

Assessment Methodology for Likely Significant Effects

5.226. The impact will be conducted in line with relevant technical guidance and best practice. This includes for example:

- The Green Book, HM Treasury, 2021 – The UK's national guidance on the economic appraisal or evaluation of projects and policies.
- The New Homes Bonus gross payment calculator, 2022-2023, Department for Levelling Up, Housing and Communities
- The Guide to Additionality, Fourth Edition, HCA
- Employment density guidance, HCA
- A Guide to Social Return on Investment, UK Cabinet Office, 2012 and the Supplementary Guidance on Using SRoI, Social Value UK, 2013, building on the Green Book but more focussed on social outcomes.

5.227. The approach will be to define, quantify and where possible monetise the full range of social and economic impacts identified, for both the Site in its current position versus the impacts created by the Proposed Development. All impacts will be assessed for additionality to derive the net additional impact that will be created as result of the Proposed Development. The significance of identified impacts is based on professional judgement at this scoping stage.

Limitations and Assumptions

5.228. Employment effects are assumed to be significant based on professional judgement at this stage, although have not been quantified during this scoping stage.

5.229. A social infrastructure study has not been undertaken. A stakeholder and community engagement exercise is underway and will explore whether potential needs will be addressed through emerging schemes locally.

5.230. Other environmental impacts such as light, wind, traffic are assumed to impact local populations, businesses and workers nearby, and these are covered by other chapters of the EIA rather than the socio-economic impact assessment.

Human Health

Technical Competence

	Lead Author
Name	Barbara Carroll
Company	Enfusion Ltd
Qualifications/Accreditations relevant to technical area	BSc MSc FIEMA
Does the practitioner hold any IEMA qualification?	FIEMA
Company hold IEMA QMark?	No
Years technical experience (in technical area)	>25 years Co-author of The EIA Handbook: a practical guide for planners, developers & communities (third edition, 2019) Environmental Impact Assessment Handbook - 3rd Edition - CIP Books (cip-books.com)
Number of EIA's delivered to date	>75 (various specialist inputs & coordination)

Consultation

5.231. None to date.

Completed Background Studies / Available Baseline Information

Study / Survey / Analysis / Evaluation	Overview	Date of Completion
Health data from MCC Intelligence Hub data	General health & IMD	13/07/22

Baseline

5.232. There is no prescribed EIA definition for human health but the identification, description, and assessment of effects on human health is well established in the UK for Strategic Environmental Assessment (SEA). Consideration of human health and well-being within EIA is separate from Health Impact Assessment (HIA), although each process can inform the other.

5.233. It is considered that most of the factors addressed in development proposals can have impacts on health and quality of life/wellbeing – both positive and negative, and both physical and mental - through townscape, air quality, climate change resilience, flood risk, noise, provision of/accessibility to good quality housing and employment, health and community services, transport, and green infrastructure.

5.234. The overall approach to human health will be to consider the summary findings of each relevant technical topic and align these with their interconnectedness into the four themes for healthy urban planning – Healthy Housing; Active Travel; Healthy Environment; and Vibrant Neighbourhoods, as identified by the Healthy Urban Development Unit HIA Tool (4th edition 2019).

5.235. Different study areas will be used for the assessment of individual human health impacts, according to each relevant technical topic. Overall, the study area will be the Site with local surrounds, and the wider study area of Manchester City for the themes for healthy urban living and based upon professional judgement.

5.236. Baseline data will be gathered from a range of publicly available sources of information and will draw upon local health and wellbeing information and priorities, for example, published local authority health profiles through Public Health England, and Office for National Statistics (ONS) for health and life expectancies, and as reported through the Manchester City Council Intelligence Hub. The Proposed Development is in the city centre, within the Deansgate Ward which reports very good general health (2011) and is in a least deprived area according to the Index of Multiple Deprivation (2019). Availability of, and accessibility to, healthcare facilities, open/green space, and sustainable transport will be estimated using measurements in Google Maps.

5.237. The key baseline from the other technical topics will be studied where relevant. It is not considered to be necessary to undertake primary research or surveys specific to the Human Health chapter. This is because the extent and nature of available information and the conclusions of other technical reports are sufficient to enable undertaking an appropriate and proportionate assessment of impacts on Human Health.

Scope of Assessment

Identification of Effects which are Not Significant and Likely to be Significant

5.238. The health impact assessment will consider the direct implications for health such as the provision of development for employment, risks arising through pollution, air quality, or safety, together with the implications for health and wellbeing such as accessibility to healthcare facilities and sustainable transport (public, cycling and walking) for healthy living. It will further consider the wider implications for health and well-being, such as disturbance/nuisance, provision and accessibility to green infrastructure, amenity, cultural and recreational facilities. As relevant, the chapter will report impacts associated with both the construction and the operational phases of the Proposed Development.

5.239. Potential significant effects associated with healthy buildings and a healthy local environment have been investigated through the EIA scoping process. Effects associated with air quality, noise, contaminated land, flood risk, climate change, daylight, overheating, and the wind microclimate, together with townscape and visual effects, and heritage effects, have the potential to be significant without mitigation.

5.240. Active travel is a key theme for healthy urban living and key aspects relevant to health/wellbeing from the traffic and transport impact assessment will be summarised into the human health chapter and integrated into the overall theme. The Proposed Development is well located for excellent existing public transport facilities, including both bus and Metrolink, and well connected for walking and cycling routes.

5.241. Provision of healthy housing and access to local employment with healthy workplaces are key elements of the themes for healthy housing and vibrant neighbourhoods. The relevant health aspects from the socio-economic impact assessment studies will summarised and incorporated into the human health EIA chapter. This will include consideration of crime and fear of crime.

Assessment Methodology for Likely Significant Effects

5.242. There is no standard methodology for assessing health in EIA and the complexities of investigating health impacts are recognised, for example, by Public Health England (PHE, 2017) with their Wider Determinants of Health tool that details the multiple determinants for health and the need for cross-sectoral understanding. This guidance is primarily focused on spatial plan makers and public health practitioners, but the principles and checklist can be applied to major development proposals.

5.243. The recent Health Impact Assessment in Spatial Planning (PHE, 2020) similarly focuses on spatial planning and SEA but does include an annex on integrating HIA in EIA and asserts the importance of a “proportionate and justified approach”. The EIA professional body Institute of Environmental Assessment & Management (IEMA) has prepared outline guidance for practitioners – Health in EIA, a Primer for a Proportionate Approach (2017) - it is important that health in EIA is proportionate, balanced, and relevant.

5.244. It is proposed that the assessment will consider the four themes for health and wellbeing, as identified by the Healthy Urban Development Unit HIA Tool (4th edition 2019), as follows – Healthy Housing; Active Travel; Healthy Environment; and Vibrant Neighbourhoods.

5.245. Each technical impact assessment is subject to its own standards, regulations, and methods of assessment. The key findings from each topic will be considered such that any significant impacts for human health are clearly presented in a separate chapter. The key impacts for health will be considered and inter-relationships will be integrated within the four themes identified for healthy urban living.

5.246. Sensitive receptors will include future users and occupiers of the Site and the surrounding local area, and will include:

- onsite workers during construction;
- existing residents, businesses, educational facilities, healthcare facilities, and communities around the Site, as well as any other sensitive receptors identified by the technical assessments;
- future users and visitors of the Site.

5.247. Effects that are described as 'minor' or 'negligible' are determined to be 'Not Significant' and effects that are described as 'moderate' or 'major' are determined to be 'Significant'. This takes into account the sensitivities of receptors as high, moderate, low. The criteria and categories of significance applied in the health impact assessment are, as follows:

- Major Adverse/Beneficial – important considerations at local or district scale; if adverse, are potential concerns to the project and may become key factors in the decision-making process
- Moderate Adverse/Beneficial – modest important local effects that, if adverse, are not likely to be key issues for decision-making
- Minor Adverse/Beneficial – Slight, short, or highly localised effects that, if adverse, are unlikely to be important in the decision-making process
- Negligible – no appreciable effects on health factors

5.248. Standardised sectoral thresholds and significance criteria will be used for each of the relevant technical factors that contribute to health and wellbeing. The overall likely significant effects on health will then be determined in a qualitative way using professional judgment.

Limitations and Assumptions

5.249. The Health Chapter will consider the findings relevant to human health of each technical impact assessment scoped into the Environmental Statement and, as such, any key assumptions or limitations associated with each technical impact assessment are addressed within the individual chapters. The overall approach for collating, assessing, and reporting impacts on human health and well-being is considered to be appropriate and proportionate such that there are no limitations. The assessment will be desk-based and with professional judgment using published information.

Great Northern Warehouse EIA Scoping Chapter- Climate

The requirement to consider a project's impact on and vulnerability to climate change results from the 2014 amendment to the EIA Directive (2014/52). The Directive has been fully transposed into UK law in the EIA Regulations. The Directive requires: "A description of the likely significant effects of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change." As such, this chapter has been split into two and assesses:

a) the likely significant effects of the project on climate (for example the nature and magnitude of greenhouse gas emissions) (Climate change mitigation assessment);

b) the vulnerability of the project to climate change (Climate change adaptation assessment)

CLIMATE CHANGE MITIGATION ASSESSMENT

GREENHOUSE GASES

Technical Competence

Technical Competence in GHG and EIA		
	Lead Author	Reviewer
Name	S Malik	A Parade
Company	WSP	WSP
Qualifications/Accreditations relevant to technical area	M.Plan (Environment)	M.Arch (Environmental Architecture, LEED GA
Does the practitioner hold any IEMA qualification?	Nil	Nil
Company hold IEMA QMark?	Yes	
Years technical experience (in technical area)	2 years	11 years
Number of EIA's delivered to date	3	5

Introduction

The Greenhouse Gas (GHG) Scoping chapter has been prepared by WSP to assess the contribution of the Proposed Development to climate change through the assessment of GHG emissions. It sets out the proposed methodology for the GHG assessment and identifies which impacts should be scoped in and which can be scoped out of the EIA.

The requirement to consider a project's GHG emissions results from the 2014 amendment to the EIA Directive (2014/52/EU). The Directive has been fully transposed into the UK law in the EIA Regulations. The Directive requires: *'A description of the likely significant effects of the project on climate (for example, the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change.'*

The legislative context, technical guidance and best practice for which align to the GHG EIA assessment is detailed in Appendix 1.

Consultation

No consultation or site survey has been undertaken to date in relation to the GHG assessment for the Proposed Development.

Scope of Assessment

The GHG assessment, though not restricted by geographical scope, would include any increase or decrease in emissions as a result of the Proposed Development. This includes:

- Construction stage embodied carbon emissions (as per stages A1-A5 of PAS 2080[1]) associated with the transport of materials to and from the Site and their manufacturing in addition to the disposal of the existing and proposed building elements;
- Operational stage embodied carbon emissions (as per stages B1-B9 of PAS 2080) associated with the replacement/refurbishment of building parts, emissions associated with the buildings' energy use emissions from but not limited to: electricity, heating and lighting. Transport emissions arising from the use of the Proposed Development as well as the surrounding regional road network to gain access would also fall under operational emissions in addition to any shifts in transport modes/patterns which may occur;
- End of life stage embodied carbon emissions (as per stages C1-C4 of PAS 2080) associated with decommissioning works as well as from transport, processing, and disposal of materials.

Baseline

Existing Baseline

In the 'Do minimum' baseline scenario, GHG emissions occur constantly and widely as a result of human and natural activity including energy consumption (fuel, power), industrial processes, land use and land use change. The GHG assessment, however, will only consider where the Proposed Development results in additional or avoided emissions in comparison to the existing baseline and its assumed evolution.

The existing site for the Proposed Development comprises primarily the Great Northern Warehouse, the Deansgate Terrace, the Great Northern Square, and the Odeon Cinema. The 'Do minimum' baseline scenario involves no construction activities and therefore, the construction baseline is zero emissions. However, since the Proposed Development is not a greenfield development, the existing baseline will include operational

[1] BSI (2016) PAS 2080 Carbon Management in Infrastructure [Accessed 10/08/22]

emissions (from but not limited to heating, cooling, lighting and electricity for the existing buildings on site along with the current end-users' traffic emissions arising from regional traffic flows. The operational energy data can be extracted from Energy Performance Certificates (EPCs) which are mandatory for all buildings in the UK. To calculate the traffic emissions, the current travel data will need to encompass the distance covered, mode of travel, and number of trips. The emissions arising from the refurbishment or demolition of these buildings will also be a part of the existing baseline, requiring information on demolition waste.

Future Baseline

The future baseline will include emissions from the construction and operation of the Proposed Development. The future baseline scenario for traffic emissions will be determined by using the projected traffic data with respect to changes in mode share, trip numbers and distance covered. In relation to embodied carbon emissions that occur in the operational phase (B1-B7) and buildings emissions from energy use, the amount of coal in the UK electricity mix has substantially decreased in recent years, with low and zero carbon technologies (including photovoltaic, wind and nuclear energy) being increasingly used to generate a larger portion of the UK's electricity. This has resulted in a reduction of carbon emissions generated from grid-supplied electricity. As the grid decarbonises, the lower amounts of emissions created through using on-site electricity will result in a lower carbon impact.

The UK has committed to becoming net-zero carbon by 2050. GHG emissions need to be dramatically reduced and remaining emissions offset, potentially reducing the harmful impacts of climate change. In addition, the UK Government Future Homes standard that proposes no new gas boilers should be installed in new homes by 2025, meaning that new homes will be heated by lower carbon energy systems (such as heat pumps).

Identification of Effect/s which are Likely to be Significant and not Significant

The emissions sources, described as elements with their associated Lifecycle Stage during the Proposed Development's lifespan, have been identified in **Error! Not a valid bookmark self-reference.**1 using guidance from the Institute of Environmental Management and Assessment (IEMA). Professional judgement has been used to identify the emission sources in the construction, operation, and end of life stages, which should be scoped in or out from further consideration in the ES. The proposed scope of the assessment is consistent with the framework for the quantification of GHG emissions presented in British Standard (BS) EN 15978:2011 'Sustainability of construction works - Assessment of environmental performance of buildings - Calculation method[2].

Table 1 - Key emission sources during the lifespan of the Proposed Development

Lifecycle Stage (As per PAS 2080)		Potential sources of emissions (not exhaustive)
Construction Phase	Product stage (manufacture and transport of raw materials to suppliers) (A1-3)	Embodied emissions associated with extraction and manufacturing of the required raw materials.
	Transport of materials to site (A4)	Emissions from fuel and electricity used in vehicles transporting materials to site
	Plant and equipment used during construction (A5)	Emissions from fuels and electricity used in plant and equipment on site

[2] British Standards Institution. (2011). BS EN 15978:2011, Sustainability of construction works - Assessment of environmental performance of buildings – Calculation method. [Accessed 10/08/22]

	Transport of waste (A5)	Emissions from fuel/energy used in vehicles transporting materials away from site
	Disposal of waste (A5)	Emissions from the final disposal of waste materials
	Land use, land use change and forestry (A5)	Change in emissions associated with the clearance and disposal of biomass due to the Proposed Development
Operational Phase	Operation (B1)	Embodied emissions, and emissions associated with electricity use for lighting
	Maintenance (B2)	Embodied emissions, and emissions from transport and plant associated with maintenance
	Repair (B3)	Embodied emissions, and emissions from transport and plant associated with repair
	Replacement (B4)	Embodied emissions and emissions from transport and plant associated with replacement
	Refurbishment (B5)	Embodied emissions and emissions from transport and plant associated with refurbishment
	Operational Energy Use (B6)	Emissions resulting from the energy used, e.g., heating and cooling, ventilation, lighting, and the combustion of gas
	Operational Water Use (B7)	Emissions from the use of water required by infrastructure to enable it to operate and deliver its service
	Land use, land use change and forestry (B8)	Change in emissions associated with the existence of the Proposed Development hindering or promoting the sequestration of CO2 into biomass.
	Effect on the grid mix (B9/D)	The change in emissions due to the impact of the Proposed Development hindering or promoting the sequestration of CO2 into biomass.
End of life	Decommissioning process (C1)	Emissions from decommissioning work (i.e., fuel/electricity)
	Transport and disposal of materials (C2-4)	Emissions sources as fuel/energy consumption from the transport of materials to disposal sites or recovery.

In line with the emission sources identified in Table 1, the elements scoped in or out of further assessment are detailed in Table 2.

Table 2 - Elements scoped in or out of further consideration in the GHG assessment

Element	Phase	Scoped In	Scoped Out	Justification
Product stage (manufacture and transport of raw materials to suppliers) A1-3	Construction	✔		Raw materials required for the Proposed Development will result in embodied emissions and have the potential to be large.
Transport of materials to site A4	Construction	✔		Construction stage emissions from fuel / energy consumption due to the delivery of materials to site have the potential to be large.
Plant and equipment used during construction A5	Construction	✔		Fuel / energy consumption of plant and equipment used during construction would generate GHG emissions.
Land use, land use change and forestry A5	Construction		✔	Emissions from the disposal of biomass are not expected to be large as land use, land use change and forestry will not be in scope due to the type and scale of the project.
Disposal of waste A5	Construction (demolition)	✔		Emissions from the disposal of waste are likely to be large, due to the demolition and refurbishment of existing buildings on site.
Replacement and refurbishment B2-5	Operation	✔		The replacement and refurbishment of the Proposed Development would release a potentially large magnitude of emissions.
Operational Energy Use B6	Operation	✔		Emissions will be released on an annual basis due to the building use from heating, cooling, ventilation, domestic hot water, lighting, and auxiliary systems.
Operational Water Use B7	Operation	✔		Emissions due to annual potable water usage during the operation phase are likely to be large.

End-user emissions (regional traffic flows) – traffic B9/D	Operation	✔		Changes to regional traffic flows are expected and this has the potential to result in a large change in GHG emissions.
In-use Emissions B1	Operation		✔	This includes the release of GHGs from products and materials (e.g., refrigerants, paints, carpets) during the normal operation of the building. This is not considered to be a large emission source.
Maintenance B2-5	Operation		✔	Maintenance associated with the Proposed Development is not considered to be a large emissions source as only a nominal amount will be additional to the maintenance that already takes place in the existing development.
Repair B2-5	Operation		✔	The Proposed Development is designed to be maintained rather than repaired, therefore subsequent repair emissions sources are not considered to be large.
Land use, land use change and forestry B8	Operation		✔	The reduction in carbon sequestration due to the Proposed Development is not considered to be large as land use, land use change and forestry will not be in scope due to the type and scale of the project.
Decommissioning process C1-C4	End of Life	✔		Emissions are likely to arise from decommissioning, stripping out, disassembly, deconstruction, and demolition operations as well as from transport, processing, and disposal of materials at the end of life of the project

Assessment Methodology for Likely Significant Effects

The assessment of likely significant effects would follow IEMA guidance on Assessing Greenhouse Gas Emissions and Evaluating their Significance[3] in line with the assessment scope identified above.

For all lifecycle stages of the Proposed Development, the assessment will include the following:

[3] Institute of Environmental Management and Assessment. (2022). Environmental Impact Assessment Guide to Assessing Greenhouse Gas Emissions and Evaluating their Significance [Accessed 05/08/22]

- Collection of available data/information on the scale of GHG emitting activities (e.g., number of vehicle trips, kWh electricity) for the baseline scenario and for the Proposed Development. In each case, this will cover the Proposed Development's lifespan (60 years); and
- Calculation of the GHG emissions by applying a suitable emissions factor (tCO_2e per unit of emissions generating activity).

The methodology adopted in the EIA will be to attribute a significance of effect level based on the sensitivity/value of the affected receptor(s) and the magnitude of change arising from the Proposed Development. As there is only one receptor, the climate, it has a consistent sensitivity (high) no matter the location of the emissions source.

With regards to assigning significance, the 2nd edition of the IEMA guidance on Assessing Greenhouse Gas Emissions and Evaluating their Significance (2022)[4] provides five distinct levels of significance (outlined below) which are not solely based on whether a project emits GHG emissions alone, but how the project makes a relative contribution towards achieving a science-based 1.5°C aligned transition towards net zero. Specifically, when considering the aspect of significance, the IEMA guidance states:

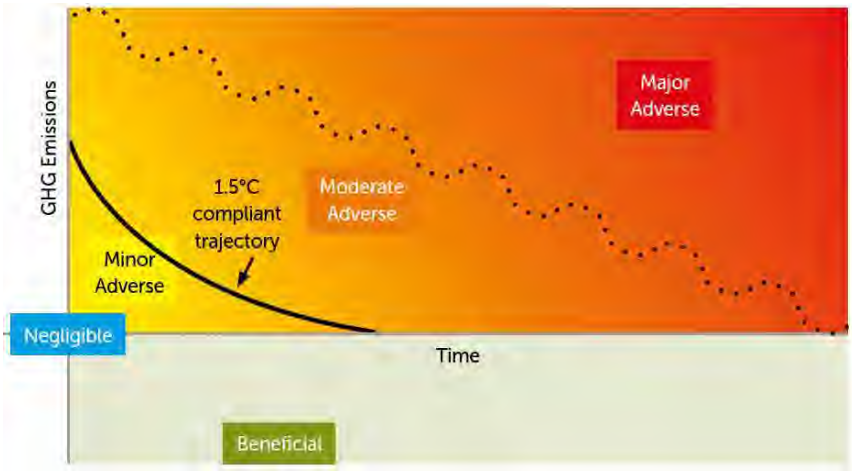
"When evaluating significance, all new GHG emissions contribute to a negative environmental impact; however, some projects will replace existing development or baseline activity that has a higher GHG profile. The significance of a project's emissions should therefore be based on its net impact over its lifetime, which may be positive, negative, or negligible…

and

…The crux of significance therefore is not whether a project emits GHG emissions, nor even the magnitude of GHG emissions alone, but whether it contributes to reducing GHG emissions relative to a comparable baseline consistent with a trajectory towards net zero by 2050."

Figure 1 below illustrates how the significance of a project's whole life GHG emissions can be determined and how these align with the UK's net zero compatible trajectory.

Figure 1 - Different levels of significance plotted against the UK's net zero compatible trajectory[5]



[4] Institute of Environmental Management and Assessment. (2022). Environmental Impact Assessment Guide to Assessing Greenhouse Gas Emissions and Evaluating their Significance. [Accessed 05/08/22]
[5] Institute of Environmental Management and Assessment. (2022). Environmental Impact Assessment Guide to Assessing Greenhouse Gas Emissions and Evaluating their Significance. [Accessed 05/08/22]

The levels of significance as defined in the IEMA guidance are outlined below:

Major adverse: the project's GHG impacts are not mitigated or are only compliant with do-minimum standards set through regulation, and do not provide further reductions required by existing local and national policy for projects of this type. A project with major adverse effects is locking in emissions and does not make a meaningful contribution to the UK's trajectory towards net zero.

Moderate adverse: the project's GHG impacts are partially mitigated and may partially meet the applicable existing and emerging policy requirements but would not fully contribute to decarbonisation in line with local and national policy goals for projects of this type. A project with moderate adverse effects falls short of fully contributing to the UK's trajectory towards net zero.

Minor adverse: the project's GHG impacts would be fully consistent with applicable existing and emerging policy requirements and good practice design standards for projects of this type. A project with minor adverse effects is fully in line with measures necessary to achieve the UK's trajectory towards net zero.

Negligible: the project's GHG impacts would be reduced through measures that go well beyond existing and emerging policy and design standards for projects of this type, such that radical decarbonisation or net zero is achieved well before 2050. A project with negligible effects provides GHG performance that is well 'ahead of the curve' for the trajectory towards net zero and has minimal residual emissions.

Beneficial: the project's net GHG impacts are below zero and it causes a reduction in atmospheric GHG concentration, whether directly or indirectly, compared to the without-project baseline. A project with beneficial effects substantially exceeds net zero requirements with a positive climate impact.

As per the IEMA guidance[6], "*Major or moderate adverse effects and beneficial effects are considered to be significant. Minor adverse and negligible effects are not considered to be significant*".

Contextualising the GHG emissions from a project helps to determine whether it supports or undermines the UK's trajectory towards net zero. IEMA guidance[7] further suggests that *"It is down to the practitioner's professional judgement on how best to contextualise a project's GHG impact".*

Therefore, to contextualise the carbon emissions of the Proposed Development, these will be compared to:

- UK Carbon Budgets[8] (Table 3)
- RIBA 2030 Climate Change targets (2021)[9] (Table 4)
- Manchester City Council Climate Change Action Plan 2020-2025[10] (Table 5)

[6] Institute of Environmental Management and Assessment. (2022). Environmental Impact Assessment Guide to Assessing Greenhouse Gas Emissions and Evaluating their Significance. [Accessed 05/08/22]
[7] Institute of Environmental Management and Assessment. (2022). Environmental Impact Assessment Guide to Assessing Greenhouse Gas Emissions and Evaluating their Significance. [Accessed 05/08/22]
[8] HM Government. (2021). *The Carbon Budgets Order 2021*. Available at: https://www.legislation.gov.uk/ukdsi/2021/9780348222616 [Accessed 05/08/22]
[9] Royal Institute of British Architects. (2021). RIBA 2030 Climate Challenge version 2. Available at: https://www.architecture.com/about/policy/climate-action/2030-climate-challenge/resources [Accessed 05/08/22]
[10] Manchester City Council. (2022). *Manchester City Council Climate Change Action Plan 2020-2025.* Available at: https://www.manchester.gov.uk/info/500002/council_policies_and_strategies/3833/zero_carbon_manchester/3. [Accessed 05/08/22]

Table 3 - UK carbon budgets set by the government 2021

Carbon budget period	UK carbon budget
Third: 2018-2022	2,544 $MtCO_2e$
Fourth: 2023-2027	1,950 $MtCO_2e$
Fifth: 2028-2032	1,725 $MtCO_2e$
Sixth: 2033-2037	965 $MtCO_2e$

Table 4 - RIBA 2030 climate change targets – version 2 (2021)

RIBA sustainable outcome metrics	Business as usual (New build, compliance approach)	2025 Targets	2030 Targets
Domestic			
Operational Energy $kWh/m^2/y$	120 $kWh/m^2/y$	<60 $kWh/m^2/y$	<35 $kWh/m^2/y$
Embodied Carbon $kgCO_2e/m^2$	1200 $kgCO_2e/m^2$	<800 $kgCO_2e/m^2$	<625 $kgCO_2e/m^2$
Non-domestic (new build offices)			
Operational Energy $kWh/m^2/y$	130 kWh/m^2 /y DEC D (90)	<75 $kWh/m^2/y$ (DEC B (50) and/or NABERS Base build 5)	<55 $kWh/m^2/y$ (DEC B (40) and/or NABERS Base build 6)
Embodied Carbon $kgCO_2e/m^2$	1400 $kgCO_2e/m^2$	<970 $kgCO_2e/m^2$	<750 $kgCO_2e/m^2$
Non-domestic (new build schools)			
Operational Energy $kWh/m^2/y$	130 $kWh/m^2/y$	<70 $kWh/m^2/y$	<60 $kWh/m^2/y$
Embodied Carbon $kgCO_2e/m^2$	1000 $kgCO_2e/m^2$	<675 $kgCO_2e/m^2$	<540 $kgCO_2e/m^2$

Table 5 - Manchester City Council (MCC) Climate Change Action Plan 2020-2025

Carbon budget period	MCC carbon budget
2020-21	0.031080 MtCO2e
2021-22	0.027056 MtCO2e
2022-23	0.023538 MtCO2e
2023-24	0.020478 MtCO2e
2024-25	0.017815 MtCO2e

The overall carbon emissions of the Proposed Development will then be contextualised by comparing them to the UK Carbon Budgets, RIBA Guidance and the Manchester City Council Climate Change Action Plan.

Based on this contextualisation and professional judgement, the overall significance of effect of the Proposed Development will be defined (based on RIBA targets) as follows:

- Major magnitude of impact: where the Proposed Development meets but does not exceed the "Business as Usual" for embodied carbon and operational energy performance respectively as defined by the RIBA guidance.
- Moderate magnitude of impact: where the Proposed Development meets but does not exceed the "2025 Targets" for embodied carbon and operational energy performance respectively as defined by the RIBA guidance.
- Minor magnitude of impact: where the Proposed Development meets but does not exceed the "2030 Targets" for the embodied carbon and operational energy performance respectively defined by the RIBA guidance; and
- Negligible magnitude of impact: where the Proposed Development exceeds the "2030 Targets" for the embodied carbon and operational energy performance respectively defined by the RIBA guidance.

Limitations and Assumptions

To ensure transparency within the EIA process, the following limitations and assumptions have been identified at this stage:

- Future improvements to vehicle fuel efficiency and electrification will not be considered. As technology continues to develop, this is likely to result in reduced emissions compared to those that will be used in the assessment.
- For the purposes of this assessment, it will be assumed that the Proposed Development would be operational for 60 years, which is the average lifespan for this type of development.
- The data required to calculate emissions in the existing and future baseline scenario has not been provided at this Scoping stage and will be required at the ES stage to undertake a detailed assessment.

CLIMATE CHANGE ADAPTATION ASSESSMENT

CLIMATE VULNERABILITY

Technical Competence

Technical Competence in Climate Vulnerability and EIA		
	Lead Author	Reviewer
Name	Isabelle Guyler	Stephanie Hands
Company	WSP	WSP
Qualifications/Accreditations relevant to technical area	Geography and Politics BA Hons Environment and Development MA	Master of Environmental Sciences Chartered Environmentalist
Does the practitioner hold any IEMA qualification?	Previously held graduate membership	Full Member of IEMA
Company hold IEMA QMark?	Yes	
Years technical experience (in technical area)	1.5 years	7
Number of EIA's delivered to date	1	+25

Introduction

The Climate Vulnerability Scoping chapter has been prepared by WSP to assess the vulnerability of the project to climate change. It sets out the proposed methodology for the Climate Vulnerability assessment and identifies which impacts should be scoped in and which can be scoped out of the EIA.

Consultation

No consultation in relation to climate resilience has been undertaken to date.

Baseline

The Institute of Environmental Management and Assessment (IEMA) EIA Guide to Climate Change Resilience and Adaptation[11] (June 2020) identifies the need for the baseline to consider:

[11] IEMA (2021) IEMA EIA Guide to Climate Resilience and Adaptation

- The current climate baseline (defined by historic climate conditions) to provide an indication of past vulnerability; and
- The future climate baseline (short-term extremes and long-term variation) to assess a project's future vulnerability to climate change.

Current Baseline

The Scheme is located in the Met Office climate profile North West England[12]. The range of topography and altitude in North West England provides a variety of different climates. Rochdale weather station is located approximately 15km north east of the Scheme and therefore has been chosen as representative of the local climate. This has been assessed under the baseline period of 1981-2010 as this is the 30-year period that corresponds to the future climate projections.

Precipitation

North West England is exposed to westerly maritime air masses and the presence of extensive areas of high ground mean that the region has some of the wettest places in the UK.

Average monthly rainfall at Rochdale Weather station, England North West and Wales North region (as defined by the Met Office regional weather), and the UK for the period 1981–2010 is presented in Table 86. It shows that the region and weather station is wetter than the UK average for Summer, though the rainfall in the area of the weather station is lower than the average of the region. However, the local area (the weather station) is drier than the UK average in Winter.

Table 6- Long term average cumulative rainfall (mm) (1981–2010) for the North West England region and Wales North region and Rochdale Weather Station, in comparison to the rest of the UK[13]

Long Term Average Seasonal Rainfall (1981-2010s) (mm)			
Season	Rochdale Weather Station	England North West and Wales North region	UK
Summer (June, July, August)	249 mm	205 mm	238 mm
Winter (January, February, December)	317 mm	256 mm	328 mm

Some notable extreme rainfall events for the region include:

- February 2022: Following Storm Eunice, heavy rainfall continued to affect North West England. The Met Office issued a yellow weather alert for the 20th and the 21st of February, warning of heavy rain[14]. Homes, businesses and travel routes across the country were flooded as a result[15].

[12] Met Office (2016) North West England: Climate. Available at: (https://www.metoffice.gov.uk/binaries/content/assets/metofficegovuk/pdf/weather/learn-about/uk-past-events/regional-climates/north-west-england--isle-of-man_-climate---met-office.pdf) [Accessed 07/08/22].
[13] Met Office (2010) UK Climate Averages Available at: https://www.metoffice.gov.uk/research/climate/maps-and-data/uk-climate-averages/gcw2ymd6s [Accessed 07/08/22].
[14] Rochdale online (19th Feb 2022) Heavy rain after storm Eunice. Available at: Rochdale News | News Headlines | Heavy rain after Storm Eunice - Rochdale Online. [Accessed 07/08/22].
[15] The Guardian (2022) Storm Franklin Flooding and Property Damage – in pictures. Available at: https://www.theguardian.com/uk-news/gallery/2022/feb/21/storm-franklin-flooding-and-property-damage-in-pictures-uk-weather. [Accessed 07/08/22].

- October 2021: A slow-moving frontal system brought unusually heavy and persistent rain to parts of northern England and southern Scotland from 26th to 29th October 2021[16].
- July 2021: Urgent flood warnings were issued as torrential rainfall swept across Northern England. Heavy rain led to chaos across Greater Manchester, resulting in road closures across the network[17].
- February 2020: Arriving one week after storm Ciara, storm Dennis brought heavy and persistent rain across much of the UK – especially Wales and western England. Western upland parts of the UK received 50 to 100mm or more
  of rain falling on saturated ground. The flooding also caused major travel disruption with roads blocked, damaged railway lines and hundreds of flights cancelled[18].

Snow and ice

Snowfall is closely linked with temperature, with falls rarely occurring if the temperature is higher than 4°C. In North West England, snowfall is normally confined to the months from November to April, but upland areas can have brief falls in October and May. The region most recently experienced a snow event in:

- February 2021: The UK experienced a week of severe winter weather from 7th to 13th February, with easterly winds drawing a bitterly cold airflow from eastern Europe[19]. Resulting in widespread travel disruption. An amber weather warning for snow came into force for Greater Manchester, with 3cm-8cm snow across North West England, with 10cm to 15cm possible in areas above 200 metres[20].
- February to March 2018: the most significant spell of snow and low temperatures for the UK overall since December 2010. The snow and ice resulted in road closures, people becoming stranded, school closures, and power cuts[21]. The spell also led to many instances of broken heating or frozen pipes, which led to an uptick in buildings flooding.[22]

Temperature

Table 77 shows the long-term average mean seasonal temperature for England North West and Wales North region and Rochdale Weather Station between 1981 and 2010. It shows that the Scheme area is slightly warmer than the region and UK average.

Table 7 – Long-term average mean seasonal temperature for the England North West and Wales North region and Rochdale Weather Station, in comparison to the rest of the UK[23]

Long Term Average Seasonal Temperature (1981-2010s) (°C)			
Season	Rochdale Weather Station	England North West and Wales North region	UK

[16] Met office (2021) Heavy and persistent rain, October 2021. Available at: Microsoft Word - 2021_06_october_rain.docx (metoffice.gov.uk). [Accessed 07/08/22].
[17] Manchester Evening News (2021) Heavy rain causes flooding on roads and motorways across Greater Manchester. Available at: Heavy rain causes flooding on roads and motorways across Greater Manchester - Manchester Evening News [Accessed 07/08/22].
[18] Met Office (2020) Storm Denis. Available at: 2020_03_storm_dennis.pdf (metoffice.gov.uk) [Accessed 07/08/22].
[19] Met Office, Press Office (Feb 2021) Snow moving in for many – February 2021. Available at: https://www.metoffice.gov.uk/binaries/content/assets/metofficegovuk/pdf/weather/learn-about/uk-past-events/interesting/2018/snow-and-low-temperatures-february-to-march-2018---met-office.pdf.
[20] ITV (2021) Travel disruption as heavy snow hits parts of northern England. Available at: Travel disruption as heavy snow hits parts of northern England | ITV News [Accessed 07/08/22].
[21] Met Office (2018) Snow and low temperatures February to March 2018. Available at: snow-and-low-temperatures-february-to-march-2018---met-office.pdf (metoffice.gov.uk) [Accessed 07/08/22].
[22] The Independent (2018) Storm Emma as it happened. Available at: https://www.independent.co.uk/news/uk/home-news/uk-weather-live-updates-storm-emma-snow-ice-forecast-flights-airports-roads-traffic-freezing-met-office-a8236006.html?page=3&jw_start=%7Bseek_to_second_number%7D [Accessed 07/08/22].
[23] Met Office (2010) UK climate averages. Available at: https://www.metoffice.gov.uk/research/climate/maps-and-data/uk-climate-averages/gcw2ymd6s [Accessed 07/08/22].

Summer (June, July, August)	15 °C	14.4 °C	14.4 °C
Winter (January, February, December)	3.9 °C	3.85 °C	3.7 °C

Maximum temperature for 1981-2010 measured up to 19 °C in summer and 6.7 °C in winter. For the 30-year period of 1991-2020 average maximum temperatures measured up to 20 °C in summer and 7 °C in winter. With single years exceeding these averages. A noteworthy extreme temperature event was:

- July 2022: The UK experienced a brief but unprecedented extreme heatwave from 16 to 19 July 2022, as hot air moved north from the near continent, with extreme temperatures recorded on both 18th and 19th. This heatwave marked a milestone in UK climate history, with 40°C being recorded for the first time in the UK, with a large past of England exceeding 37°C[24].
- March to April 2021: The UK experienced a brief spell of unusual warmth at the end of March with temperatures across England and Wales widely reaching 20 to 22°C. Many long-running stations recorded their warmest March day on record. The warmth of late March was followed by a cold plunge in early April as a brisk northerly airstream brought a cold Arctic Maritime airmass across the UK, accompanied by wintry showers.
- Summer 2018: The weather was warm, dry, and sunny with the UK under the influence of high pressure, particularly during June and July. This was the UK's warmest summer since 2006, the driest since 2003 and the sunniest since 1995[25].

Humidity

The relative annual average humidity in the site location is 76 to 78% and slightly higher in the surrounding areas (78 to 80%)[26].

Wind

North West England is amongst the more exposed parts of the UK, being relatively close to the Atlantic and containing large upland areas. The strongest winds are associated with the passage of deep areas of low pressure close to or across the UK. The frequency and strength of these depressions is greatest in the winter half of the year, especially from December to February, and this is when mean speeds and gusts (short duration peak values) are strongest. Noteworthy wind events include:

- February 2022: The most recent notable gale affecting the region was in February 2022, Storm Eunice. Wind speeds reached around 50mph in the area of the proposed site, with transport disrupted due to fallen lorries and trees[27]. Fallen trees also damaged buildings, and the storm caused damage to roofs on buildings such as homes, churches and the O2 arena in London[28].

[24] Met Office (2022) Unprecedented extreme heatwave, July 2022. Available at: https://www.metoffice.gov.uk/binaries/content/assets/metofficegovuk/pdf/weather/learn-about/uk-past-events/interesting/2022/2022_03_july_heatwave.pdf [Accessed 07/08/22].
[25] Met Office (2020) Summer 2018. Available at: https://www.metoffice.gov.uk/binaries/content/assets/metofficegovuk/pdf/weather/learn-about/uk-past-events/interesting/2018/summer-2018---met-office.pdf. [Accessed 07/08/22].
[26] Met Office (2020) UK climate averages, Average maps. Available at https://www.metoffice.gov.uk/research/climate/maps-and-data/uk-climate-averages/gcjujye83 [Accessed 07/08/22].
[27] Met Office (2022) Storms Dudley, Eunice and Franklin, February 2022. Available at: Microsoft Word - 2022_02_storms_dudley_eunice_franklin.docx (metoffice.gov.uk) [Accessed 07/08/22].
[28] ITV News (2022) Storm Eunice 2022: The impact of the worst winds in 30 years. Available at: https://www.itv.com/news/2022-02-17/storm-eunice-tracker-when-will-it-hit-my-region [Accessed 07/08/22]

- December 2021: Storm Barra brought strong winds and heavy rain across the UK from 7 to 8 December 2021[29].
- November 2021: Storm Arwen brought severe winds across the UK overnight for the 26 to 17 November, with the Met Office issuing a red weather warning[30]. The storm brought high winds and chaos on roads and motorways, with tree falls and house toppling being reported[31].

Sea level

The Scheme is located approximately 30 miles east from the Irish Sea. As the Scheme is a considerable distance from the major UK water bodies, variables associated with sea level and sea temperature are not considered relevant and have been scoped out of this assessment.

Future Baseline

The UKCP18[32] provide data on projected change in climate variables for the UK. Probabilistic projections for the 25km grid square where the Scheme is located have been used. A recently developed tool of the Climate Risk Indicators[33] by Nigel Arnell et al., has been used to infer this assessment. This tool allows for a range of climate related indicators (including but not limited to, Met Office Heatwaves and heat stress) developed using UKCP18, to be assessed.

The UKCP18 are the most up-to-date projections of climate change for the UK, providing projections until the end of the twenty-first century. UKCP18 includes probabilistic projections of a range of climate variables for different emissions scenarios, termed representative concentration pathways (RCPs) and for a range of time slices to the end of the century. The central (50th percentile) alongside the lower (10th percentile) and upper (90th percentiles) estimate projections are presented against baseline levels of 1981-2010s (based on model data). To address the full range of climate model uncertainty the results are provided as 50th (10th to 90th) percentiles.

RCP8.5 is a high emissions' scenario which combines assumptions about high population and relatively slow income growth with modest rates of technological change and energy intensity improvements.

The future baseline has been presented for the 2030s (2020-2049), the 2050s (2040-2069) and 2080s (2070-2099) to identify the anticipated climate conditions over the construction period and design life of the Scheme's key components[34] (refer to the scope of assessment below).

Precipitation

Climate change is projected to lead to wetter winters and drier summers although natural variation, including extreme events such as storms, heavy downpours and heatwaves, will continue to punctuate these trends. The projected changes to average summer and winter rainfall for the 2030s, 2050s and 2080s are summarised in Table 8.

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[29] Met Office (2021) Storm Barra, 7-8 December 2021. Available at: https://www.metoffice.gov.uk/binaries/content/assets/metofficegovuk/pdf/weather/learn-about/uk-past-events/interesting/2021/2021_08_storm_barra.pdf [Accessed 07/08/22].

[30] Met Office (2021) Storm Arwen, 26 to 27 November 2021. Available at: Microsoft Word - 2021_07_storm_arwen.docx (metoffice.gov.uk) [Accessed 07/08/22].

[31] Manchester Evening news (2021) Storm Arwen hits Greater Manchester covering back gardens, roads and beauty spots in snow. Available at: Storm Arwen hits Greater Manchester covering back gardens, roads and beauty spots in snow - Manchester Evening News [Accessed 07/08/22].

[32] Met Office (2019) UK Climate Projections. Available at: https://www.metoffice.gov.uk/research/approach/collaboration/ukcp/index [Accessed 07/08/22].

[33] Nigel Arnell (2021) The Climate Risk Indicators. Available at: https://uk-cri.org/ [Accessed 07/08/22].

[34] Information on the life of the Scheme (construction and operation) was provided by Adam Linard of 2110consult

Table 8- Projected change in mean summer and winter precipitation (%) for the 2030s, 2050s and 2080s, RCP8.5. The results are shown as 50th (10th-90th)

Season	2030s	2050s	2080s
Summer (June, July, August)	-9.8 (-24.2 to +5.7)	-19 (-36.8 to +1.3)	-29.4 (-48.7 to -6)
Winter (January, February, December)	+2.2 (-4.5 to +9)	+6.7 (-1.8 to +15.5)	+12.7 (+0.6 to +26.12)

Snow and ice

With regards to future changes, rising winter temperatures are likely to reduce the amount of precipitation that falls as snow in winter. Snowfall data is unavailable for the probabilistic projections (25km), however both the regional (12km) and the local (2.2km) show a decrease in both falling and lying snow across the UK for the period of 2061-2080 relative to the 1981-2000 baseline[35].

Temperature

In general, UKCP18 predicts that climate change is projected to lead to hotter summers and warmer winters. Table summarises the UKCP18 projections for changes in mean temperature for the Scheme location in the 2030s, 2050s and 2080s under RCP 8.5. For example, an increase in +1.2 degrees Summer temperatures in the 2030s at Rochdale Weather Station would equate to an average Summer temperature increase from 15 degrees to 16.2 degrees. This would equate to an average Summer temperature increase from 15 degrees to 19.4 degrees in the 2080s.

Table 9 - Projected change in mean summer and winter temperature (°C) for the 2030s, 2050s and 2080s RCP8.5.

Season	2030s	2050s	2080s
Summer (June, July, August)	+1.2 (+0.5 to +1.9)	+2.2 (+0.9 to +3.5)	+4.4 (+2 to +6.8)
Winter (January, February, December)	+0.9 (+0.1 to +1.8)	+1.6 (+0.6 to +2.8)	+3.0 (+1.3 to +4.9)

A heatwave is an extended period of hot weather relative to the expected conditions of the area at that time of year. A UK heatwave is defined as the maximum temperature above a region-specific threshold for at least three days. The present-day heatwave threshold for area of the scheme is 25°C[36]. The intensity, frequency and duration of heatwaves are projected to increase under future warming. The projected number of present-day heatwave events per year for the scheme is 1.7 (1.3 to 2.4) in the 2030s, 2.6 (1.5 to 4.3) in the 2050s and 4.6 (2.5 to 6) in the 2080s. Long periods of hot weather can pose threats to both people and infrastructure. The public realm space is made up of pedestrianised areas and a car park which can overheat and melt during heatwave events. In the UK, road melt occurs where temperatures exceed 25°C. The risk of road melt in days per year for the area of the scheme is 14.3 (10.7 to 19.6) in the 2030s, 21.3 (12.5 to 37) in the 2050s and 45.9 (20.5 to 76.9) in the 2080s.

[35] Met Office (2019) UKCP18 Factsheet: Snow. Available at: ukcp18-factsheet-snow.pdf (metoffice.gov.uk) [Accessed 07/08/22].
[36] Met Office (2021) What is a heatwave. Available at: https://www.metoffice.gov.uk/weather/learn-about/weather/types-of-weather/temperature/heatwave [Accessed: 29/07/22]

Hot weather can lead to serious health consequences such as heat stress. Heat stress is defined as the amount of evaporation (or perspiration) required as related to the maximum ability of the average person to perspire (or evaporate fluids from the body in order to cool themselves). As temperatures are projected to increase, the risk of heat stress in outdoor workplaces are projected to increase[37]. In this case, wet bulb global temperature (combining temperature and humidity) exceeding threshold of 25°C is used as a proxy for heat stress[38]. For the area of the scheme, the projected heat stress in days per year are 0.2 (0.1 to 0.3) in the 2030s, 0.5 (0.1 to 2) in the 2050s and 3.7 (0.5 to 11.7) in the 2080s.

Humidity

Projections for humidity anticipate an average decrease of approximately 2.8% (-4.5% to -1.5%) in the 2030s, and a decrease of 5.4% in the 2060s (-7.5% to -3.8%).

Wind

UKCP18 depicts a wide spread of future changes in mean surface wind speed, however, there is large uncertainty in projected changes in circulation over the UK and natural climate variability contributes much of this uncertainty[39]. It is therefore difficult to represent regional extreme winds and gusts within regional climate models[40].

Central estimates of change in mean wind speed for the 2050s are small in all ensembles runs (<0.2ms-1). A wind speed of 0.2ms-1 (approximately 0.4 knots) is small compared with the typical magnitude of summer mean wind speed of about 3.6–5.1ms-1 (7 – 10 knots) over much of England[41]. Seasonal changes at individual locations across the UK lie within the range of –15% to +10%.

In terms of storms, the analysis presented here is a summary of expected changes in storm patterns under a changing climate. A storm is defined by the Met Office as a wind event measuring 10 or higher on the Beaufort scale (equivalent to a wind speed of 24.5m/s or 55mph).

Studies[42] relating to future projections of storms suggest that climate driven storm changes are less distinct in the northern than southern hemisphere. However, such is the wide range of inter-model variation, robust projections of changes in storm track are not yet possible and there is low confidence in the direction of future changes in the frequency, duration or intensity of storms affecting the UK.

Sea level

Sea level rise has been scoped out of the assessment due to the distance of the Scheme from the coast.

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[37] Nassiri, P., Monazzam, M. R., Golbabaei, F., Farhang Dehghan, S., Shamsipour, A., Ghanadzadeh, M. J., & Asghari, M. (2020). Modeling heat stress changes based on wet-bulb globe temperature in respect to global warming. Journal of environmental health science & engineering, 18(2), 441–450. Available at: https://doi.org/10.1007/s40201-020-00472-1 [Accessed 28/06/2022]

[38] Arnell, N. W., Freeman, A., Kay, A. L., Rudd, A. C., & Lowe, J. A. (2021). Indicators of climate risk in the UK at different levels of warming. Environmental Research Communications, 3(9), 095005

[39] Brown, S., Boorman, P., McDonald, R., and Murphy. J. (2012) Interpretation for use of surface wind speed projections from the 11-member Met Office Regional Climate Model ensemble. Post-launch technical documentation for UKCP09. Met Office Hadley Centre, Exeter, UK. Crown copyright.

[40] Bengtsson, L., K. Hodges, and E. Roeckner, 2006: Storm tracks and climate change. Journal of Climate, 19, 3518-3543.

[41] Jenkins, G.J., Perry, M.C., and Prior, M.J. (2008). The climate of the United Kingdom and recent trends. Met Office Hadley Centre, Exeter, UK.

[42] Belcher, S., Slingo, J., Scaife, A., McCarthy, M., Saulter, A., McBeath, K., . . . Parry, S. (2014). The recent storms and floods in the UK. *Met Office* , 29

Scope of Assessment

The scope of the assessment includes the construction period and design life of the Scheme's key components as follows[43]:

- Construction (active for an approximate period of 3-4 years)
    - The construction site (including access road and temporary buildings such as offices);
    - Workers;
    - Materials; and
    - Plant and equipment (including fencing, drainage and lighting)
- Operation period (approx. 60 years), consisting of:
    - Buildings with the inclusion of office space with retail and leisure and residential apartments;
    - Public Realm which includes pedestrianised areas and car parking and vegetation; and
    - End users of the scheme.

Identification of Effect/s which are Not Significant

Table 10 identifies that impacts during construction can be scoped out of the EIA.

Table 10 Construction impacts to be scoped out

Effect	Impact of climate change on construction	Applicable Development Phase (C / O)	C	Receptor	Construction compound and construction workers
Discussion of Effect					
Increase in annual precipitation and extreme rainfall resulting in the potential impacts of: • Overwhelming of drainage infrastructure • Waterlogging of materials • Disruption to site access and delays to the construction process as a result of flooding High winds and storms resulting in the potential impacts of: • Increase in dust • Loss of materials • Risk to the safety of the surrounding environment • Risk to the safety of site workers Increase in temperature and heatwaves resulting in the potential impacts of: • Risk to health of site workers (e.g., dehydration, heat stress, sunstroke) • Overheating of plant and equipment • Drying out of materials					
Mitigation Committed to in order to Avoid or Reduce Effect					
The following measures – which may ensure that the construction site, compound and any associated storage areas are better prepared for extreme weather events and more resilient to climate hazards – are recommended in the CEMP/ESMP:					

[43] Information on the life of the Scheme (construction and operation) was provided by Adam Linard of 2110consult

• Ensuring that construction compound drainage (i.e., for surface water runoff) is in place and has sufficient capacity to cope with heavy rainfall events and that silt traps are in use and regularly emptied to ensure flows of water, to avoid flooding; • Sealing spoil heaps and stockpiles shortly after excavation and formation to preserve their profile and integrity of stability; • Covering spoil and material heaps in advance of predicted storms that are likely to include periods of high rainfall and/or high winds; • Minimising the material stockpiled by either using it as soon as possible or removing from Site, if reuse or redeployment is not an option. Where material is stockpiled on Site, this would be regularly inspected in advance, during, and following, extreme weather events (e.g., storms, and heatwaves); • Provide adequate rest, shade and Personal Protective Equipment (PPE) – such as hats and sun cream, and drinking water – for the workforce during periods of high temperature and high solar radiation; • Ensure welfare facilities have adequate shading and are cooled against excessive heat. • Adjusting the programme of work activities or scheduling daily working time to account for extreme weather conditions such as high winds, heavy precipitation and high temperatures, building additional contingency into the programme; • Switching-off machinery when not in use to avoid the risk of overheating; • Collect and store rainwater to support the supply of water (from mains) used for other supporting functions (e.g., washing/cleaning of machinery; irrigation for any planted areas); • Ensuring access roads used during construction are monitored, especially during periods of heavy rainfall and appropriate traffic management put in place to avoid areas of potential flooding. Local advice from the council or traffic authority regarding traffic management measures that may be required during times of extreme weather would be taken and implemented; and • Ensuring the management protocols of the construction team – including overall management and any civil works contractors employed – are able to be proactive to take action in advance of the forecasting of extreme weather events. Furthermore, management plans on site need to be flexible and adaptable during the construction process. They also need to be included in, and networked into, the existing emergency response plans at the region, County, town or project level – and generally aligned with any corporate/group/head office requirements of the proponent's construction management team.
Concluding Statement
It is expected that a CEMP will include the above measures in relation to potential climate risks to the construction phase. As such the construction phase has been scoped out of further assessment.

Vulnerability Assessment

In order to determine the receptors which should be scoped in and scoped out of further assessment, a vulnerability assessment has been undertaken (Table 11). The methodology used for the vulnerability assessment can be found in Appendix 2 – Vulnerability assessment methodology. The vulnerability assessment is based on the exposure and sensitivity of the Scheme to climate change. Exposure considers the current climate and the future projections identified in the Baseline Sections (Current Baseline and Future Baseline). The sensitivity in this case considers the impact of the climate on the specific receptors taking into account any preliminary design measures (where available). Receptors deemed to be of 'medium' and 'high' vulnerability would be scoped into further assessment.

Table 11 Vulnerability assessment

Receptor	VARIABLE		SENSITIVITY	EXPOSURE	VULNERABILITY
Construction site	Precipitation	Change in annual average	Low	Low	Low
Construction workers		Drought	Low	Low	Low
		Extreme precipitation events	Low	Medium	Low
	Temperature	Change in annual average	Low	Low	Low
		Extreme temperature events	Low	Medium	Low
	Wind	Gales and high winds	Low	Medium	Low
		Storms	Low	Medium	Low
	Humidity	Change in annual average	Low	Low	Low
		Evaporation			
Buildings	Precipitation	Change in annual average	Moderate	Medium	Medium
		Drought	Low	Medium	Low
		Extreme precipitation events	High	High	High
	Temperature	Change in annual average	Moderate	Medium	Medium
		Extreme temperature events	High	High	High

	Wind	Gales and high winds	High	High	High
		Storms	High	High	High
	Humidity	Change in annual average	Moderate	Medium	Medium
		Evaporation			
Public Realm	Precipitation	Change in annual average	Moderate	Medium	Medium
		Drought	High	Medium	Medium
		Extreme precipitation events	High	High	High
	Temperature	Change in annual average	Moderate	Medium	Medium
		Extreme temperature events	High	High	High
	Wind	Gales and high winds	High	High	High
		Storms	High	High	High
	Humidity	Change in annual average	Low	Medium	Low
		Evaporation			
End Users	Precipitation	Change in annual average	Low	Medium	Low
		Drought	High	Medium	Medium
		Extreme precipitation events	High	High	High

	Temperature	Change in annual average	Low	Medium	Low
		Extreme temperature events	High	High	High
	Wind	Gales and high winds	Moderate	High	Medium
		Storms	High	High	High
	Humidity	Change in annual average	Moderate	Medium	Medium
		Evaporation			

Identification of Effect/s which are Likely to be Significant

Precipitation – the Scheme may be sensitive to changes in average rainfall and extreme rainfall events. Flooding (pluvial or fluvial) may lead to flooding, potentially leading to deterioration of materials and increased maintenance requirements. Extreme rainfall events may also lead to destabilisation of soils and earthworks, potentially leading to disruption of the facility. Damp buildings can lead to mould growth resulting in health issues for End users. Prolonged dry periods may lead to drying out and cracking of earthworks and soils.

Temperature – Buildings are sensitive to extreme temperatures. High temperatures may cause damage to paved surfaces, including potential melting and deformation of surface asphalt as well as more rapid deterioration of materials and associated ancillary components, such as safety barriers and signage. Soil stability can be reduced as a result of extreme temperatures and drought which can causes soils to dry out and crack and lose integrity. High temperatures can impact end users (e.g., reduction in thermal comfort, lack of concentration and reduction in productivity)

Humidity – increases in humidity can affect the moisture content of materials in public realm spaces and buildings leading to deterioration and increase maintenance requirements, and further impacting end users.

Wind – high winds and storms can affect the stability of above-ground infrastructure and hasten material degradation due to wind-driven rain infiltration. Carpark users and pedestrians may also be sensitive to high winds and associated ancillary components such as signage or signals could also be damaged by high winds or lightning strike.

Based on the Vulnerability assessment, the climate variables which are likely to be significant to the above discussed potential effects are identified in Table 12.

Table 12 Climate Variables and receptors scoped into further assessment

Climate Variable	Receptor	Applicable Development Phase (C / O)
Precipitation – Change in Annual Average	Buildings	O
	Public Realm	O
Precipitation – Extreme precipitation events	Buildings	O
	Public Realm	O
	End Users	O
Precipitation - Drought	Public Realm	O
	End Users	O
Temperature – extreme temperature events	Buildings	O
	Public Realm	O
	End Users	O

Temperature - change in annual average	Buildings	O
	Public Realm	O
Wind – Gales and high winds	Buildings	O
	Public Realm	O
	End Users	O
Wind – Storms	Buildings	O
	Public Realm	O
	End Users	O
Humidity	Buildings	O
	End Users	O

Assessment Methodology for Likely Significant Effects

The assessment at the ES stage will be undertaken using an approach based on the IEMA guidance, DMRB LA 114 and professional judgement.

In the ES, the significance of effects of changes in (scoped in) climate variables on receptors will be identified for the operation phase only (as the construction phase has been scoped out above). The significance of effects is determined by considering the likelihood and consequence of potential impacts associated with changes in climate variables on Scheme receptors occurring. Likelihood and consequence are qualitatively assessed using the descriptions in Table 1313 and

Table 14. These descriptions have been developed using professional judgement and informed by relevant guidance.

The assessment of likelihood and consequence (and therefore significance) takes into account embedded mitigation. Embedded mitigation will be identified at the ES stage through consultation with the project design team.

Table 13 - Consequence definitions

Measure of consequence	Description
Negligible	No building and infrastructure damage, minimal adverse effects on health, safety and the environment or financial loss. Little change to service and disruption lasting less than 1 day.
Minor adverse	Localised building and infrastructure disruption, or loss of service. No permanent damage, minor restoration work required: disruption lasting less than 1 day. Small financial losses and/or slight adverse health or environmental effects.
Moderate adverse	Limited building and infrastructure damage and loss of service with damage recoverable by maintenance or minor repair. Disruption lasting more than 1 day but less than 1 week. Moderate financial losses. Adverse effects on health and/or the environment.
Large adverse	Extensive building and infrastructure damage and severe loss of service. Disruption lasting more than 1 week. Early renewal of infrastructure 50-90%. Permanent physical injuries and/or fatalities. Major financial loss. Significant effect on the environment, requiring remediation.
Very large adverse	Permanent damage and complete loss of service. Disruption lasting more than 1 week. Early renewal of infrastructure >90%. Severe health effects and/or fatalities. Extreme financial loss. Very significant loss to the environment requiring remediation and restoration.

Table 14 - Likelihood definitions

Measure of likelihood	Description
Very high	The event occurs multiple times during the lifetime of the project e.g., approximately annually.
High	The event occurs several times during the lifetime of the project e.g., approximately once every five years.
Medium	The event occurs limited times during the lifetime of the project e.g., approximately once every 15 years.
Low	The event occurs occasionally during the lifetime of the project e.g., once in 60 years.
Very low	The event may occur once during the lifetime of the project.

Significance Criteria

The likelihood and consequence are combined to assess the significance of effects on receptors, as shown in **Table** . The assessment will be qualitative and based on expert judgment, knowledge of similar schemes, engagement with the wider Project Team and a review of relevant literature.

Table 15 – Significance rating matrix

Likelihood	Consequence of hazard occurring				
	Negligible	Minor adverse	Moderate adverse	Large adverse	Very large adverse
Very High	Not significant	Significant	Significant	Significant	Significant
High	Not significant	Significant	Significant	Significant	Significant
Medium	Not significant	Not significant	Significant	Significant	Significant
Low	Not significant	Not significant	Not significant	Significant	Significant
Very Low	Not significant	Not significant	Not significant	Significant	Significant

In-combination Climate Change Impact Assessment

There is the potential that climate change will exacerbate or ameliorate the potential effects identified within each of the environmental topics. The in-combination climate change impact (ICCI) assessment considers the combined impact of the Scheme and future climate on receptors in the surrounding environment. The in-combination climate impacts will be assessed at the ES stage.

Limitations and Assumptions

To ensure transparency within the EIA process, the following limitations and assumptions have been identified:

- There is currently no agreed industry methodology that should be applied for assessing the vulnerability under the EIA Regulations. Therefore, an approach has been developed and applied in this assessment based on existing best practice and our extensive project experience.
- The UKCP18 projections have been used to infer future changes in a range of climate variables that may affect the vulnerability of the Scheme to climate change. At the time of writing, these represent the most up-to-date representation of future climate in the UK.
- The Climate Risk Indicators, developed as part of the UK Climate Resilience Programme, has been used to infer this assessment. As such there are inherited limitations and uncertainties within the data. Further information on the methodology used to produce this data can be found in Arnell, et al., (2021) Changing climate risk in the UK: a multi-sectoral analysis using policy-relevant indicators. Climate Risk Management 31, 100265 10.1016/j.crm.2020.100265
- There are inherent uncertainties associated with climate projections and they are not predictions of the future. It is possible that future climate will differ from the future baseline climate against which the resilience of the Scheme has been assessed, depending on global emissions over the next century. A 'high' emissions scenario (RCP 8.5) using the 2080s time slice (2070–2099, the longest temporal scale available through UKCP18) has been used to develop the baseline against which resilience has been assessed. This is consistent with the precautionary principle (i.e., 'worst case' scenario).
- Any further research, analysis or decision-making should take account of the accuracies and uncertainties associated with climate projections. It is also important to note that the analysis is based on selected observational data, the results of climate model ensembles and a selected range of existing climate change research and literature available at the time of assessment. Any future decision-making based on this analysis should consider the range of literature, evidence and research available at that time and any changes to this

Deloitte.

Appendix 1 – Legislative Context, Technical Guidance and Best Practice associated with the GHG EIA assessment

Legislative context

The applicable legislative context for the GHG assessment of the Proposed Development comprises:

- **Climate Change Act 2008 (2050 Target Amendment) Order 2019**[44,45]: The Climate Change Act 2008 sets targets for reducing the UK's impacts on climate change and the need to prepare for its impacts. The Act sets a target of 80% CO_2 emissions reduction by 2050 (against a 1990 baseline) and sets interim targets to ensure progress towards this target. The Act also requires a Climate Change Risk Assessment to be used to assess the risks from the impact of Climate Change to the UK. The first UK Climate Change Risk Assessment (CCRA) was presented to Parliament in an Evidence Report in 2012, with the second presented in 2017. The overall aim of the Evidence Report is to assess the urgency of further action to tackle current and future risks, and realise opportunities, arising for the UK from climate change. The Act also requires the production of a National Adaptation Plan for the UK Government to implement to be ready for the challenges of climate change.
- **Planning and Energy Act 2008**[46]: The Planning and Energy Act 2008 enables local planning authorities in England and Wales to set requirements for energy use and energy efficiency by including policies in local plans imposing reasonable requirements for the use of energy from renewable sources and low carbon energy. The Act enables local planning authorities to ensure that development in the area complies with energy efficiency standards that exceed the energy requirements for building regulations.
- **Carbon Budgets 2021**[47]: Carbon Budgets place restrictions on the amount of GHG the UK can emit over a five-year period. The UK is the first country to set legally binding carbon budgets. Every tonne of GHG emitted between now and 2050 will be counted towards the budget. If emissions rise in one sector, the UK will have to reduce emissions in another sector to balance the budget. The carbon budget for the fifth budgetary period covering 2028 to 2032 was at 1,725 $MtCO_2e$. The current, sixth carbon budget for the period of 2033-2037 has been set at 965 $MtCO_2e$.
- **The Carbon Plan**[48]: Delivering our Low Carbon Future (2011): The Plan sets out how the UK will achieve decarbonisation within the framework of its energy policy to make the transition to a low carbon economy while maintaining energy security and minimising costs to consumers, particularly those in the poorer households. The document envisions to cut down emissions from various sectors including buildings, transport, industry, electricity, and agriculture through greater energy efficiency and use of low carbon technology.
- **National Planning Policy Framework 2019**[49]: The National Planning Policy Framework (NPPF) 2019 sets out the Government's Planning Policies for England and how these are to be applied. Guidance relating

[44] HM Government. (2019). *Climate Change Act 2008 (2050 Target Amendment) Order 2019*. Available at: https://www.legislation.gov.uk/ukdsi/2019/9780111187654 [Accessed 03/08/22]
[45] HM Government. (2008). *Climate Change Act 2008.* Available at: https://www.legislation.gov.uk/ukpga/2008/27/contents [Accessed 03/08/22]
[46] HM Government. (2008). *Planning and Energy Act 2008*. Available at: https://www.legislation.gov.uk/ukpga/2008/21/contents [Accessed 03/08/22]
[47] HM Government. (2021). *The Carbon Budgets Order 2021*. Available at: https://www.legislation.gov.uk/ukdsi/2021/9780348222616 [Accessed 03/08/22]
[48] Department of Energy and Climate Change UK. (2011). The Carbon Plan: Delivering Our Low Carbon Future. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/47613/3702-the-carbon-plan-delivering-our-low-carbon-future.pdf [Accessed 03/08/22]
[49] Ministry of Housing, Community and Local Government. (2021). National Planning Policy Framework. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf [Accessed 03/08/22]

to the reduction of Greenhouse Gases is set out in Section 14 "Meeting the Challenge of Climate Change, Flooding and Coastal Change'. Within paragraph 8, it is stated that the purpose of the planning system is to contribute to the achievement of sustainable development, which includes economic, social, and environmental dimensions. The policies set out in paragraph 8, 20, 148, 150 and 154 all support the reduction of GHG emissions.

- Manchester City Council Climate Change Action Plan 2020-2025[50]: The Climate Change Action Plan (CCAP) of the Manchester City Council has a target to reduce direct emissions of CO_2 by 50% over the five-year period up to 2025. To achieve this, the Council aims to reduce its emissions by 13% every year, for five years. The CCAP also sets a carbon budget of 119,917 tonnes of CO_2 for the five-year period of 2020-25, calculated using science-based targets. Within this, the carbon budget for 2020-21 is 31,080 tonnes and that for 2021-22 is 27,056 tonnes.

Building Regulations

The applicable building regulations for the assessment of the Proposed Development comprise:

- The Building Regulations 2010, Approved Document L1A: conservation of fuel and power in dwellings, 2021 edition with 2016 amendments[51]; and
- The Building Regulations 2010, Approved Document L1A: conservation of fuel and power in buildings other than dwellings, 2021 edition with 2016 amendments[52]

The Building Regulations Part L governs the conservation of fuel and power in both new construction and refurbishment of the England and Wales building stock. Compliance with the Building Regulations is a regulatory requirement for all new developments[53]. Carbon emissions of a development comparative to compliance with Part L is the key performance indicator for achieving many carbon targets.

Guidance and Best Practice

The guidance and best practice relevant to the GHG assessment are listed below:

- Environmental Impact Assessment Guide to Assessing Greenhouse Gas Emissions and Evaluating their Significance (IEMA) 2022[54]: The guidance aims to assist GHG practitioners with undertaking GHG emissions assessments, identifying mitigation and reporting within statutory and non-statutory EIA.
- RIBA 2030 Climate Change Targets version 2 (2021)[55]: The Royal Institute of British Architects (RIBA) has developed voluntary performance targets for operational energy use, water use and embodied carbon.

[50] Manchester City Council. (2022). *Manchester City Council Climate Change Action Plan 2020-2025.* Available at: https://www.manchester.gov.uk/info/500002/council_policies_and_strategies/3833/zero_carbon_manchester/3. [Accessed 05/08/22]

[51] HM Government. (2021). The Building Regulations 2010, Approved Document L1A: conservation of fuel and power in dwellings, 2021 edition with 2016 amendments. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1082462/ADL1_revised.pdf [Accessed 05/08/22]

[52] HM Government. (2021). The Building Regulations 2010, Approved Document L1A: conservation of fuel and power in buildings other than dwellings, 2021 edition with 2016 amendments. Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1082463/ADL2_revised.pdf [Accessed 05/08/22]

[53] Part L states the methodology for calculation of building emission rates (regulation 24), thereby setting a target CO2 emission rate for the building using the Government's Standard Assessment Procedure (Appendix R). The regulations, hence, aid in achieving the carbon targets stated in the UK Carbon Budgets and RIBA 2030 climate change targets. The specific carbon targets have been stated in the GHG assessment methodology.

[54] Institute of Environmental Management and Assessment. (2022). Environmental Impact Assessment Guide to Assessing Greenhouse Gas Emissions and Evaluating their Significance. [Accessed 05/08/22]

[55] Royal Institute of British Architects. (2021). RIBA 2030 Climate Challenge version 2. Available at: https://www.architecture.com/about/policy/climate-action/2030-climate-challenge/resources [Accessed 05/08/22]

The performance targets align with the future legislative horizon of the UK and set out a trajectory to achieve significant reductions necessary by 2030 to make net zero carbon a realistic prospect from the whole UK building stock by 2050.

- National Planning Practice Guidance on Climate Change[56]: The guidance advises how to identify suitable mitigation and adaptation measures in the planning process. This would require robust evaluation of future emissions from different sources at the local authority level to make informed emission reduction decisions.

[56] Ministry of Housing, Community and Local Government. (2021). National Planning Practice Guidance on Climate Change. Available at: https://www.gov.uk/government/collections/planning-practice-guidance [Accessed 05/08/22]

Appendix 2 – Vulnerability Assessment Methodology

The DMRB LA 114 and IEMA guidance have been used to infer this assessment.

- The IEMA EIA Guide to: Climate Change Resilience and Adaptation outlines that the scoping stage should identify the key climatic variables relevant to the project in question and the likely effects; however, it is not prescriptive in how this should be undertaken.
- The DMRB LA 114 outlines that scoping ought to focus on the identification of any likely significant climate changes and likely project exposure to these changes to identify vulnerable elements of a project that require further assessment.

In order to identify the vulnerable Scheme elements, a sensitivity and exposure assessment has been undertaken.

The 'vulnerability' of a project to climate change is the degree to which the Scheme and its receptors, including users, is susceptible to, and unable to cope with, the adverse effects of climate change. Vulnerability is a function of:

- 'Sensitivity': the degree to which the Scheme and receptors may be affected (adversely or beneficially) when exposed (below) to climate variability or the change in the resulting geophysical (e.g., flooding) hazards. In this assessment, sensitivity is based on literature review and expert judgement and rated as high, medium or low; and
- 'Exposure': i.e., the nature and degree to which the Scheme and receptors are exposed to significant variations in climate variables and hazards. In this assessment, exposure is based on the baseline information presented above and rated as high, medium or low.

The vulnerability of receptors to climate variables is determined from the combination of the sensitivity and exposure ratings, using the matrix shown in Table A2.1. At this point, climate variables in the construction and operation phase to which the Project is likely to have a Low vulnerability to are scoped out of further assessment. Climate variables in the construction and operation phase to which the Project is likely to have a medium or high vulnerability to are taken forward for further assessment at the next stage.

This is a qualitative assessment informed by expert opinion and supporting literature.

Table A2.1 Vulnerability matrix

SENSITIVITY	EXPOSURE		
	Low	Medium	High
Low	Low vulnerability	Low vulnerability	Low vulnerability
Moderate	Low vulnerability	Medium vulnerability	Medium vulnerability
High	Low vulnerability	Medium vulnerability	High vulnerability

Sensitivity

Table A2.2 Sensitivity Assessment (Assumed mitigation measures have been implemented)

Climate Variables		Sensitivity of Scheme Components				
		Construction*		Operation		
		Construction Site	Construction workers	Buildings	Public Realm	End users
Precipitation	Change in annual average	Low	Low	Moderate	Moderate	Low
	Drought	Low	Low	Low	High	High
	Extreme precipitation events	Low	Low	High	High	High
Temperature	Change in annual average	Low	Low	Moderate	Moderate	Low
	Extreme temperature events	Low	Low	High	High	High
Wind	Gales and high winds	Low	Low	High	High	Moderate
	Storms	Low	Low	High	High	High
Relative Humidity	Change in annual average	Low	Low	Moderate	Low	Moderate
	Evaporation	Low	Low	Moderate	Low	Moderate

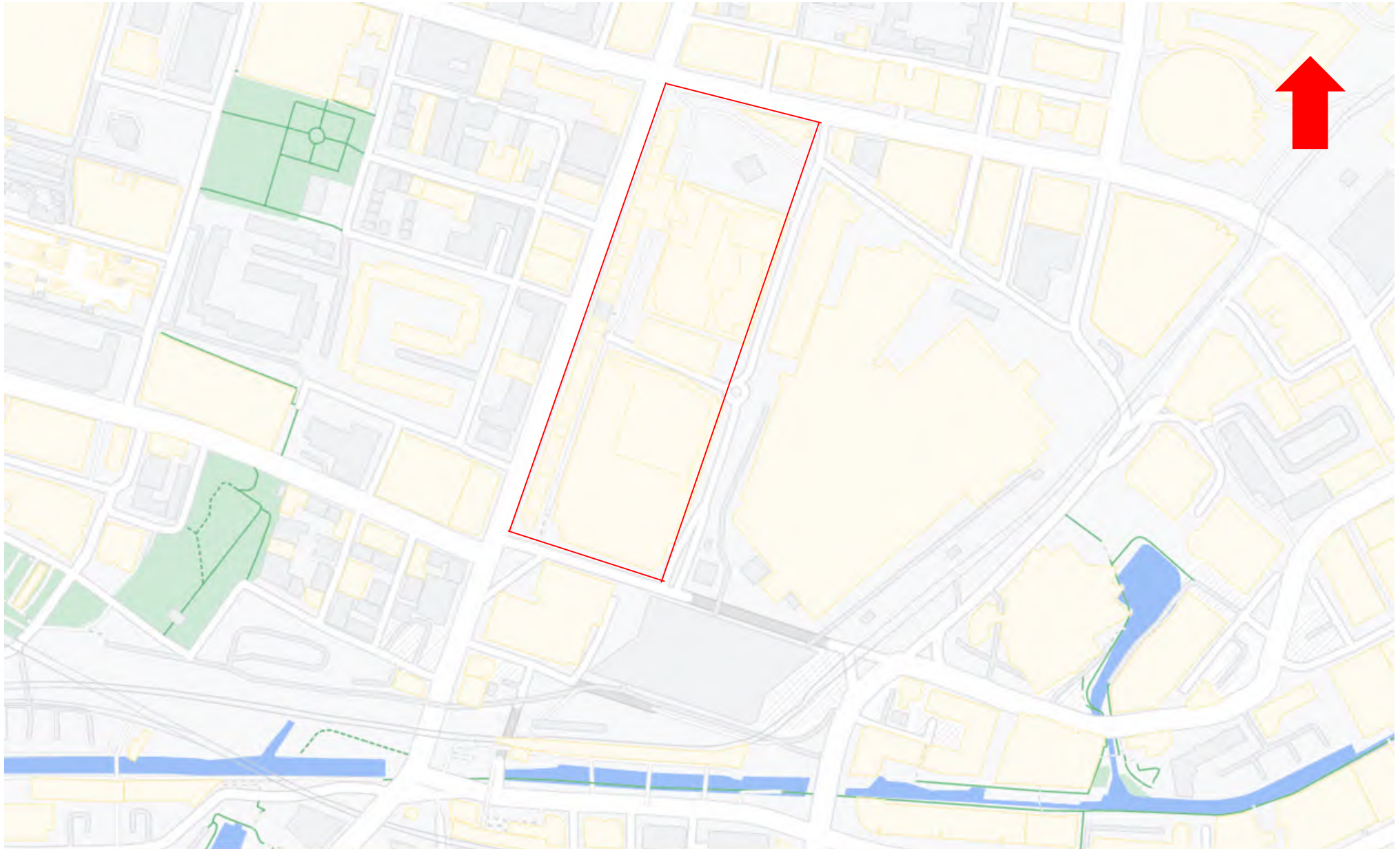
Exposure

Based on the baseline climate and climate change information presented, **Error! Reference source not found.** A2.3 summarises the exposure of the Scheme elements to change in climate variables.

Table A2.3 Exposure assessment

Climate Variable		Construction phase	Operation phase
Precipitation	Change in annual average	Low	Medium
	Drought	Low	Medium
	Extreme precipitation events	Medium	High
Temperature	Change in annual average	Low	Medium
	Extreme temperature events (cold snaps, heatwaves)	Medium	High
Wind	Gales and high winds	Medium	High
	Storms	Medium	High
Humidity	Change in annual average	Low	Medium
	Evaporation	Low	Medium

Appendix A – Location Plan



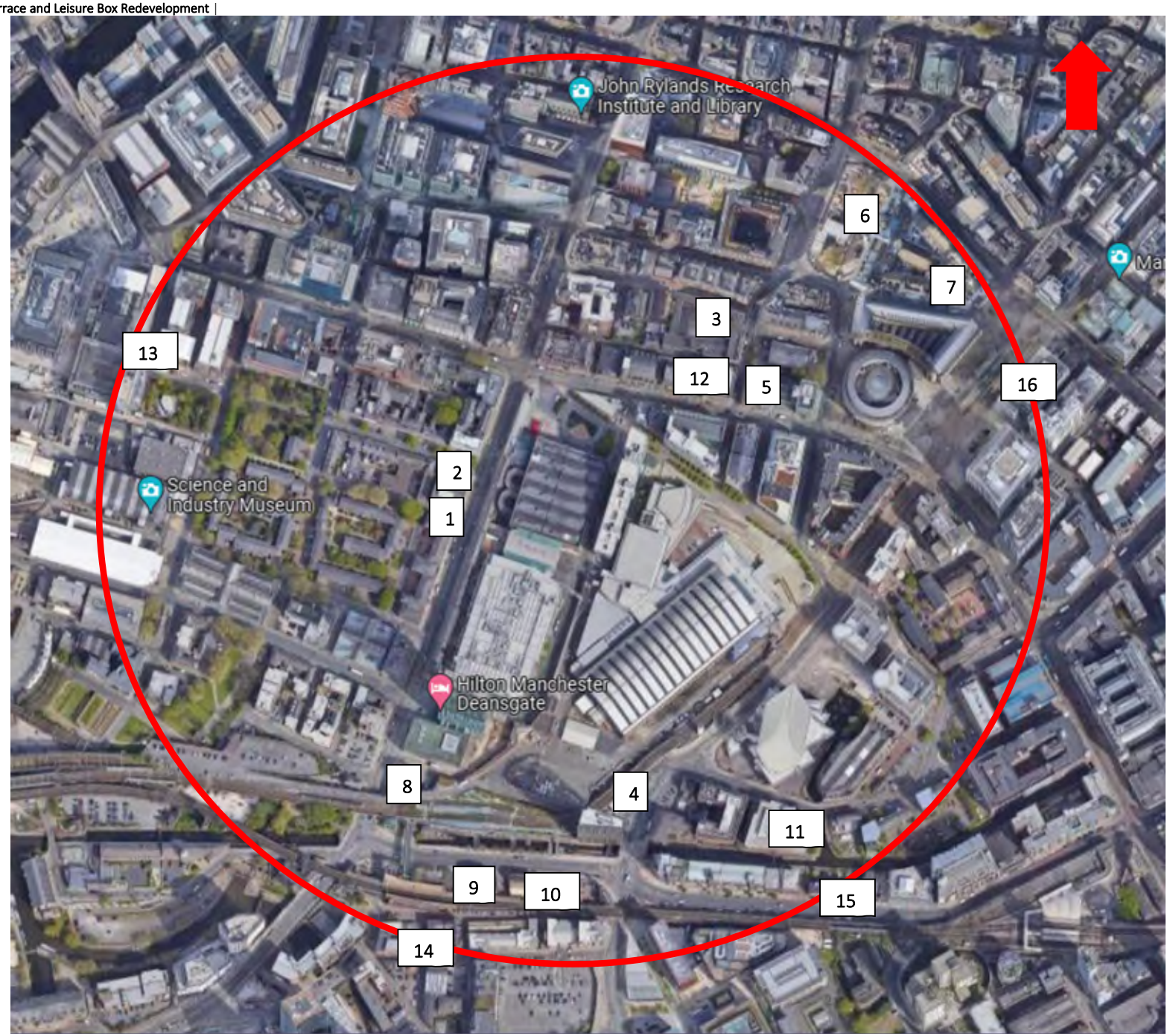
Appendix B – Committed Developments

Application Number	Application Reference	Description	Status	Implemented
1.	132376/FO/2021	274 Deansgate - Proposed two storey roof extension to provide additional office floorspace (Use Class E (g), along with ancillary works to the ground floor and basement levels, and removal and replacement of plant	Approved 03 Mar 2022	No (as of 27/07/22)
2.	120062/FO/2018	3 St Johns - Change of use of the existing ground plus two-storey building (but excluding the ground floor A1 retail unit and D1 Clinic) and development of an additional two storey roof level extension, and external improvements, to create no.11 residential apartments (Class C3), with storage provision at basement level.	Approved 23 August 2018	Not implemented (as of 27/07/22)
3.	114664/FO/2016	St Michaels - Partial demolition of existing buildings. Development up to 171.6m AOD comprising residential (Use Class C3), offices (Use Class B1), hotels (Use Class C1), place of worship (Use Class D1) and leisure/food and drink uses (Classes A1, A3, A4, A5 and D2). Creation of public spaces and new public realm, provision of basement car parking, highway alterations, landscaping and associated works.	Approved 20 June 2018	07/07/2022
4.	115871/FO/2017	Viadux - Erection of a 40-storey building to form 375 residential apartments (Use Class C3a) and the erection of a 14-storey building for form offices (Use Class B1) (31,756 sqm) together with ground floor commercial space (Use Class A1, A3 or A4) (1010 sqm) with associated enclosed service yard, public realm including staircase and lift to connect with viaduct, car and le parking, landscaping and other associated works	Approved 27 July 2017	28/10/2017
5.	125533/FO/2019	47 Peter Street - Change of use of upper floors from office (Use Class B1) to hotel (Use Class C1), installation of mezzanine floor at third floor level, partial removal of staircase, reconfiguration of ground floor entrance area to facilitate hotel use, installation of skylights and new stairs, refurbishment, internal alterations, and other associated development.	Approved 18 Dec 2022	16/02/2022

Application Number	Application Reference	Description	Status	Implemented
6.	124918/VO/2019	Albert Square - Refurbishment and expansion of Albert Square public realm, including its continued use for temporary events and activities throughout the year; works to include: the installation of a new surface water drainage scheme, removal of existing trees and replacement tree planting and soft landscaping; installation of new lighting columns, wayfinding signage and street furniture; creation of new sloped access to the Town Hall entrances; highways and servicing access works, and associated works.	Approved 23 Jan 2020	25/03/2021
7.	119106/LO/2018	Town Hall - LISTED BUILDING CONSENT for Internal and external intrusive surveys to the Grade I Listed Old Town Hall in order to inform the Our Town Hall Project to include intrusive survey works within Albert Square adjacent to the Grade II Listed Frasers Statue, the Grade II Listed Jubilee Fountain, the Grade II Listed Brights Statue, the Grade I Listed Albert Memorial, the Grade II Listed Heywoods Statue and the Grade II Listed Gladstones statue.	Approved 18 Apr 2018	01/2021
8.	125804/FO/2019	325 – 327 Deansgate - Demolition of existing buildings and structures on-site and erection of 22-storey building comprising apart-hotel (Use Class C1) with flexible commercial uses at ground floor and within existing viaduct arches (Use Class A1, A2, A3, A4, D2), access, landscaping and other associated works	Approved 26 June 2020	Not implemented (as of 27/07/2022)
9.	126308/FO/2020	Travelodge Deansgate Locks - The demolition of 2 to 4 Whitworth Street West and the construction of a mixed-use building, comprising flexible units for retail, food and drink use at ground floor level with a hotel at upper storeys, together with associated landscaping, servicing, cycle parking and other associated works.	Approved 18 Dec 2020	Not implemented (as of 27/07/2022)
10.	111003/FO/2016/C1	Vision - Demolition of existing building at 10 - 12 Whitworth Street West, and redevelopment of the site for a new 35 storey residential building (Use Class C3) comprising 327 apartments, with associated residents' services, facilities and communal spaces: servicing, highways, public realm and associated works.	Approved 11 Apr 2016	Groundworks 07/06/2022
11.	129081/FO/2021	70 Great Bridgewater Street - Partial demolition and reconfiguration of 70 Great Bridgewater Street to create a new office building (Use Class E), including the replacement of building facades, a 2-storey rooftop extension and alterations to the internal layout including the infilling of the central atrium, servicing and cycle parking, access and associated works.	Approved 23 Apr 2021	17/05/2022

Application Number	Application Reference	Description	Status	Implemented
12.	133282/LO/2022	Freetrade Exchange - Refurbishment and alteration works to office building comprising the reconfiguration of main entrance and expansion of reception area, use of lower ground floor as a bar (sui generis), removal of glazed canopy over main entrance, infill of enclosed area at 5th floor level (creating 37 sqm Use Class E(g)(i) office space), replacement of existing glazed entrance screen; repainting of modern ground floor feature western elevation, guardrails, and window frames; replacement of external lighting and removal of redundant lighting; installation of platform lifts; removal of car lift, roller shutter door and louver to vehicle entrance to north elevation of building and creation of additional glazed entrance and reception; installation of upgraded toilet facilities; use of basement for bike store, gym, sauna, changing facilities, toilets and showers ancillary to existing office use of building; other internal works to enable enhancement of internal spaces; removal of redundant plant to roof level and installation of new plant and PV panels	Awaiting Determination	n/a
13.	118040/FO/2017	Old Granada Studios - Part redevelopment and part refurbishment of the site, following demolition of existing buildings and structures, including the Annex Building fronting Atherton Street, the Administration Block and Security Lodge fronting Quay Street, Mechanical Workshop areas and Stores to the rear of Studio 8, former Staff Welfare Suite to the rear of Studios 2 and 6, to allow the erection of 10 storey residential and office building (use Class C3 / B1) comprising 22 residential units with rooftop pool, ground floor retail units (Use Class A1, A2 or A3) and amenity space; conversion of Studios 2, 6, 8 and 12 to event spaces and filming studios (Sui Generis); conversion of the existing Granada House building into a hotel (Use Class C1) with associated private members club (Sui Generis); restaurant and cafe use (Use Class A3) and drinking establishment uses (Use Class A4); erection of a new single storey rooftop bar / restaurant associated with the hotel and private members club; erection of 4 storey modular office building the rear of Granada House; inclusion of a Combined Heat and Power (CHP) Energy Centre; creation of temporary car parking to the rear of Granada House; works associated with access and servicing of the wider development, and associated public realm and landscaping works. | Granada House Atherton Street Manchester M3 3GS	Approved 16 May 2018	21/05/2020
14.	128433/FO/2020	One Commercial Street - Proposed development of seven townhouses on current brownfield site	Approved 5 March 2021	Not implemented (as of 27/07/2022)

Application Number	Application Reference	Description	Status	Implemented
15.	118033/P3OPA/2017 & 128804/FO/2020	Barclay House - Notification for Prior Approval for a Proposed Change of Use of building (excluding basement) from Office Use (Class B1 (a)) to a provide 90 no. residential apartments (Use Class C3)	Approved 31 January 2018	04/02/2019
16.	118398/FO/2017	79 Moseley Street - Creation of 1 x basement unit for A1 (retail), A3 (restaurants/cafes), A4 (drinking establishments), B1 (offices) and 1 x ground floor unit for A1 (retail), A3 (restaurants/cafes), A4 (drinking establishments) with offices (Class B1) above (floors 1 to 5) following refurbishment of building to include internal demolition works, excavation works to create a level basement, construction of replacement floors and associated internal structure, mansard roof extension, roof-top plant, refurbishment of the facade and windows and exposure / reinstatement of original shop frontage (77a Mosley Street) and associated works	Approved 28 June 2018	14/03/2020

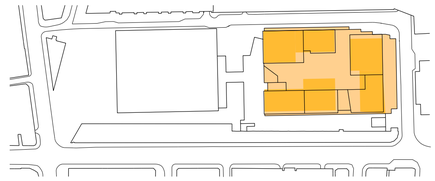

John Rylands Research Institute and Library
Science and Industry Museum
Hilton Manchester Deansgate
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Appendix C – Building Locations

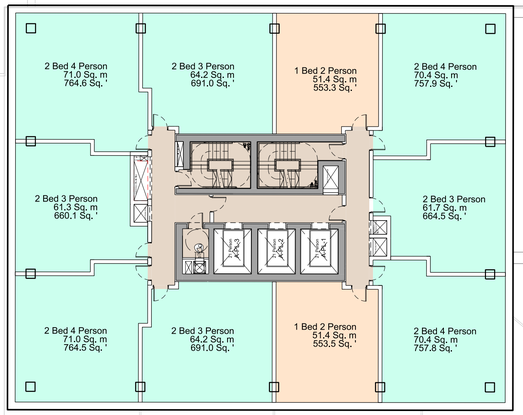
KEY:

- Existing tenants
- Retail
- BOH circulation/ plant/ refuse
- Two bed apartment
- Apartment amenity space
- Residential circulation
- Food and beverage
- One bed apartment
- Three bed apartment
- Area within dashed line is an assumed layout. No survey information available.

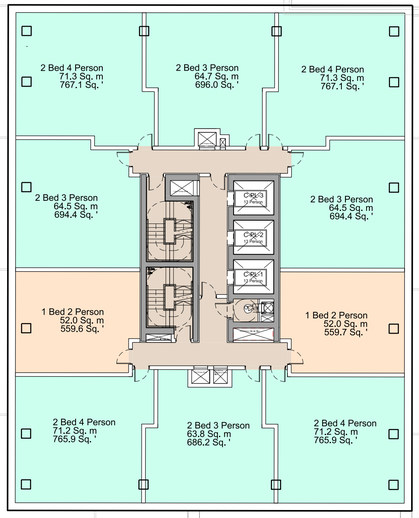
KEY PLAN:



BUILDING A



WATSON STREET



BUILDING C

GREAT BRIDGEWATER STREET

BUILDING B

This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NOTE:

NORTH

Rev	Date	Description
P01	09-03-2022	First Issue
P02	10-06-2022	Interim Issue

Project Title
Great Northern

Drawing Title
General Arrangement
Leisure Box - Proposed Typical 1
Levels 15-20

Job No
10422

Scale
1:200 @ A1

Status
Preliminary

Drawing No
10422-SHP-Z4-A-G200-PL-TY-001

Revision
P02

simpsonhaugh

MANCHESTER
Riverside, 4 Commercial St
Manchester M15 4RQ
+44 (0)161 835 2345
www.simpsonhaugh.com

LONDON
5-8 Roberts Place
London EC1R 0BB
+44 (0)20 7549 4000
mail@simpsonhaugh.com

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Appendix D – Methodology for Determining Impact Magnitude

Table 1 – Magnitude of Impact matrix

Magnitude of Impact	Criteria for assessing impact
Major	Total loss or major/substantial alteration to key element/features of the baseline (pre-development) conditions such that the post development character/composition/attributes will be fundamentally changed.
Moderate	Loss or alteration to one or more key elements/features of the baseline conditions such that post development character/composition/attributes of the baseline will be materially changed.
Minor	A minor shift away from baseline conditions. Change arising from the loss/alteration will be discernible/detectable but not material. The underlying character/composition/attributes of the baseline condition will be similar to the pre-development circumstance/situation.

The sensitivity of a receptor is based on relative importance of the receptor using the scale in the table below:

Table 2 - Methodology for Determining Sensitivity

Sensitivity	Examples of receptor
High	The receptor/resource has little ability to absorb change without fundamentally altering its present character, or is of international or national importance.
Moderate	The receptor/resource has moderate capacity to absorb change without significantly altering its present character, or is of high importance.
Low	The receptor/resource is tolerant of change without detriment to its character, is of low or no local importance.

The significance of an environmental impact is determined by the interaction of magnitude and sensitivity, whereby the impacts can be positive or negative. The impact Significance Matrix is set out in the table below.

Table 3 - Impact Significance Matrix

Magnitude	High	Sensitivity Moderate	Low
Major	Major Adverse/Beneficial	Major - Moderate Adverse -Beneficial	Moderate - Minor Adverse -Beneficial
Moderate	Major Adverse/Beneficial	Moderate Adverse – Beneficial	Minor Adverse/Beneficial
Minor	Minor Adverse/Beneficial	Minor Adverse/Beneficial	Negligible
Negligible	Negligible	Negligible	Negligible

Appendix E – Archaeological Assessment

University of Salford MANCHESTER
1967-2017 50 YEARS

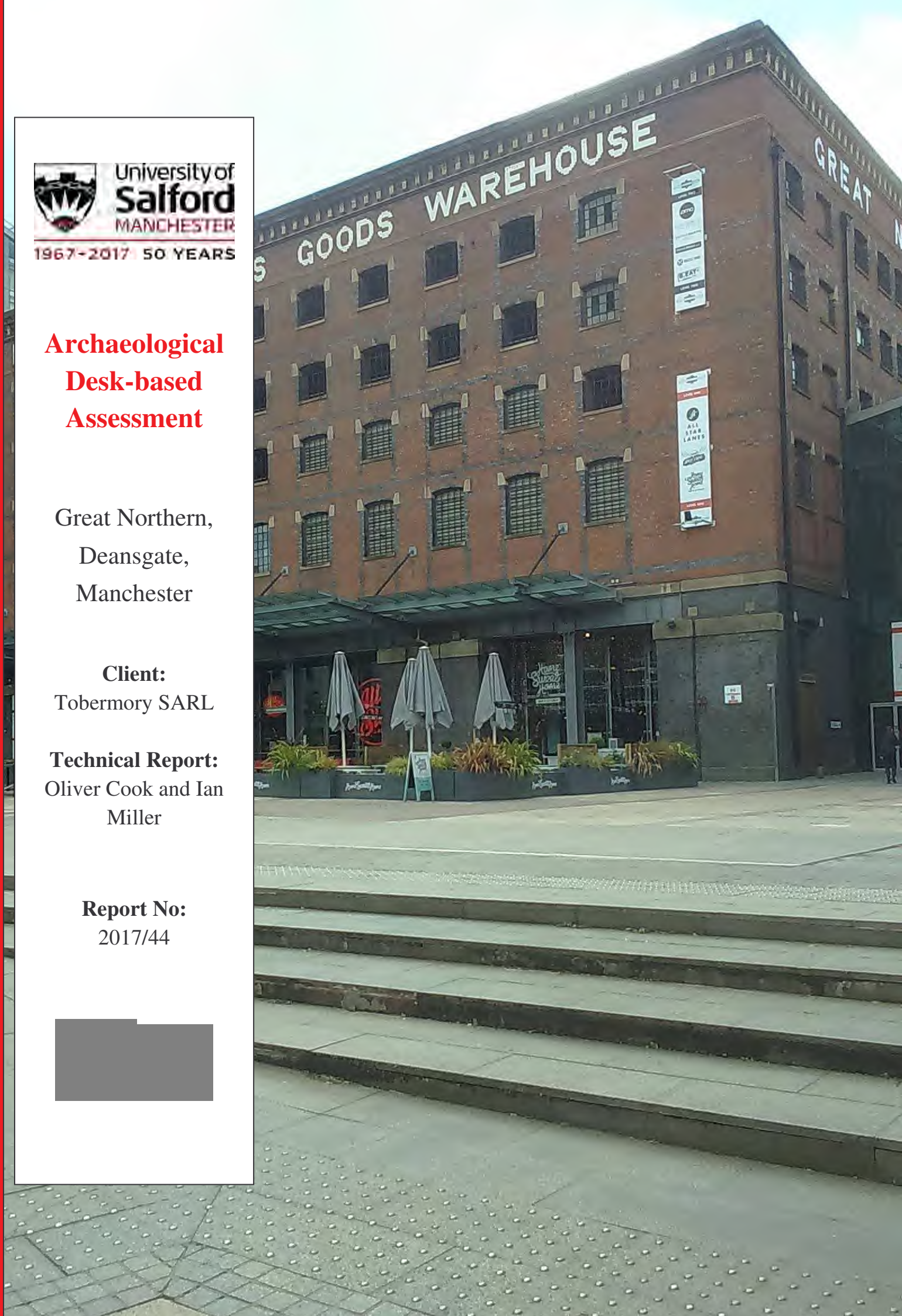
Archaeological Desk-based Assessment

Great Northern,
Deansgate,
Manchester

Client:
Tobermory SARL

Technical Report:
Oliver Cook and Ian Miller

Report No:
2017/44



Site Location: The Site is located in Manchester City Centre, bounded by Peter Street to the north, Watson Street to the east, Deansgate to the west, and Great Bridgewater Street to the south.

NGR: 383550 397825

Project: Great Northern

Internal Ref: SA/2016/65

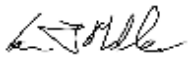
Prepared for: Tobermory SARL

Document Title: Archaeological Desk-based Assessment: Great Northern, Deansgate Manchester

Document Type: Desk-based Assessment.

Version: Version 1.2

Author: Oliver Cook
Position: Archaeologist
Date: May 2017

Approved by: Ian Miller Signed: 
Position: Assistant Director of Archaeology
Date: September 2017

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Contact: Salford Archaeology, Centre for Applied Archaeology, LG 19 – 25 Peel Building, University of Salford, the Crescent, Salford, M5 4WU.

Telephone: 0161 295 4467
Email: i.f.miller@salford.ac.uk

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Summary

In November 2016, Salford Archaeology was commissioned by Tobermory SARL to undertake an archaeological desk-based assessment to support a planning application for a proposed mixed-use scheme comprising residential, office and retail uses on land focused on the Great Northern Warehouse, a Grade II* listed railway warehouse situated off Deansgate in Manchester city centre (centred at NGR 383550 397825). The desk-based assessment was coupled with a site inspection, and aimed to identify as far as possible the nature, extent and significance of the archaeological resource so as to enable informed recommendations to be made for the future treatment of any surviving remains. The impact of proposed development on the historic built environment and the setting of designated heritage assets have been subject to detailed consideration in a separate study; this report is concerned solely with the below-ground archaeological resource.

Archaeological excavations carried out in 2004 on land immediately to the south of the proposed development area yielded important evidence for Roman activity, indicating that the area had formed part of the civilian settlement associated with the Roman fort at Castlefield. The evidence available suggests that the study area reverted to agricultural use beyond the edge of settlement following the abandonment of the Roman settlement in the late 4th or early 5th century. Documentary and place name evidence alludes to the re-establishment of settlement in the medieval and late medieval periods, later documented on maps in the 18th century. The rapid industrial growth of Manchester during the late 18th century altered the rural nature study area, with the erection of numerous blocks of housing. The pace of development accelerated during the early the 19th century, when industrial complexes, commercial premises, further houses were built. The impact of this intensive development on the archaeological resource has been demonstrated by previous limited investigations of the proposed development area, which have demonstrated that archaeological remains have been removed from parts of the proposed development area.

None of the potential below-ground archaeological remains identified within the study area are considered to be of national importance that would require preservation *in-situ*. However, there some potential for heritage assets of lesser archaeological significance to survive, which may merit preservation by record. These include the foundations of 18th- and 19th-century buildings, and the vestiges of post-medieval agricultural soils.

The scope and extent of any such further investigation of the site will be determined by the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council. It may be anticipated, however, that ground-breaking works peripheral to the extant buildings will need to be monitored by an archaeological watching brief, as this would represent an appropriate strategy in this instance to mitigate the impact on any buried archaeological remains.

1. Introduction

1.1 Planning Background

In November 2016, Salford Archaeology was commissioned by Tobermory SARL to undertake an archaeological desk-based assessment to support a planning application for a proposed mixed-use scheme comprising residential, office and retail uses on land surrounding the Great Northern Warehouse, situated in the Castlefield area of Manchester (referred to herein as the Site). The desk-based study was coupled with a site inspection, and aimed to identify as far as possible the nature, extent and significance of the archaeological resource in the Site so as to enable informed recommendations to be made for the future treatment of any surviving remains. The Site is dominated by 19th-century railway architecture, namely the Grade II* listed Great Northern Warehouse. Flanking the western part of the Site are the Deansgate Terraces, late 19th-century premises, which are Grade II listed. The southern part of the Site is occupied by a modern building erected in *c* 2000, and a triangular building was constructed in the northern part of the site more recently, an area which currently forms the Great Northern Square.

The proposed development allows for the construction of several commercial units across the Site and considerable landscaping of the currently open spaces and other areas following the removal of modern additions to the Great Northern complex and Deansgate Terrace

1.2 Government and Local Planning Policies

1.2.1 National Planning Policy Framework (NPPF)

The significance of the archaeological resource identified within this report has been assessed as recommended in *National Planning Policy Framework* (Department for Local Communities, March 2012).

The NPPF sets out the Government's planning policies and outlines the presumption in favour of sustainable development, which is defined by three principles: economic, social and environmental. Of the 12 core planning principles underpinning plan and decision making, conserving 'heritage assets in a manner appropriate to the quality of life of this and future generations' is one.

Section 12 specifically deals with this historic environment (paragraphs 126-141) and local planning authorities should consider:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and

- opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 128 states that local planning authorities, when determining applications, should require the applicant to describe the significance of any affected heritage assets. This should be sufficient so as to understand the potential impact on their significance and this should be done using the appropriate expertise where necessary.

Paragraph 135 indicates that the effect of the proposal on non-designated heritage assets (designated assets are covered in paragraphs 132-34) should be taken into account. Paragraph 141 requires developers to record and advance understanding of heritage assets to be lost, in a manner appropriate to their importance and impact.

1.2.2 Local Development Framework

The NPPF outlines the need for local planning policies to create local plans and frameworks to implement the NPPF at a local level. Manchester adopted a core strategy in 2012, which is scheduled until 2027, and the heritage strategy is outline in *Objective 6: Environment* and summarises the approach the local authority will take in determining planning applications which may affect the historic environment.

Policy EN3 states:

'Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encourage where they are considered consistent with the significance of the heritage asset.'

Manchester City Council is advised on archaeological matters by the Greater Manchester Archaeological Advisory Service (GMAAS).

2. Method Statement

2.1 Research

The assessment considers the potential impact of the proposed development upon any buried archaeological remains within the Site, and comprises a desk-based study and site inspection. The production of the assessment followed the Chartered Institute for Archaeologists (CIfA) standard and guidance for undertaking archaeological desk-based assessments (*Standard and Guidance for Historic Environment Desk-based Assessment*, 2014).

The desk-based assessment made use of the following sources:

- published and unpublished cartographic, documentary and photographic sources;
- the Greater Manchester Historic Environment Record, maintained by the Greater Manchester Archaeological Advisory Service;
- Manchester Local Archives and the Greater Manchester Record Office in Manchester Central Library;
- the National Heritage List for England;
- Salford Archaeology's extensive library of archaeological work carried out in the vicinity of the Site.

The aim of the research was to provide the relevant historical and archaeological background relating to the development of the site. The available sequence of historical mapping was the principal source of information, as this provides evidence for the development of the Site since the late 18th century.

2.2 Site Inspection

The aim of the site inspection was to relate the findings of the desk-based study to the existing land use of the Site in order to identify any evidence for surviving below-ground remains.

2.3 The Document

The following presents the historical and archaeological evidence for the study area. A gazetteer (Chapter 5) is presented of heritage assets and sites of potential archaeological interest identified within the Site and this information, along with map regression (*Appendix 1*), and a site inspection (Chapter 6) is used to assess the significance of the remains (Chapter 7) and impact of the development (Chapter 8). A strategy for further investigation is outlined in Chapter 9, based on the assessment presented in the previous chapters.

3. The Setting

3.1 Site Location and Description

The Site (centred at NGR 383550 397825) is located in Manchester City Centre, bounded by Peter Street to the north, Watson Street to the east, Deansgate to the west, and Great Bridgewater Street to the south (Plate 1). The environs have been subject to considerable recent development, including the Beetham Tower situated to the south of the Site, and a block of buildings fronting Watson Street to the east.

The Site comprises of four components: the Great Northern Square; Great Northern Warehouse and the Atrium Connection Building; part of the Leisure Box; and the northern part of the Deansgate Terrace.

The northern part of the Site is occupied by the Great Northern Square, amphitheatre space and pavilion bar, which is located along Peter Street. The bar is not included within the red line boundary for the proposals and will remain in its current form. The Great Northern Square comprises a mix of soft and hard landscaping and has a number of existing trees, which are of low to moderate quality. Some of the existing trees located along the pavilion bar and the amphitheatre fall within the southern boundary of Peter Street/Deansgate Conservation Area, however none of the trees within the Site and the application boundary benefit from a Tree Preservation Order.

Adjoining the Great Northern Square to the south is the Grade II* Great Northern Warehouse building (the former Great Northern Railway Company's Goods Warehouse), which currently accommodates a number of established retail, restaurant and leisure uses, including a bowling alley and casino, together with circulation space and public car parking. To the south of the Great Northern Warehouse is the modern Atrium Connection Building, which acts as a connecting structure to provide pedestrian access between the Great Northern Warehouse and the Leisure Box, as well as a bridge that connects into a pedestrian route to Deansgate-Castlefield Metrolink Station.

The Leisure Box is a modern building located within the southernmost extent of the Site and includes a number of leisure uses including a cinema, gym and a further multi-storey car park. This application relates to part of the Leisure Box where temporary works are required to facilitate continued access; it is not anticipated that any ground-breaking works will be required within the footprint of the Leisure Box to deliver the proposals, and there will thus be no impact on any buried archaeological remains.

The Grade II Listed Deansgate Terraces are located along the western boundary of the Site, fronting Deansgate and ranging from two to four storeys in height. At lower levels, there are 29 retail unit frontages, some of which have been merged into larger self-contained units, accommodating a mix of uses including cafes, shops, restaurants and estate agents. The upper levels of Deansgate Terrace provide some office space and storage for the units at lower level, as well as the Great Northern Management Suite.



Plate 1: Recent aerial view across the Site, looking west, showing the Grade II listed Great Northern Warehouse to the left and the Leisure Box to the right, situated to the rear of the Deansgate Terrace*

3.2 Geology and Topography

The underlying solid geology of the Site, as mapped by the British Geological Survey at 1:50000, is comprised of the Chester Pebble Beds Sandstone and Manchester Marl. To the north of the Site runs the West Manchester Fault line. Overlying the sandstone and marl bedrock are glacially deposited sands and gravels.

Topographically, the Manchester Conurbation as a region lies within an undulating lowland basin, which is bounded by the Pennine uplands to the east and to the north. The region as a whole comprises the Mersey river valley, whilst the rivers Irwell, Medlock, and Irk represent the principal watercourses in Manchester (Countryside Commission 1998, 125).

The Site covers relatively level land, which lies at a height of approximately 36.5-42m above Ordnance Datum.

Designations

The Site contains three designated heritage assets, comprising the Grade II* listed Great Northern Warehouse (ID 1268529), and adjacent Deansgate Terrace (ID 1210103) and the former entrance to Deansgate Goods Station at 223-233 Deansgate (ID 1282974), which are afforded statutory protection as Grade II listed buildings. Part of the Site Area lies within the Peter Street Conservation Area. The Castlefield and St John Conservation Areas lie in close proximity, to the west of the Site Area.

There are also numerous listed buildings within 250m of the Site, which include prominent buildings such as Central Station; details of these listed buildings are presented in a Heritage Assessment prepared to support the current proposals. This Heritage Assessment presents a detailed consideration of the harm of the proposed development on the setting of the conservation area and designated heritage assets, and is thus not reiterated in this report.

4. Historical Background

This section of the report is based on cartographic and documentary research, and provides a framework to the present study, working chronologically through the periods listed below. Each section details evidence of archaeological remains and the potential for their recovery. Key sites are summarized in the Gazetteer of Sites (Chapter 5).

Period		Date Range
Prehistoric	Palaeolithic	Pre-10000 BC
	Mesolithic	10000 – 3500 BC
	Neolithic	3500 – 2200 BC
	Bronze Age	2300 – 700 BC
	Iron Age	700 BC – AD 43
Romano-British		AD 43 – AD 410
Early Medieval		AD 410 – AD 1066
Late Medieval		AD 1066 – AD 1540
Post-Medieval		AD 1540 – AD 1750
Industrial Period		AD 1750 – 1914
Modern		Post-1914

Table 1: Summary of British archaeological periods and date ranges

4.1 Prehistoric Period

4.1.1 Archaeological Evidence

The current understanding of any human activity in the Manchester region during the prehistoric period is poor, although it is reasonable to suggest that the Castlefield area may have been conducive for late prehistoric settlement on account of the natural topography, underlying geology and its location close to the confluence of the rivers Medlock and Irwell (UMAU 2002).

No prehistoric finds are known to have come from within the Site, although evidence for prehistoric activity has been found during excavations nearby (Connelly 2001). During the course of an excavation at Liverpool Road, two Mesolithic flints, one Neolithic/Bronze Age waste flake, and a single fragment of late Bronze Age/Iron Age pottery were recovered (HER 13944.1.0). Additional finds were retrieved from rescue excavations at Barton Street, located a short distance to the south-west of the Site.

4.1.2 Archaeological Potential

A small number of prehistoric finds recovered from archaeological excavations near to the Site, on Liverpool Road, Barton Street and Owen Street, imply activity in the wider area during the prehistoric period. The potential for buried archaeological remains deriving from this period within the Site cannot be discounted, although this potential is considered to be low.

4.2 Romano British Period

4.2.1 Archaeological Evidence

The first military occupation of Manchester was established during the governorship of Agricola (AD 77-84), and commenced with a five-acre wooden fort, known as *Mamucium* (Bruton 1909). The site of this encampment is marked today by Camp Street in Castlefield, situated a short distance to the south-west of the Site. The fort underwent several phases of subsequent development, the earlier defences being deconstructed and improved. The military complex evolved in response to the on-going military campaigns, from a purely defensive site to an established supply depot, essential to the expansion and consolidation of control in the north. The maturation of the military complex can be seen in the growing body of evidence for a military annexe, occupying an area to the north and east of the fort (Arrowsmith 2016, 9-12). The limits of the annexe have been defined by a wide, defensive ditch and palisade, identified in various excavations in Castlefield, with the eastern limit found at 340 Deansgate, a short distance from the Site.

As this military complex developed, a network of roads was laid out and a substantial extramural settlement, or *vicus*, grew up. This settlement was made up of civilians, attracted by the security and commercial benefits of the fort. Occupation spread in a northerly direction from the fort, and along the line of Chester Road to the south (Grealey 1974, 11). Roads from the fort linked Manchester with Buxton to the south-east, Chester to the south, Wigan to the north-west, Ribchester to the north, and Castleshaw and York to the north-east. The settlement was well connected in terms of trade and consequently lasted until the late 3rd century AD. Based on archaeological excavations and the distribution of Roman finds, the limits of this civilian settlement appear to have extended south-eastwards along Chester Road, terminating somewhere in the vicinity of Great Jackson Street, northwards from the fort to approximately Quay Street, westwards along Liverpool Road for *c* 100m from the north-west corner of the fort, eastwards across Deansgate to the area now occupied by the Beetham Tower, adjacent to the Site (Plate 2).

A grid-system of major and minor roads has been identified to the south-west of the Site Area. Archaeological evidence included substantial gravel roads identified during the White Lion Street and Tonman Street excavations in the 1970s (Arrowsmith, 2016, 15-16). These uncovered sections of a *c* 6.5m wide road and series of smaller metalled surfaces, representing significant investment in resources and labour. The excavation conducted at Barton Street recorded properties aligned to this grid-system (*ibid*), implying yet more streets were built as the *vicus* expanded. In addition to the actual roads were a large number of pits, which have been recorded during almost all the excavations in Castlefield (Gregory *et al,* 2007; Proctor 2005). These pits have been interpreted as means of gravel extraction, sunk into layers of glacially deposited pebbles, extracted for road building then quickly refilled. The construction of major roads, preceded by extractive activity to acquire building materials, represents some of the earliest activity outside the confines of the military complex.

The most significant evidence for Roman settlement in Castlefield has been provided by open-area excavations to the west of the Site, at 73-83 Liverpool Road, Barton Street, 340 Deansgate and the site of the Beetham Tower. Whilst most evidence from this period had been lost to 18th- and 19th-century industrial development, pockets of undeveloped land have provided important evidence for Roman activity. Successive phases of timber-framed buildings and associated occupational features, deposits and finds have been uncovered. The sequences reveal in places evidence that earlier defensive ditches were backfilled and built over in the early 2nd century with timber-framed buildings, aligned to roads and corresponding boundary ditches. These residential areas lasted in places until the 3rd century AD. Some evidence of small-scale industry in the form of hearths, metalworking and potential tanning pits occurred in discrete areas of the *vicus*, though it has been suggested this activity would be found more frequently outside the main settlement. Most activity within the *vicus* was of a domestic or commercial nature. A timber and stone building excavated at 340 Deansgate had a large ground plan, with remnants of a sandstone wall, and has been put forward as a potential high-status dwelling or commercial centre, market hall or inn (Gregory 2006, 184); most structural evidence has been in the form of postholes, construction trenches and beam slots of timber-framed houses.

The most relevant archaeological sequence comes from immediately south of the Site, on the site of Beetham Tower at the junction of Deansgate, Great Bridgewater Street and Trafford Street (HER 13938.1.0). An excavation was undertaken here in 2004, in advance of the 47-storey tower development. This site was occupied formerly by the Great Northern Railway viaduct, and it was considered likely that the construction of this viaduct would have resulted in the destruction of buried archaeological remains. However, important archaeological remains dating from the Roman period were identified in three evaluation trenches that were placed across the site, leading to a programme of further excavation. The remains were interpreted as being associated with the civilian settlement attached to the Roman fort, situated 120m to the south-west. The earliest phase of Roman activity was characterised by a group of substantial gravel pits, likely to have been associated with construction of roads in the settlement, with some evidence for tree clearance, the laying out of boundary ditches, and timber-framed buildings. The area appeared to have been abandoned in *c* AD 120-60, although a subsequent phase of activity saw the most intense occupation in the Roman period with structures built on a grid-like layout fronting onto a road or street, with commercial premises, possibly roadside shops. The final phase of activity comprised a single substantial pit from which pottery dating to AD 200-50 was recovered (Pre-Construct Archaeology 2005).

Beyond the extent of the *vicus* lay the agricultural hinterland of *Mamucium*, a network of field systems, interspersed with villas and agricultural buildings. Recent excavations at Owen Street have identified a spread of relict plough soil, containing Roman pottery and a series of ditches, the longest with a total recorded length of 36.8m was lined on one side by a row of post holes, cut into the bedrock (Salford Archaeology 2017). It is possible this constituted a field boundary, delineating a plot of agricultural land. There has also been evidence from this part of Castlefield suggesting the road leading south from the fort to Chester was utilised for other practices.

Several features were excavated at the Owen Street site in 2016, which have indicated non-agricultural activities, the most significant being a potential kiln. A 2.1m by 0.94m linear feature, later interpreted as the firing chamber was cut into natural, running northeast/south-west. This was up to 0.24m in depth and contained a number of different fills, comprising sands and clays, many of which showed signs of burning and a number of which contained charcoal. The area of natural at the south-west end of the pit was also burned. At its north-east end this pit was cut by an oval-shaped pit. Only part of this pit had survived, most of it having been truncated by 18th century activity. The fill of the pit showed signs of heating and burning and also contained a large number of red sandstone fragments. These fragments appeared to be structural, possibly the collapsed remains of kiln superstructure.

Perhaps some of the best-known Roman finds come from the south side of the River Medlock. Three sculptured stones were found at a depth of *c* 2m by workmen sinking a drain in 1821. One of has been identified as *Cautopates*, a figure associated with the worship of the Mithras, from which it is inferred that a Mithraeum, or building used for the worship of the god, stood within the locality. The precise spot at which the three stones were found is not certain, but they are described as having been discovered 'in the line of the Roman road from Manchester to Chester, and only a few hundred yards south-west of the Roman fort' (Bruton 1909, 35; SMR 415.4.27). Another altar to the goddess *Fortuna Conservatris* was found in 1612 'under the roote of an oak in Medlock neere Knott Mill' (Bruton 1909, 20; HER 415.4.24).

An excavation on the junction of Chester Road and Great Jackson Street provided important new information on the character of the area when a Roman altar was discovered. This had been dumped into a pit away from the road, suggesting that the area was reused for other purposes. Physical evidence for a sequence of inter-cutting pits, agricultural ditches and an enclosure ditch were also identified. The discovery of the altar compliments other evidence of cult activity, suggesting temples and mausolea lined the Roman road from Chester as it dropped down to the ford across the River Medlock.

4.2.2 Archaeological Potential

The Site lies partially within the projected zone of the Roman *vicus*, flanking one of the roads leading out from the fort (HER 415.6.0). Several important archaeological excavations have been conducted and antiquarian observations made to the south-east and south of the Site, which together inform an understanding of the Roman history of Manchester. Whilst physical evidence for any Roman activity across most of the site will have been destroyed in the 19th century during the construction of the Great Northern Warehouse, there is still some potential for Roman remains to survive in those parts of the Site that are undeveloped.

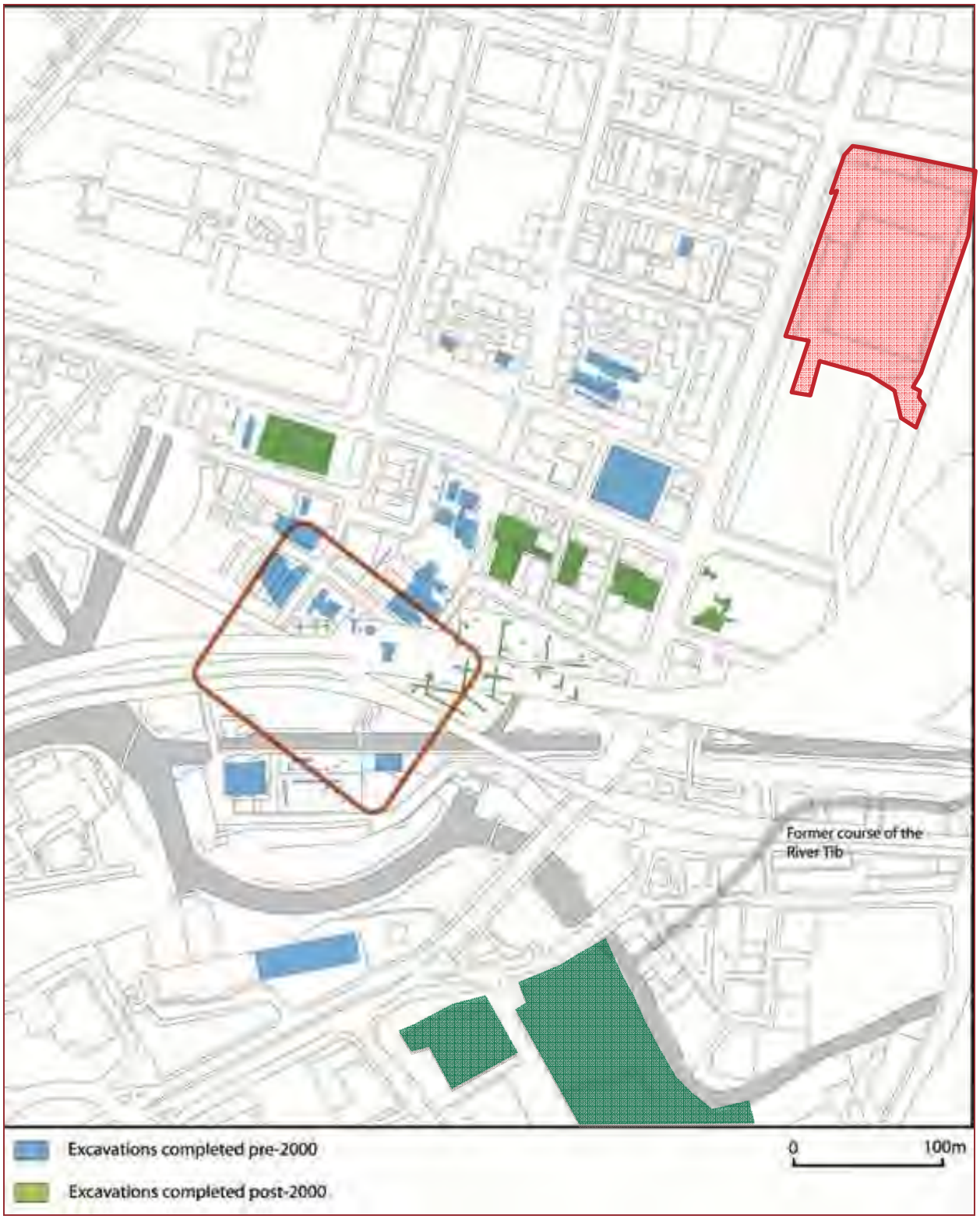


Plate 2: A map of Castlefield, showing the location of Roman excavations and the Site boundary (red)

4.3 Early Medieval Period

4.3.1 Archaeological Evidence

There is scant archaeological evidence in the region as a whole that represents the period between the end of the Roman occupation and the Norman Conquest in 1066, although the area around Manchester is known to have come under the control of several kingdoms during this period. In AD 620, Edwin conquered and occupied Manchester, and it may have been at this time that settlement in the town was established around the cathedral (Farrer and Brownbill 1911).

In AD 919, the Anglo-Saxon king Edward the Elder established a fortified base, or burh, at Manchester, which was then part of Viking Northumbria. It has been suggested that attempts were made to recolonise the Roman fort, with the establishment of a church and associated hamlet during the Saxon period. Several Anglo-Saxon coin hoards (HER 123.1.0 and 124.1.0) and a gold finger ring (9916.1.0) found in the vicinity of the Site imply continued use of the landscape during the Early Medieval period.

4.3.2 Archaeological Potential

Evidence from the Early Medieval period is lacking from the Castlefield area. This absence of physical evidence has suggested abandonment of the Roman settlement *c* AD 400, although the exact nature of this transition is uncertain. The later medieval period saw the use of much of the area around the south of Deansgate, then known as Alport, as pannage. Whilst it is likely the area was turned to agricultural land and later woodland, it is possible the name 'Aldport' or old market may refer to the Roman settlement and as such indicate continued use of the area following the collapse of the Roman Empire (Proctor, 2005). Several Anglo-Saxon coin hoards (HER 123.1.0 and 124.1.0) and a gold finger ring (9916.1.0) found in the vicinity of the Site, dating to this period imply continued use of the landscape. The potential for Early Medieval remains should not be discounted, but is considered to be low.

4.4. Medieval and Post-medieval periods

4.4.1 Archaeological Evidence

Post-Conquest Manchester was established around the manor house and parish church of St Mary, located over 0.6km to the north-east of the Site. In 1223, the right to hold an annual fair was obtained, and the town was important enough to be granted a charter in 1301 (Kidd 1993, 14).

Although there is a paucity of documentary evidence pertaining to the tentative area of settlement around Aldport, much of this area is believed to have taken up by a deer park, named Aldport Park (HER 112.1.0). This was established towards the south end of Deansgate, bordered to the north by modern day Peter Street and Quay Street, and to the south by the River Medlock. The park is documented from the late 13th century, and is thought to have still been existence in the 16th century.

The Site remained almost wholly undeveloped until the 18th century; settlement it seems was dispersed, consisting predominantly of hamlets and isolated buildings. Accounts of grand residence, known as Alport Lodge and a hamlet bearing the name, Alport Town, were in existence from the 17th and 18th centuries, respectively. To date, no physical evidence has been recovered relating to these areas of occupation.

The only other known focus of activity in the wider area was a mill at Knott Mill (GMAU 1993), located to the south on the River Medlock. The earliest reference to this mill dates from 1509, when a licence was given for the mill dam. It has been suggested that the mill, and subsequently this part of Manchester, derived its name from the miller (Farrer and Brownbill 1911, 178). The site of the mill is thought to have been incorporated into, or built upon, by the Duke's Warehouse.

By the late 18th century, the burgeoning town of Manchester incorporated the hamlet of Alport Town and the former fields and gardens of Castlefield. The rural landscape was diminishing, as a large number of houses, industrial and commercial premises were constructed to meet the demands of trade and industry.

4.4.2 Archaeological Potential

There is proven archaeological potential within the Castlefield area for the recovery of ploughsoil horizons, dating the medieval and post-medieval periods; given the position of the Site on the fringe of the historic town, opportunity for similar deposits should not be discounted. The extent of settlement activity appears from the historic records to be sporadic for the periods leading up the 18th century, although cartographic and historic records imply parts of the Site offers some potential for late medieval and/or post-medieval stone and timber-framed buildings. There is a high probability these remains were altered during the course of the 19th century but may survive in places.

4.5 Industrial and Modern periods

4.5.1 Archaeological Evidence

The onset of the rapid industrialisation centred on Manchester from the 18th century resulted in a massive expansion of the town's population. It was during this period that some of the principal streets, including Deansgate, Market Street and Shude Hill, developed commercially (Farrer and Brownbill 1911, 180). By the 1780s, the national demand for textiles, particularly cotton, began to rise, resulting in a dramatic increase in mill building that transformed Manchester into a centre of the factory-based cotton manufacturing industry of international repute (Baines 1835). This process of industrial development was facilitated greatly by the introduction of canals, which provided the first efficient means of transporting bulk loads of goods. The first true industrial canal in Britain was that built by the Duke of Bridgewater, which was completed from his mines at Worsley to Manchester in 1764, with a terminus at Castlefield (Hadfield and Biddle 1970).

By the 1830s, however, the canal network was slowly becoming more obsolete, following the introduction of a viable railway. This brought an alternative, and faster, means of transporting bulk goods. The advantages of this new form of transportation were recognised instantly, leading to the rapid expansion of the railway network. The Ashton Canal was purchased by the Manchester, Sheffield & Lincolnshire Railway in 1842, and was operated as a single concern together with the Peak Forest and Macclesfield canals. The Rochdale Canal Company resisted take-over bids from various railway companies initially but, in 1855, it leased the canal to a consortium of railway companies.

The 19th century saw the construction of multiple railway terminals across the city, the including Central Station. Central Station was built with an extensive warehouse and together with the canal and road network functioned one of the main goods stations in Manchester (Nevell 2008, 118). This lay to the east of the Site, connected to the rail network by an impressive viaduct spanning Great Bridgewater Street. The completion of the Great Northern Railway Goods Warehouse between 1896 and 1898 brought yet more change. The scale and intensity of this development altered the area irreversibly, removing all traces of the homes, shops and factories of Alport Town.

The Great Northern Warehouse was constructed to the north of the core of Alport Town. It consisted at ground- and first-floor level as a loading platform, made accessible from ramps on Watson Street. These allowed the goods transported via the railway to be unloaded with ease. The viaduct connecting the warehouse ran north/south across the former site of Alport Town. The building similarly had access to the Manchester and Salford Junction Canal. The convergence of road, rail and canal transport made the site unique. The sheer scale of its construction imposed greatly on the surrounding area; to ameliorate the view from ground level, a pleasant row of grandly finished commercial premises were erected along Deansgate. This frontage, once the longest of its kind in Britain, acted as a screen to the monumental railway complex. The Great Northern Warehouse and much of the Deansgate Terrace survive to this day.

4.5.2 Archaeological Potential

The Site has considerable potential to contain buried archaeological remains pertaining to the 18th and 19th centuries, as discussed in *Section 4.6* below. A consideration is made only to the remains which lay beyond the footprint of the existing buildings and areas affected by the current re-development.

4.6 *Development of the Site*

4.6.1 Cartographic and Documentary Evidence

The development of the Site during the post-medieval and industrial periods can be traced reasonably well from the available sequence of historic mapping. These maps, spanning the 17th to 20th century, document changes to the built environment and detail the growth of the town. Today, the Site occupies a position in the bustling business district of the city centre; however before the late 18th century the area was very much peripheral to the main focus of settlement, habitation concentrated instead the vicinity of the Cathedral. A small hamlet known as Alport Town with early medieval origins persisted to the south of Deansgate.

An inset in Casson and Berry's map of 1751 provides the earliest cartographic representation of Manchester, showing the extent of the town about 1650 (Plate 3). It gives an indication of the spread of settlement and demonstrates the northern end of Deansgate had been subject to only minor development; rows of properties are shown along the main streets. The Site at this time appears undeveloped and there is no sign of Alport, which lay beyond the limits of the map. Manchester at this time covered a small portion of the later town and was reserved largely to an area around the Cathedral and three radial thoroughfares: Long Millgate, Market Street Lane and Deansgate.



Plate 3: A Plan of Manchester and Salford about 1650, marking the approximate location of the Site boundary

The earliest map showing the Site is Casson and Berry's plan of 1741 (Fig 2). This marks the position of Deansgate and Quay Street, from which it is possible to locate the boundaries of the Site. This is shown to have comprised three large fields and the hamlet of Alport Town, and five blocks of buildings arranged around a rectangular enclosure, aligned north-north-west/east-south-east. The alignment of this grouping appears to correspond with the surrounding field boundaries. Two additional buildings lay to the western side of Deansgate, beyond the limits of the Site, in proximity to an unnamed street (later Camp Street). The largest building (Site **1**) within the Site occupied the northern part of the enclosure. It had a 'T'-shaped plan, probably consisting of two separate wings, and straddled a field boundary or hedgerow (Site **8**) enclosing the hamlet of Alport Town on the north-east side. Situated opposite the large building (Site **1**) lay an elongated rectangular block (Site **2**), straddling to the southernmost field boundary (Site **10**). To the west of the building (Site **2**), situated on the corner of Deansgate and Alport, was another smaller structure. Two additional buildings (Sites **4a** and **4b**) are shown fronting Deansgate to the north; these adjoined properties appear to be rectangular in plan, placed corner to corner. A third field boundary (Site **9**) formed the south-eastern limit of the hamlet, running north-east/south-west, between Sites **8** and **10**.

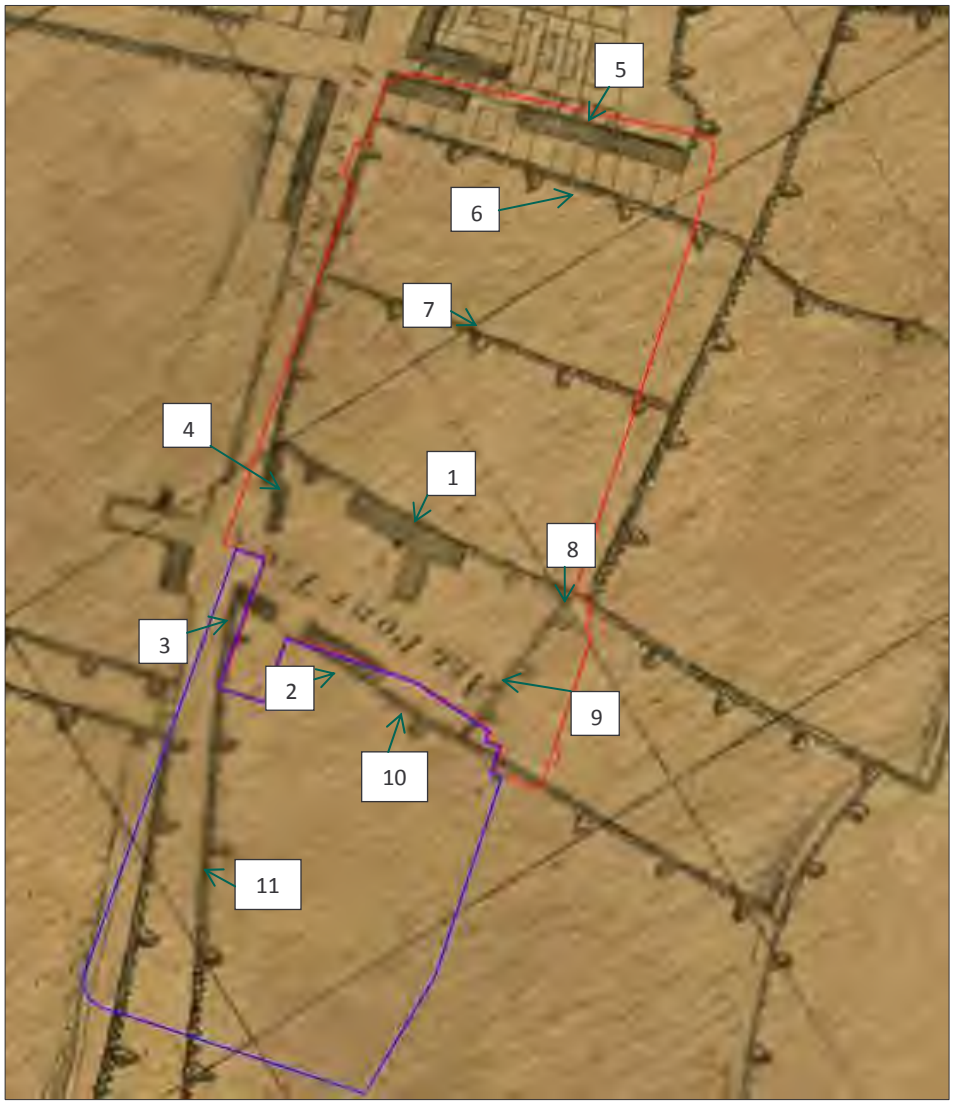


*Plate 4: Extract from Casson and Berry's map of 1741, showing Gazetteer Sites **1-11***

Historic sources reveal that the hamlet came to be known as Aldport Fold (Proctor 1874, 131), a small enclave of buildings with boundary walls and gates to allow for grazing animals to be taken in. The hamlet had been partially enclosed by development, with dwellings constructed along the northern, southern and western perimeters; the eastern aspect remained entirely open to pastureland, fields until the late 18th century. A detail on a later map of 1793 by Laurent indicates that tenters (frameworks supporting hooks for the hanging of dyed fabric) were arranged in a field to the east of the hamlet, implying a shift from agricultural to textile-based activity in the area around Dyer's Lane.

By the second quarter of the 18th century, Manchester had also expanded considerably southwards along Deansgate; its southern extent, shown on Casson and Berry's map of 1741, lay close to the junction of Quay Street and Deansgate (Plate 4). A row of four properties with holdings occupied the western side of Deansgate. To the east, fronting Yates Street, were an additional 11 buildings (Site **5**). The properties shown fronting Yates Street were constructed in two blocks separated by small square enclosure, possibly an open yard or holding pen. To the rear of the buildings was a series of rectangular holdings or gardens, backing onto a field boundary (Site **6**) running north-north-west/east-south-east.

The next cartographic representation of the site is provided by Tinker's plan of 1772 (Plate 5; Fig 3). The plan captures the development of the western side of Deansgate between Quay Street and Camp Street. The arrangement of buildings within the Site appears largely unaltered. The large building (Site **1**) appears to have been extended westwards, adjoining Site **4a**. On its eastern side, a small northerly extension or wing was added. Similarly, a new block (Site **13**) was added to the corner property (Site **3**); this larger, northerly extension (Site **13**) fronted Deansgate, and lies beyond the Site boundary. Tinker's map provides additional detail. The field boundaries exhibit minor alterations. An unnamed track way (later Dyers Lane) is shown immediately south of Alport Town, formed of two parallel hedgerows or boundaries, whilst to the north a D-shaped area of pasture had been enclosed. The enclosure respected the orientation of earlier holdings, bounded by earlier field boundaries (Sites **6** and **8**). It would appear an adjoining boundary had been modified and is shown curvilinear in plan; a large circular feature, perhaps a structure or pond was added at the eastern extent.



Plate 5: Extract from Tinker's Plan of 1772 showing Gazetteer Sites

The remnant medieval and post-medieval buildings depicted on 18th-century maps were almost certainly of timber-framed construction. It had become practice to construct such buildings on stone pads or dwarf stone walls. A collection of images produced between 1770 and 1850 provide a tantalising glimpse of such buildings that persisted along Alport Lane and Deansgate into the 19th century (Plate 6).

The earliest published maps that show the Site in detail are William Green's survey of 1787-94 and Charles Laurent's *Map of Manchester & Salford*, published in 1793. These capture the accelerated growth of the town during the late 18th century and reveal a large number of properties were constructed to the north and south of Alport Town on former agricultural land. The hamlet and its rural environs had in the space of 20 years been engulfed by this new development.

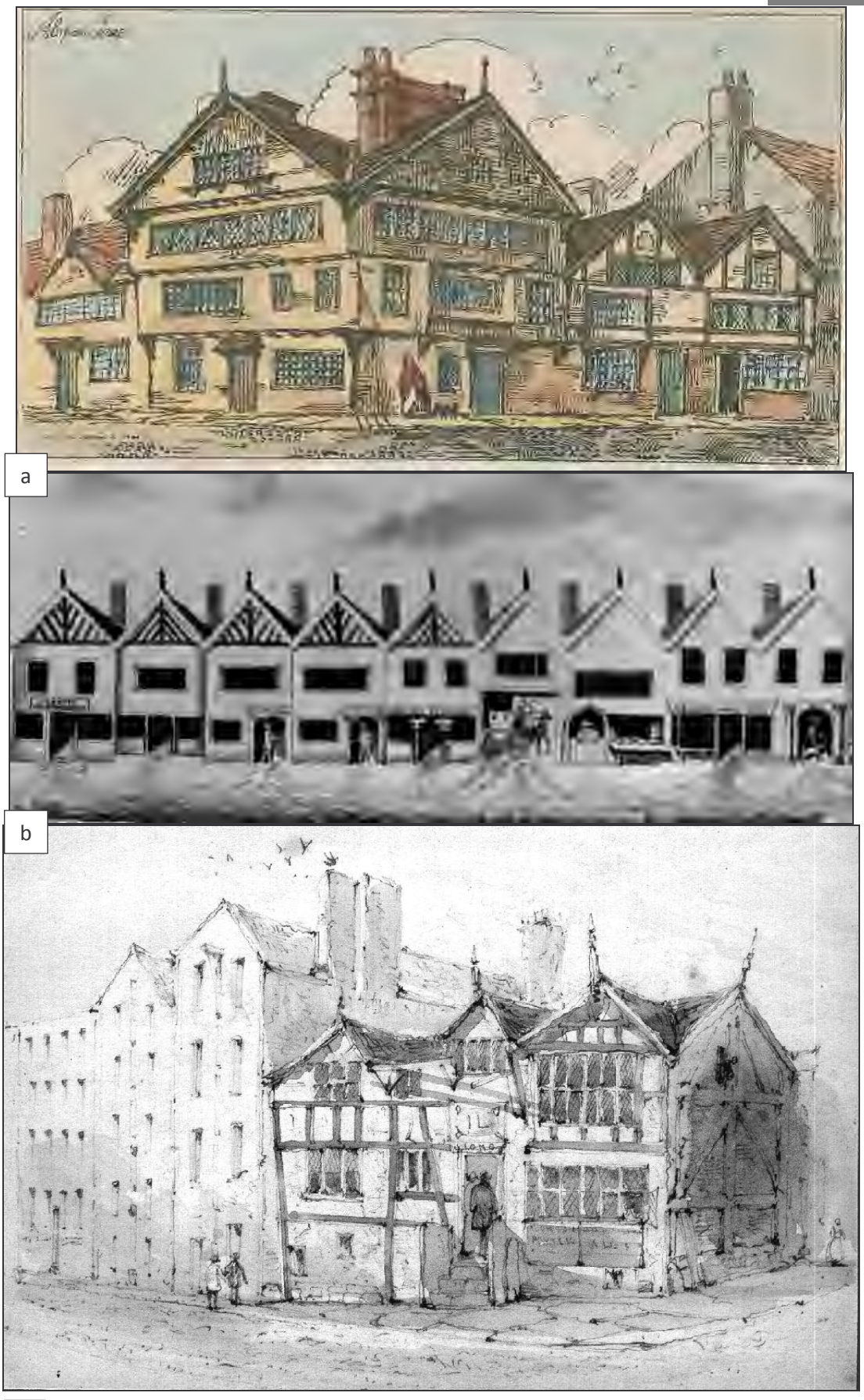


Plate 6: Examples of timber-framed buildings in the Deansgate area
(a) Alport Lane c1770; (b) Deansgate houses c1800; (c) Deansgate c1850

Alport Town underwent significant change that is depicted in relative detail on Green's map (Plate 7). Whilst the core of the earlier buildings remained (Sites **2**, **3**, **4** and **13**) the largest structure shown on the earlier mapping (Site **1**) is no longer visible. Site **2** had been extended considerably at its north-west extent, whilst a number of outbuildings and walls were constructed to the rear of Sites **3** and **13** (outside the Site boundary), perhaps serving as privies and adjoining passages.

The northern and eastern extent of the hamlet received six additional buildings (Sites **15**, **16**, **17**, **18**, **19** and **23**). An inverted 'T'-shaped building (Site **15**) was constructed close to the junction of Alport Lane/Deansgate and Alport Town. It is noteworthy that the alignment of this building respected the earlier configuration of the hamlet and could feasibly be a reconstruction of an earlier site (Site **4a**). A small outbuilding or entrance abutted its north-east side. Between this property and the line of Alport Street was a small open square; a weighing machine was erected within this square in 1762 (Axon, 1886, 94). Its presence is attested by a newspaper article from 1798, reporting the death of Thomas Byron the 'manager of the weighing machine at Alport Town' for 'upwards of 27 years' (1798, 392). The weighing machine was replaced subsequently.

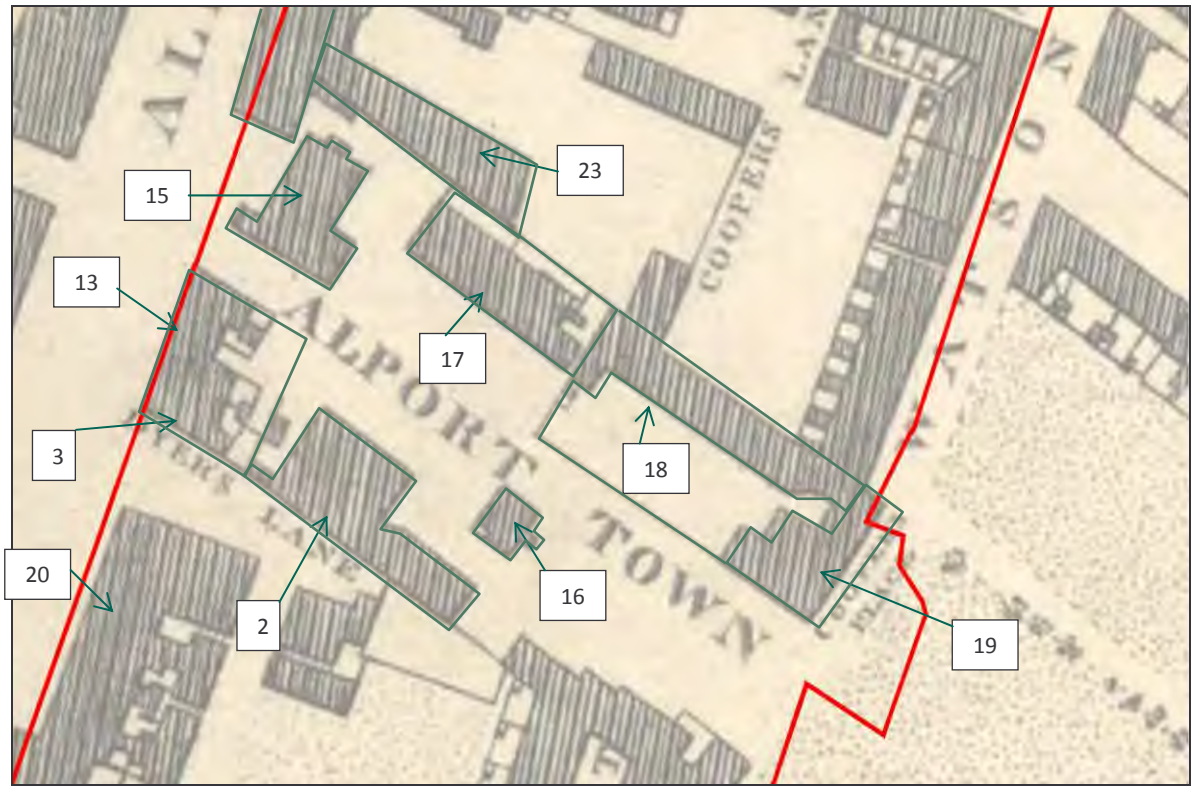


Plate 7: Extract from William Green's survey 1787-94, showing Alport Town and marking the Gazetteer Sites

To the east lay another block of buildings (Site **17**), rectangular in plan with two extensions protruding from its south-eastern side; it appeared to consist of two separate units as indicated by yards at the rear. Immediately east was Site **18**, an elongated rectangular block extending south-east from the middle Alport to a range of buildings on Watson Street/Coopers Place. On its south-western side an open yard was enclosed by a wall.

A small extension (**18a**) and outbuilding (**18b**) lay to the south-west of the building, at its north-western extent. A small rectangular building was constructed to the north of Site **2**, again aligned parallel to the existing buildings. At the far eastern side of this area an irregular-shaped block of buildings, Coopers Place, are shown. The buildings are located at the corner of Alport Town and Watson Street, adjoining the southern end of Site **18** to the north and its perimeter wall to the west. Later mapping reveals that is was a public house (The Black Horse Inn).

Considerable development had taken place to the south of Alport Town, contributing to the diminishing rural setting. This newer area of development was focused on Fleet Street, Lombard Street and Great Bridgewater Street, three newly completed roads which were aligned to a new grid, not respecting the slanted pattern of Alport Town. The buildings constructed consist mainly of blocks of workers' housing built in terraces. To the north of Lombard Street, examples of such buildings with rear yards and outbuildings are shown (Site **21**). The western end of the terrace protruded out into the street. Similar rows of buildings lined the eastern extent of Lombard Street, Fleet Street and Strand Street.

A block of more irregular-shaped buildings (Site **20**) is shown fronting Deansgate; these are depicted in various sizes and forms with a range of extensions and private courtyards at their rear. The irregularity of their form may suggest such buildings were built by multiple agents. At the north-east extent of Dyers Lane, two buildings had also been constructed at the northern end of an undeveloped plot. Several other undeveloped plots lay within the southern part of the site. The largest lay between Lombard Street and Great Bridgewater Street. Much of the area of the east, north and west of the site was subject to similar development; to the south, vacant plots of land had been staked out for development.

The land to the north of Alport Town had remained undeveloped until the 1770s, evidenced by Tinker's map of 1772, which depicts a large 'D-shaped' enclosure (Site **14**). In contrast, Green's plan, surveyed roughly two decades later indicates heightened levels of activity. Buildings had been constructed along Alport Street (Deansgate) between Alport Town and Peter Street (Sites **22**, **26** and **27**) with additional ranges constructed behind (Sites **23** and **25**). To the south of the older properties (Site **5**) on Peter Street, a grid of streets and back-streets had been laid out, around which a variety of house types had been constructed. The manner of their construction stood in contrast to the regularity of the terraces in the south, built along Watson Street, Fleet Street and Lombard Street.

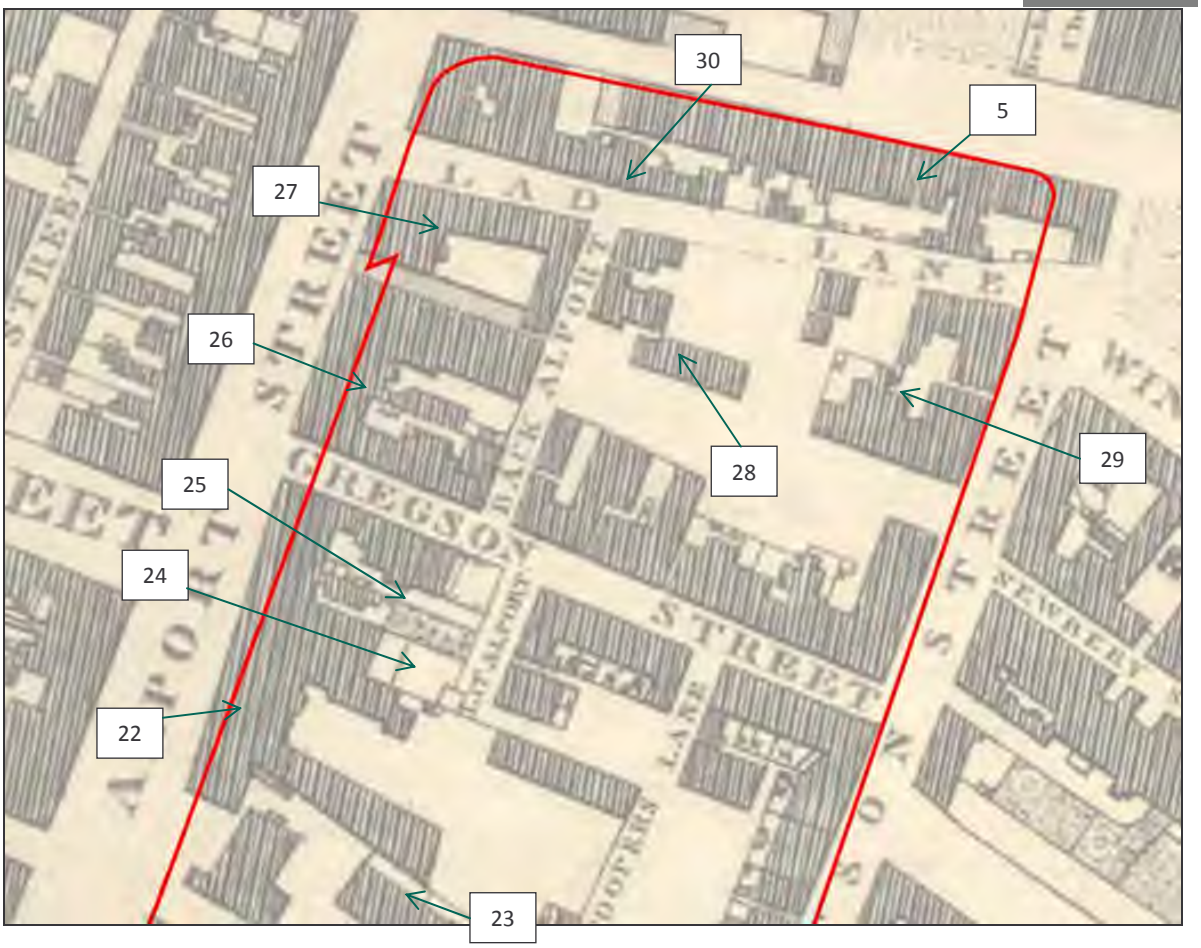


Plate 8: Extract of Green's survey of 1787-94, showing the northern part of the Site Area

More detailed mapping from the mid-19th century outlines the property divisions and indicates much of the site was taken up by residential property. The long row of properties (Site **22**) on Alport Street had several narrow outshuts and were seemingly utilised for commercial purposes. Blocks of housing, comprising back-to-back and blind-back dwellings, were constructed in abundance (Sites **23** and **25**); these lay to the rear of the properties on Alport Street and between Gregson Street and Lad Lane (Sites **28** and **29**). The next available map, *A Pocket Plan of Manchester and Salford*, produced in 1800 provides a view of the town at the turn of the century (Plate 9). The scale of the map inhibits detailed analysis of individual buildings, but nevertheless provides a general view of the town and its canals.

A map produced by Pigot in 1819 reveals considerable development to the south of Great Bridgewater Street and to the east of the Site (Plate 10). The line of the uncompleted Manchester and Salford Junction Canal, which terminated midway along Rainforth Street, is also shown. This cut through an area, which 30 years earlier was made up of open fields; by 1819 this had been taken up by a mixture of industrial and residential buildings. The completion of a block of houses (Site **28b**), composed partly of back-to-back dwellings (later Haliwell Buildings) is apparent in the north of the Site. In the southern part of the Site the plot between Dyers Lane and Fleet Street was infilled; another block of houses was added to an existing one on the corner of Great Bridgewater Street and Strand Street. To the west, occupying a position on the corner of Great Bridgewater Street and Deansgate, another 'L'-shaped block of houses (Site **31**) was added, contributing to a tightly packed urban setting.

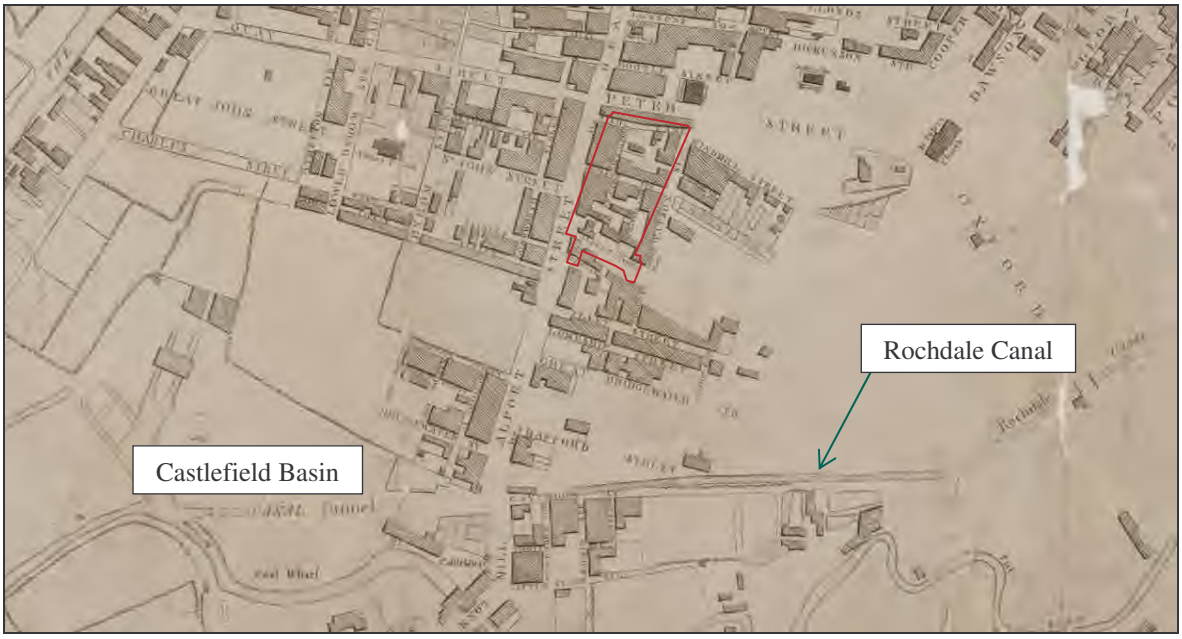


Plate 9: Extract from 'A Pocket Plan of Manchester and Salford', 1800



Plate 10: Extract from Pigot's Plan of Manchester and Salford, 1819

A sketch of Dyers Lane from the turn of the century offers a view of the types of houses in the southern part of the Site (Plate 11). The buildings shown appear to be of brick construction and are of three storeys. Some appear to have been cellared, as indicated by low-level windows or cellar lighting. The form of the building shown in the background, fitted with wide windows at roof level, may have functioned as an attic workshop. In the 18th and 19th centuries, these were typically occupied by weavers and artisans.

The next available historical map was produced in 1824 by Swire. As with much of the mapping of this period, it was produced at a scale which precludes meaningful analysis. Despite this, the map contributes to an understanding of the changing urban landscape. Three additional buildings are discernible to the south of the Site. A gap between an existing building on Deansgate and terrace houses on Lombard Street was taken up by a block of houses (Site **31**), backing onto a narrow courtyard (later Cochranes Court). Additional structures (Site **33**) are shown within the historic core of Alport Town. Two small buildings and enclosed yards can be made out to the north of an existing line of buildings (to the south-east of Site **2**). Mid-19th-century mapping reveals these additions lay to the rear of row of houses and workshop (a fustian finishing works); this suggests they were outbuildings perhaps used for small-scale industry or storage.



Plate 11: Pen and ink sketch of Dyers Lane c 1800 by W Pownall



Plate 12: Extracts from Swire's map, 1824

A rectangular block (Site **34**) of housing was constructed on the southern side of Back Lad Lane in the northern part of the Site. This lay to the west of a row of buildings on Watson Street. This new block and the existing building are shown on later mapping as back-to-back dwellings.

The next available maps of the Site are those produced by Bancks & Co in 1828 and in more detail in 1831. The later edition in particular is useful in differentiating between the blocks of housing. Comparison with Green's survey of 1787-94 demonstrates continuity of the old street pattern around the core of Alport Town (Sites **2**, **3**, **13**, **15**, **17**, **18** and **19**) and along Peter Street (Site **5**). In some cases, the footprints of the buildings presented in the map of 1831 correspond closely to those shown in the 18th-century mapping. Pictorial evidence from this period has illustrated the survival of earlier structures along Deansgate/Alport Lane and in the Castlefield area. This was the case for certain portions of the Site, although it is probable rebuilding in stone and brick of the timber-framed buildings occurred in a piecemeal fashion, as and when owners felt inclined to renovate. In parts of Manchester, and indeed Salford, this resulted in the juxtaposition of medieval and Victorian styles of architecture.

In the south-east corner of Alport Town, at the junction with Watson Street, evidence of continued modification to the 18th-century buildings can be surmised. Two rectangular north-east by south-west extensions were added to an earlier range (Site **35**); a wall was constructed between the two forming a courtyard, containing two square outbuildings. Later maps indicate this complex functioned as a smithy.

Other evidence of industrial activity can be found in the northern part of the Site, in amongst the tightly packed houses of Back Lad Lane. On its southern side, an area formerly left open underwent changes by the 1830s (Plate 13) a walled area and rectangular building had been constructed. These appear on later maps as part of tannery.



Plate 13: Extract from Bancks and Co's map of 1831

Few other developments are visible from the mapping aside from an additional building constructed in the south-west corner of the Site Area, adjacent to Site **31**. This building was occupied an 'L-shaped' footprint and is shown in later mapping to have been commercial premises.

By the mid-19th century, a series of detailed maps had been produced which shed further light on the character and use of the Site during the early Victorian period. The first of these maps is the Ordnance Survey 60":1 mile survey of 1851 (surveyed in the late 1840s). The map usefully designates the function of certain buildings, namely places of industry and drinking establishments. No less than nine public houses can be found within the Site boundary. These were distributed evenly across the Site, probably serving the local population. A commentary by Friedrich Engels in his *Condition of the Working Class in England*, fittingly describes the character of the southern end of Deansgate around Alport Town:

'…second-rate shops and alehouses…with less inviting shops, which grow dirtier and more interrupted by beerhouses and gin palaces, until at the southern end the appearance of the shops leaves no doubt that workers are their only customers;.

Apparent from the historic mapping are the numbers of commercial premises along Deansgate and its side streets. These are distinguished from residential property on Adshead's map of 1851 by hatching; the shops, warehouses and public houses (pink) shown to enclose numerous blocks of workers' housing. The premises visible from the mapping may indeed be the lower-end of shops viewed by Engels in 1844.

Both the Ordnance Survey of 1851 and a contemporary map by Adshead reveal portions of the site had been given over to industrial works: a tannery (Site **37**), fustian finishing works (Site **33**), smithy (Site **35**) and brass/lead works (Site **38**). The juxtaposition of factories, factory workers and commercial and public buildings serving their needs was typical in Manchester during this period.

The tannery (Site **37**) is shown in greater detail on the Ordnance Survey map, having first appeared on Bancks & Co's map of 1831. It consisted of a long range of structures aligned north-north-west/east-south-east along Back Lad Lane. The structures are made up of rectangular units, evidently tanning pits. It is possible the pits were open. Situated in the western corner of an open yard to the south was weighing machine.

The Alport Mill (Site **38**) was a considerably larger complex (Plate 14). Founded originally as an Iron Works, it is first shown on an engraving in 1830, as a large, white building with two large chimneys. It more or less occupied a square plan of 60 x 70', sitting amongst existing back-to-back houses (to the north) and the public house, the Black Horse Inn (Site **19**) to the south-east. It is shown on the 1851 Ordnance Survey map as 'Alport Lead Mill', whilst on the 1891 edition it appears as a brass works.



Plate 14: Alport Mill (iron works) in 1830

As noted by Engels in the 1830s, the area directly to the north and south of Alport Town had developed a reputation for having large number of slum dwellings by the mid-19th-century. This was reinforced by a series of articles printed in the *Manchester Guardian* in the early 1870s, which investigated Manchester's worst slums and providing a damning description. The Site formed part of the area described as the Deansgate Slums, which was described as 'a ramification of courts winds in amongst smaller masses, some of them almost undiscoverable'. The author goes on to give an example of a rear court, Lad Lane Court, which was accessed via a narrow covered passage off Watson Street.

In 1880, a large part of the Deansgate Slum to the east of Watson Street was purchased by the Great Cheshire Lines Committee for Central Station, situated immediately to the east. This led to the clearance of a swathe of slum dwellings, as the area became redeveloped as a major railway interchange. A key element of the new railway infrastructure was the large goods depot and warehouse that was erected by the Great Northern Railway Company during the mid-1890s, as a means of competing with the Great Central Railway Company and the North Western and Midland Companies for the Manchester market. As an initial stage in this ambitious scheme, the Great Northern Railway Company paid the Deansgate Central School the sum of £50,000 to purchase the site, together with numerous surrounding shops and houses, providing an area of approximately seven acres.

4.7 The Great Northern Warehouse

A Parliamentary Act to build the Great Northern Goods Station and Warehouse was obtained in 1895, and work commenced with the clearance of the site in February 1897. This seemingly took several months to complete, although it was soon reported that the building work was developing at a rapid and impressive pace. Half of the goods station opened successfully on the 1st July 1898, when the first goods train arriving.

The new lines were attached to the existing Cheshire Lines approximately half a mile south of the goods station. Three lines were carried across Bridgewater Street via a brick viaduct, where they diverged into 12 further tracks, ten of which were continued over Deansgate and Great Bridgewater Street and into the southern end of the warehouse. The remaining two lines were carried down by inclines either side of the goods warehouse to the low-level station level externally. These two inclined tracks allowed access to the goods yard at street level, which was covered to a large degree by the high-level station viaduct. At basement level, a connection was also afforded to the Manchester & Salford Junction Canal via a tunnel.

The warehouse was of a fire-proof construction, and was 267ft by 217ft. The building was of mild steel frame construction, and dubbed in *The Builder* as being 'a marvel in mild steel'. The mild-steel stanchions and connecting girders had cast junction boxes connected them with red-brick jack-arches in-between which formed the floors.

The range of shops facing Deansgate had only been partially started, the GNR offices along Peter Street had yet to be initiated, and the upper floors of the warehouse had not been started, leaving only the low and high level stations nearing completion.

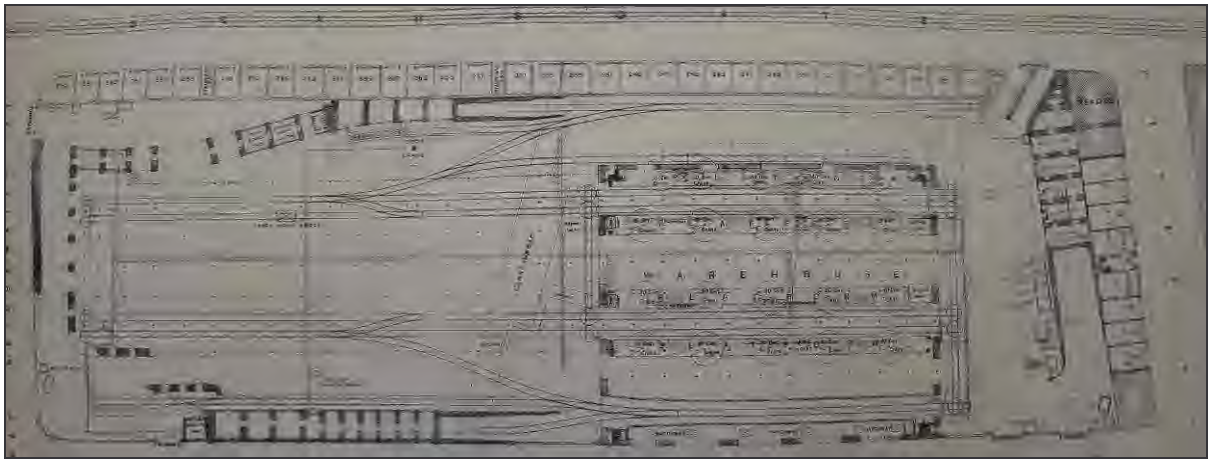


Plate 15: A plan showing the long terrace of equally proportioned shops facing onto Deansgate

A detailed account of the development of the Great Northern Warehouse, and a description of the building, is provided in the Heritage Assessment, and is thus not reiterated in this document.

4.8 Previous Archaeological Investigations

The Site and its immediate environs have been subject to archaeological investigation previously, principally in advance of the construction of the Leisure Box and Great Northern Square (Plate 16). This included the excavation of a series of evaluation trenches across the area immediately to the south of the Great Northern Warehouse, carried out in February 1999, and a watching brief that was focused on three areas during construction works, but also examined other parts of the site. The evaluation comprised ten trenches, all yielding a similar stratigraphic sequence. The over-riding conclusion drawn from this evaluation was that the sub-surface archaeological resource been severely damaged by 19th- and 20th-century intrusions, including more than 80 large stanchions for the steel columns that had supported the over-hanging railway deck, and a network of brick culverts running across the site. The construction of each of the stanchions appeared to have required the deep disturbance on an area equal to 4m square. Nevertheless, fragmentary remains of 18th- and 19th-century buildings were identified in the form of brick-built cellars, and an horizon that appeared to represent a post-medieval agricultural soil was identified overlying the natural geology in one trench, at a height of 35.16m above Ordnance Datum. However, excavation of this agricultural soil yielded fragments of 18th-century pottery, with no physical evidence for any earlier activity (UMAU 1999a).

The remains of 19th-century railway infrastructure, including the foundations of buildings and railway lines were uncovered, together with the elements of 18th- and 19th-century buildings with associated cobble and flagstones surfaces. Reflecting the conclusions drawn from the evaluation, it was surmised from the watching brief that any archaeological evidence for pre-18th-century activity on the site had been removed by previous development (UMAU 1999b).

In 2001, another archaeological watching brief was maintained during the excavation of seven trial pits across land on the eastern side of Watson Street. Each trial pit excavated mechanically to a depth of 3.8 to 4.3m. The trial pits revealed a relatively uniform stratigraphy across the site, which comprised a surface of stone setts with 0.5 to 0.75m of hardcore below. Below this was a 1-1.5m layer of redeposited clay with a band of what appeared to be demolition material beneath it. This overlay the natural clay geology. It was again concluded that any Roman and medieval remains had been removed entirely during the construction of the railway infrastructure in the 19th century (UMAU 2001).

In contrast, immediately to the south of the present Site, significant evidence for the Roman activity was revealed during an archaeological excavation undertaken in 2004 in advance of the Deansgate Tower development. Despite this area having been developed in the 19th century for the former Great Northern Railway viaduct, a stratigraphic sequence of Roman deposits was identified (HER 13938.1.0). The earliest phase of activity was characterised by a group of substantial gravel pits, likely to have been associated with construction of roads in the Roman settlement, with some evidence for tree clearance, the laying out of boundary ditches, and timber-framed buildings. The area appeared to have been abandoned in *c* AD 120-60, although a subsequent phase of activity saw the most intense occupation in the Roman period with structures built on a grid-like layout fronting onto a road or street, with commercial premises, possibly roadside shops (Pre-Construct Archaeology 2005).



Plate 16: Location of previous archaeological investigations

5 Gazetteer of Sites

The following gazetteer provides a list of the non-designated heritage assets identified within the boundary of the Site, and their locations are shown on Figure 19. This has been compiled from Greater Manchester Historic Environment Record (HER) data, coupled with a study of the historical map sequence.

Site Number: 1
Site Name: **Alport Town Building**
NGR: 383530 397840
Designation: None
Site Type: Housing (Site of)
Period: Late 18th century
Source: Green 1787-97; Laurent 1793; Bancks & Co 1831; Ordnance Survey mapping
Description: A 'T'-shaped range of buildings shown on 18th- and 19th-century mapping. The buildings appear to have been remodelled in the 19th century, and demolished to enable the development of the Great Northern Warehouse.
Assessment: The footprint of the buildings lies in the centre of the Site, immediately to the south of the Great Northern Warehouse. Whilst there is some potential for buried structural remains to survive *in-situ*, any such remains are likely to be fragmentary as they will have been disturbed by later activity.

Site Number: 2
Site Name: **Alport Town Building**
NGR: 383505 397847
Designation: None
Site Type: Housing (Site of)
Period: Late 18th century
Source: Green 1787-97; Laurent 1793; Bancks & Co 1831; Ordnance Survey mapping
Description: A range of buildings shown on 18th- and 19th-century mapping. The buildings appear to have been remodelled in the 19th century, and demolished to enable the development of the Great Northern Warehouse.
Assessment: The footprint of the building straddles the Site boundary, but the foundations are likely to have been damaged or destroyed by later activity, and particularly the construction of the Leisure Box.

Site Number: 3
Site Name: **Alport Town Building**
NGR: 383489 397825
Designation: None
Site Type: Housing (Site of)
Period: Late 18th century
Source: Green 1787-97; Laurent 1793; Bancks & Co 1831; Ordnance Survey mapping
Description: A range of buildings shown on 18th- and 19th-century mapping. The buildings appear to have been remodelled in the 19th century, and demolished to enable the development of the Great Northern Warehouse.
Assessment: The footprint of the building straddles the Site boundary, but the foundations are likely to have been damaged or destroyed by later activity, and particularly the construction of the Leisure Box.

Site Number: 4
Site Name: **Alport Town Building**
NGR: 383500 397861
Designation: None
Site Type: Chapel (Site of)
Period: Early 19th century
Source: Dean and Pigot 1809; Swire 1824; Bancks & Co 1831; Adshead 1851; Ordnance Survey mapping (1850-90s)
Description: A chapel marked on historical mapping until the mid-19th century, although the building appears to have been adapted for different use in the later 19th century prior to demolition to enable the construction of the Great Northern Warehouse. The site of the burial ground was purportedly cleared in the late 19th century, although there is potential for buried human remains to survive cannot be discounted entirely
Assessment: The footprint of the buildings lies in the centre of the Site, immediately to the south of the Great Northern Warehouse. Whilst there is some potential for buried structural remains to survive *in-situ*, any such remains are likely to be fragmentary as they will have been disturbed by later activity.

Site Number: 5
Site Name: **Yates Street Buildings**
NGR: 383575 397955
Designation: None
Site Type: Housing (Site of)
Period: Early 19th century
Source: Dean and Pigot 1809; Swire 1824; Bancks & Co, 1831; Adshead, 1851; Ordnance Survey mapping (1850-1890s)
Description: A terrace lining the south side of Peter Street along the northern edge of the Site, shown on 19th-century mapping. Some of the properties had been cleared by 1891, and the remainder demolished to enable the development of the Great Northern Warehouse.
Assessment: The footprint of the building lies within the Site, but the foundations are likely to have been damaged or destroyed by later activity.

Site Number: 6
Site Name: **Field Boundary**
NGR: 383581 397943
Designation: None
Site Type: Field Boundary (Site of)
Period: 18th century
Source: Casson and Berry 1741
Description: A field boundary aligned approximately east/west across the northern part of the Site, and shown on mid-18th-century mapping.
Assessment: The remains of the field boundary will almost certainly have been damaged or destroyed by later activity.

Site Number: 7
Site Name: **Field Boundary**
NGR: 383566 397891
Designation: None
Site Type: Field Boundary (Site of)
Period: 18th century
Source: Casson and Berry 1741
Description: A field boundary aligned approximately east/west across the northern part of the Site, and shown on mid-18th-century mapping.
Assessment: The remains of the field boundary will almost certainly have been damaged or destroyed by later activity.

Site Number: 8
Site Name: **Field Boundary**
NGR: 383546 397832
Designation: None
Site Type: Field Boundary (Site of)
Period: 18th century
Source: Casson and Berry 1741
Description: A field boundary aligned approximately east/west across the central part of the Site, and shown on mid-18th-century mapping.
Assessment: The remains of the field boundary will almost certainly have been damaged or destroyed by later activity.

Site Number: 9
Site Name: **Field Boundary**
NGR: 383567 397812
Designation: None
Site Type: Field Boundary (Site of)
Period: 18th century
Source: Casson and Berry 1741
Description: A field boundary aligned approximately north-east/south- west across the central part of the Site, and shown on mid-18th-century mapping.
Assessment: The remains of the field boundary will almost certainly have been damaged or destroyed by later activity.

Site Number: 10
Site Name: **Field Boundary**
NGR: 383532 397795
Designation: None
Site Type: Field Boundary (Site of)
Period: 18th century
Source: Casson and Berry 1741
Description: A field boundary aligned approximately east/west across the southern part of the Site, and shown on mid-18th-century mapping.
Assessment: The footprint of the field boundary lies beyond the boundary of the Site, although any buried remains are likely to have been damaged or destroyed by later development.

Site Number: 11
Site Name: **Field Boundary**
NGR: 383463 397736
Designation: None
Site Type: Field Boundary (Site of)
Period: 18th century
Source: Casson and Berry 1741
Description: A field boundary aligned approximately north/south across the south-western part of the Site, and shown on mid-18th-century mapping.
Assessment: The footprint of the field boundary lies beyond the boundary of the Site, although any buried remains are likely to have been damaged or destroyed by later development.

Site Number: 12
Site Name: **Dyers Court**
NGR: 383509 397772
Designation: None
Site Type: Routeway (Site of)
Period: 18th century
Source: Tinker 1772; Ordnance Survey mapping
Description: Part of a routeway, lined on both sides by hedges, shown on Tinker's map of 1772. The routeway was subsumed by development in the 18th and 19th centuries.
Assessment: The routeway lies beyond the boundary of the Site, although any buried remains are likely to have been destroyed by later development.

Site Number: 13
Site Name: **Deansgate Properties**
NGR: 383488 397827
Designation: None
Site Type: Foundry (Site of)
Period: Early 19th century
Source: Dean and Pigot 1809; Swire 1824; Bancks & Co 1831; Adshead 1851; Ordnance Survey mapping
Description: A row of three double-depth properties, presumably representing commercial premises, fronting onto Deansgate along the western boundary of the Site.
Assessment: The footprint of the building lies beyond the boundary of the Site, although the foundations are likely to have been damaged or destroyed by later activity.

Site Number: 14
Site Name: Alport Town Garden
NGR:
Designation: None
Site Type: Garden
Period: 18th century
Source: Tinker 1772
Description: A large undeveloped area enclosed by hedges, possibly representing a garden, depicted on Tinker's map of 1772. The land was subject to intensive development subsequently.
Assessment: The footprint of the putative garden lies within the Site, but any physical remains are likely to have been damaged or destroyed by later activity.

Site Number: 15
Site Name: Alport Town Houses
NGR:
Designation: None
Site Type: Workers' Housing (Site of)
Period: 18th century
Source: Green 1787-97; Laurent 1793; Ordnance Survey mapping
Description: A block of back-to-back housing shown on late 18th- and 19th-century mapping. The houses appear to have incorporated cellars.
Assessment: The footprint of the buildings lies in the centre of the Site, immediately to the south of the Great Northern Warehouse. Whilst there is some potential for buried structural remains of the cellars to survive *in-situ*, any such remains are likely to be fragmentary.

Site Number: 16
Site Name: Alport Town Building
NGR: 383537 397794
Designation: None
Site Type: Building (Site of)
Period: Late 18th century
Source: Green 1787-97; Laurent 1793; Ordnance Survey mapping
Description: A detached building situated on the south side of Alport Town, as shown on William Green's map of 1787-94. The building is also shown on 19th-century mapping, although the absence of any pavement lights from the detailed Ordnance Survey map of 1851 suggests that the building did not incorporate a cellar.
Assessment: The footprint of the building lies within the Site, but the foundations are likely to have been damaged or destroyed by later activity.

Site Number: 17
Site Name: **Alport Town Buildings**
NGR: 383527 397833
Designation: None
Site Type: Housing/Commercial premises (Site of)
Period: Late 18th century
Source: Green 1787-97; Laurent 1793; Ordnance Survey mapping
Description: A row of double-depth buildings situated on the north side of Alport Town, as shown on William Green's map of 1787-94. The building is also shown on 19th-century mapping, although the absence of any pavement lights from the detailed Ordnance Survey map of 1851 suggests that the building did not incorporate a cellar.
Assessment: The footprint of the buildings lies within the Site, but the foundations are likely to have been damaged or destroyed by later activity.

Site Number: 18
Site Name: **Alport Town Buildings**
NGR: 383550 397819
Designation: None
Site Type: Housing/Commercial premises (Site of)
Period: Late 18th century
Source: Green 1787-97; Laurent 1793; Ordnance Survey mapping
Description: A row of double-depth buildings situated on the north side of Alport Town, as shown on William Green's map of 1787-94. The building is also shown on early 19th-century mapping, but had been replaced by the Alport Lead Mill by the middle of the century.
Assessment: The footprint of the buildings lies within the Site, but the foundations are likely to have been damaged or destroyed by later activity.

Site Number: 19
Site Name: **Black Horse Inn/Coopers Place**
NGR: 383563 397795
Designation: None
Site Type: Housing (Site of)
Period: Early 19th century
Source: Bancks & Co 1831; Adshead 1851; Ordnance Survey mapping
Description: An inn shown on late 18th- and 19th-century mapping (Plate 17).
Assessment: The footprint of the buildings lies in the centre of the Site, immediately to the south of the Great Northern Warehouse. Whilst there is some potential for buried structural remains of the cellars to survive *in-situ*, any such remains are likely to be fragmentary.



Plate 17: The Black Horse Inn, pictured next to Alport Mill (left)

Site Number: 20
Site Name: **Deansgate Buildings**
NGR: 383476 397782
Designation: None
Site Type: Commercial Premises / Housing (Site of)
Period: Late 18th century
Source: Green 1787-97; Laurent 1793; Bancks & Co 1831; Adshead 1851; Ordnance Survey mapping
Description: A row of single-depth buildings fronting onto the eastern side of Deansgate, shown on late 18th- and 19th-century mapping. The detailed Ordnance Survey map of 1851 does not show any pavement lights against the building, suggesting that they did not incorporate basements.
Assessment: The footprint of the buildings lies within the central part of the Site, but the foundations are likely to have been damaged or destroyed by later activity.

Site Number: 21
Site Name: **Lombard Street**
NGR: 383500 397732
Designation: None
Site Type: Workers' Housing (Site of)
Period: Late 18th century
Source: Green 1787-97; Laurent 1793; Bancks & Co 1831; Adshead 1851; Ordnance Survey mapping
Description: A long terrace of buildings, comprising mostly workers' houses but also incorporating a public house, along the north side of Lombard Street in the southern part of the Site. Ordnance Survey mapping indicates that these properties were fitted with cellars.
Assessment: The footprint of the building lies within the Site, but is likely to have been affected by later activity.

Site Number: 22
Site Name: **Railway Inn**
NGR: 383505 397872
Designation: None
Site Type: Commercial Premises / Housing (Site of)
Period: Late 18th century
Source: Green 1787-97; Laurent 1793; Bancks & Co 1831; Adshead 1851; Ordnance Survey mapping
Description: A public house fronting onto the eastern side of Deansgate, shown on late 18th- and 19th-century mapping. Demolished as part of the redevelopment of the area for the Great Northern Warehouse.
Assessment: The footprint of the buildings lies within the central part of the Site, but the foundations are likely to have been damaged or destroyed by later activity.

Site Number: 23
Site Name: **Whitworth's Court**
NGR: 383541 397843
Designation: None
Site Type: Workers' Housing (Site of)
Period: Late 18th century
Source: Green 1787-97; Bancks & Co 1831; Ordnance Survey mapping
Description: A row of single-depth houses shown on late 18th-century and later mapping. No evidence for the buildings to have contained cellars.
Assessment: The footprint of the buildings lies within the central part of the Site, but the foundations are likely to have been damaged or destroyed by later activity.

Site Number: 24
Site Name: **Walkden's Court (South Side)**
NGR: 383526 397871
Designation: None
Site Type: Workers' Housing (Site of)
Period: 19th century
Source: Bancks & Co 1831; Adshead 1851; Ordnance Survey mapping
Description: A row of single-depth workers' housing shown on mid-19th-century mapping. The absence of pavement lights from the detailed Ordnance Survey amp of 1851 implies that the buildings did not have cellars.
Assessment: The footprint of the buildings lies within the central part of the Site, but the foundations are likely to have been damaged or destroyed by later activity.

Site Number: 25
Site Name: **Walkden's Court (North Side)**
NGR: 383531 397878
Designation: None
Site Type: Workers' Housing (Site of)
Period: 19th century
Source: Bancks & Co 1831; Adshead 1851; Ordnance Survey mapping
Description: A row of single-depth workers' housing shown on mid-19th-century mapping. The absence of pavement lights from the detailed Ordnance Survey amp of 1851 implies that the buildings did not have cellars.
Assessment: The footprint of the buildings lies within the central part of the Site, but the foundations are likely to have been damaged or destroyed by later activity.

Site Number: 26
Site Name: **Deansgate Buildings**
NGR: 383527 397923
Designation: None
Site Type: Commercial / Residential Properties (Site of)
Period: Late 18th century
Source: Green 1787-97; Bancks & Co 1831; Ordnance Survey mapping
Description: A range of commercial and residential properties fronting onto the eastern side of Deansgate between Gregson Street and Back Lad Lane. Shown on late 18th- and 19th-century mapping.
Assessment: The footprint of the buildings lies within the northern part of the Site, but the foundations are likely to have been damaged or destroyed by later activity.

Site Number: 27
Site Name: **Deansgate Buildings**
NGR: 383525 397929
Designation: None
Site Type: Commercial / Residential Properties (Site of)
Period: Late 18th century
Source: Green 1787-97; Bancks & Co 1831; Ordnance Survey mapping
Description: A range of commercial and residential properties fronting onto the eastern side of Deansgate between Lad Lane and Back Lad Lane. Shown on late 18th- and 19th-century mapping.
Assessment: The footprint of the buildings lies within the northern part of the Site, but the foundations are likely to have been damaged or destroyed by later activity.

Site Number: 28
Site Name: **Back Lad Lane**
NGR: 383580 397917
Designation: None
Site Type: Workers' Housing (Site of)
Period: Late 18th century
Source: Green 1787-97; Bancks & Co 1831; Ordnance Survey mapping
Description: A block of back-to-back workers' housing situated on the northern side of Back Lad Lane. All the buildings were demolished to enable the construction of the Great Northern Warehouse.
Assessment: The footprint of the buildings lies within the northern part of the Site, but the foundations are likely to have been damaged or destroyed by later activity.

Site Number: 29
Site Name: **Watson Street**
NGR: 383608 397918
Designation: None
Site Type: Commercial Properties / Workers' Housing (Site of)
Period: Late 18th century
Source: Green 1787-97; Bancks & Co 1831; Ordnance Survey mapping
Description: A block of probable commercial properties and workers' housing situated on the western side of Watson Street. All the buildings were demolished to enable the construction of the Great Northern Warehouse.
Assessment: Whilst there is some potential for buried structural remains of the cellars to survive *in-situ* within the footprint of the modern Great Northern Square, any such remains are likely to be fragmentary.

Site Number: 30
Site Name: **Lad Lane**
NGR: 383566 397947
Designation: None
Site Type: Workers' Housing (Site of)
Period: Late 18th century
Source: Green 1787-97; Bancks & Co 1831; Ordnance Survey mapping
Description: A row buildings situated on the northern side of Lad Lane in the northern part of the Site.
Assessment: Whilst there is some potential for buried structural remains to survive *in-situ* within the footprint of the modern Great Northern Square, any such remains are likely to be fragmentary.

Site Number: 31
Site Name: **Deansgate Properties**
NGR: 383442 397712
Designation: None
Site Type: Commercial / Residential Properties (Site of)
Period: 19th century
Source: Pigot 1819; Ordnance Survey mapping
Description: A small detached building shown on Pigot's map of 1819, occupying a site shown as undeveloped on late 18th-century mapping. Later mapping depicts a row of double-depth buildings fronting onto Deansgate, all seemingly containing cellars.
Assessment: The footprint of the buildings lies beyond the boundary of the Site, although the foundations are likely to have been damaged or destroyed by later activity.

Site Number: 32
Site Name: **Lombard Street (South Side)**
NGR: 383468 397720
Designation: None
Site Type: Workers' Housing (Site of)
Period: 19th century
Source: Ordnance Survey mapping
Description: A block of eight back-to-back workers' housing, all containing cellars, shown on the ordnance Survey map of 1851.
Assessment: The footprint of the buildings lies beyond the boundary of the Site, although the foundations are likely to have been damaged or destroyed by later activity.

Site Number: 33
Site Name: **Fustian Finishing Works**
NGR: 383530 397786
Designation: None
Site Type: Textile Finishing Works (Site of)
Period: 19th century
Source: Ordnance Survey mapping
Description: A fustian finishing works identified on the Ordnance Survey map of 1851.
Assessment: Whilst there is some potential for buried structural remains to survive *in-situ* between the Great Northern Square and the Leisure Box, any such remains are likely to be fragmentary.

Site Number: 34
Site Name: **Back Lad Lane**
NGR: 383678 397957
Designation: None
Site Type: Workers' Housing
Period: 19th century
Source: Ordnance Survey mapping
Description: A block of workers' housing situated on the south side of Back Lad Lane. The buildings were cleared to enable the construction of the Great Northern Warehouse.
Assessment: Whilst there is some potential for buried structural remains to survive *in-situ* between the Great Northern Square and the Leisure Box, any such remains are likely to be fragmentary.

Site Number: 35
Site Name: **Strand Street**
NGR: 383550 397772
Designation: None
Site Type: Smithy (Site of)
Period: 19th century
Source: Ordnance Survey mapping
Description: A smithy identified at the northern end of Strand Street on the Ordnance Survey map of 1851.
Assessment: The footprint of the buildings lies beyond the boundary of the Site, although the foundations are likely to have been damaged or destroyed by later activity.

Site Number: 36
Site Name: **Great Bridgewater Street (west)**
NGR: 383449 397705
Designation: None
Site Type: Commercial Premises
Period: 19th century
Source: Ordnance Survey mapping
Description: A probable commercial property situated on the north side of Great Bridgewater Street.
Assessment: The footprint of the buildings lies beyond the boundary of the Site, although the foundations are likely to have been damaged or destroyed by later activity.

Site Number: 37
Site Name: **Back Lad Lane Tannery**
NGR: 383568 397910
Designation: None
Site Type: Tannery (Site of)
Period: 19th century
Source: Ordnance Survey mapping
Description: A tannery identified to the south of Back Land Lane on the Ordnance Survey map of 1851. A series of tanning pits are shown on this map immediately to the north of the building.
Assessment: The footprint of the building lies within the south-western part of the Site, but the foundations are likely to have been damaged or destroyed by later activity.

Site Number: 38
Site Name: **Alport Lead Mill**
NGR: 383546 397814
Designation: None
Site Type: Lead Mill (Site of)
Period: 19th century
Source: Ordnance Survey mapping
Description: A lead mill situated in the centre of the Site, as shown on the Ordnance Survey map of 1851.
Assessment: Whilst there is some potential for buried structural remains to survive *in-situ* between the Great Northern Square and the Leisure Box, any such remains are likely to be fragmentary

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6. Site Inspection

6.1 Site Inspection

The aim of the site inspection was to relate the findings of the desk-based study to the existing land use of the Site in order to contribute to an understanding of the potential for surviving below-ground remains.

The majority of the Site is occupied by the Great Northern Warehouse, the Deansgate Terrace, and the modern Leisure Box. Smaller areas of public realm exist between the extant buildings, including the Great Northern Square across the northern and western parts of the Site (Plates 18 and 19).

The northern part of the public realm area incorporates a sunken area, the construction of which is likely to have damaged or removed any buried archaeological remains that survived the redevelopment of the site in the late 19th century.



Plate 18: The Great Northern Warehouse and public realm area viewed from the north-west



Plate 19: The Great Northern Square viewed from the north-west



Plate 20: The Deansgate Terrace viewed from the north-west

7. Significance of the Remains

7.1 The Policy Context of Heritage Assets

The archaeological resource of an area can encompass a range of assets, including below-ground remains, earthworks, and standing buildings and other structures. Some of these remains may have statutory protection, as Scheduled Monuments or Listed Buildings. Others do not but may nevertheless be of archaeological significance. Under both national and local planning policy, as outlined below, both statutory and non-statutory remains are to be considered within the planning process.

The NPPF (National Planning Policy Framework, March 2012) sets out the Secretary of State's policy on planning and includes a section on the conservation of the historic environment (including historic, archaeological, architectural and artistic heritage assets, NPPF paras 126-41), and its wider economic, environmental and social benefits. The NPPF emphasises the significance of an individual heritage asset within the historic environment and the value that it holds for this and future generations in order to minimise or avoid conflict between the heritage asset's conservation and any aspect of the planning proposals. The NPPF draws a distinction between designated heritage assets of national importance and heritage assets that are not designated but which are of heritage interest and are thus of a material planning consideration (paras 134 and 135). In the case of the former, the presumption should be in favour of conservation; in the case of the latter, where this is warranted by its significance, the developer is required to record and understand the significance of the heritage asset before it is lost, in a way that is proportionate to the nature and level of the asset's significance, by the use of survey, photography, excavation or other methods.

The NPPF states that non-designated assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments should be considered in the same manner as designated sites (NPPF para 139). Regarding this policy a lack of formal designation does not itself indicate a lower level of significance; in this instance the lack of designation reflects that the site was previously unknown and therefore never considered for formal designation. Wherever possible, development should be located and designed so as to avoid damage to archaeological remains, ensuring that they are preserved *in-situ*. Where this is not possible, or appropriate, the developer will be required to make suitable provision to ensure that the archaeological information is not lost, and in many cases to secure the preservation of the remains.

7.2 Assessment Methodology and Significance Criteria

One methodology for assessing archaeological significance is the Secretary of State's criteria for the scheduling of monuments, outlined in Annex 1 of *Scheduled Monuments: identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979* (DCMS March 2010). These criteria have all been utilised in this assessment are:

- Period
- Rarity
- Documentation
- Group Value
- Survival/Condition
- Fragility/Vulnerability
- Diversity
- Potential

7.3 Baseline Significance Conditions for the land within the Site

7.3.1 Period

The location of the Site is considered significant in relation to the Romano-British and Industrial periods. It lies within the projected area of the settlement associated with the Roman fort, situated some 200m to the south-west, and in proximity to the known course of a Roman road. The possibility for archaeological evidence for the Roman settlement and associated road-building activity to survive on the Site cannot be discounted. However, previous investigations of the Site have suggested that there is little potential for Roman remains to survive *in-situ* due to intensive later developments, although vestiges of an agricultural soil of probable 18th-century date, together with the fragmentary foundations of 18th-and 19th-century buildings and railway infrastructure, were identified. There is little potential for the Site to retain archaeological remains dating to any earlier periods.

7.3.2 Rarity

Previous archaeological work in the Castlefield area has generated a significant corpus of evidence for the development and extent of Roman Manchester, although any additional physical remains would be of some significance, and would have a rarity value.

Historic maps have highlighted potential for a sequence of building remains spanning the late 18th- to early 19th-century, including workers' housing and lower middle class properties and industrial and commercial premises. Within the current North West Archaeological Research Framework, it is suggested that there are many aspects of 19th-century urban life which are insufficiently covered within the documentary record, and archaeological research is needed to shed light on the urban working classes in general within the region (see *Initiative 7.6*; Newman and McNeil 2007, 144).

7.3.3 Documentation

The landscape history of the Site has been recovered from the historic map base, the use of archival material such as the trade directories, from local historical sources and previous historical research and archaeological work. More detail could undoubtedly be gleaned about the development and use of the Site through the examination of further documentary sources, but these are unlikely to alter the conclusions drawn in this report.

7.3.4 Group Value

The group of assets, as identified through historic map regression, cover a range of site types. The range of former commercial and residential buildings, coupled with industrial premises and railway infrastructure encapsulate the urban development of the 19th century. The inclusion of these elements certainly enhances the value of the Site, providing a cross-section of different spheres of activity.

7.3.5 Survival/Condition

Documentary sources have identified a range of non-designated heritage across the entire Site. However, given the extent of earth-moving works that will have been required to erect the Great Northern Warehouse and associated railway infrastructure in the late 19th century, and the modern Leisure Box, the majority of any archaeological remains across the Site are likely to have been damaged or removed entirely. The potential for some buried remains to exist in the public realm areas cannot be dismissed, although it seems likely that the survival of any such remains will be fragmentary.

7.3.6 Diversity

The diversity of the below-ground remains with the Site is presently unknown. However, past archaeological investigation and cartographic sources suggest that any buried remains would most probably represent elements of the late 18th- and 19th-century development of the Site, charting its evolution from agricultural hinterland to a transport hub and industrialised quarter.

7.3.7 Potential

Whilst there is a possibility for deeply cut features and isolated finds of Roman date to survive across the Site, the potential for any such remains to survive intact is considered to be low. The potential for medieval remains to survive is similarly considered to be low. The greatest potential of the Site is to retain elements of the late 18th- and 19th-century townscape.

7.4 Significance

Any surviving physical remains dating to the Romano-British are likely to be of at least high local or regional importance, depending on the extent and condition of their survival. Well-preserved Roman remains that provide evidence for the later occupation of the *vicus* and/or fort, could potentially be of greater significance, although the potential for any such remains to survive is considered to be low.

On the evidence available, the Site may contain potential remains of late 18th-/early 19th-century housing; early 19th-century to early 20th-century industrial and railway buildings, which could all be considered to be of low regional or high local significance, depending upon the full extent of survival and condition. Given the extent of previous development and the resultant impact on buried remains, however, any buried remains are likely to be fragmentary, reducing their significance to low local or even negligible.

8. *Impact of the Development*

The development proposals involve the construction of buildings intended for mixed residential and commercial use, which will involve some earth-moving and associated landscaping works. As such, the proposed construction programme could result in the removal and destruction of any below-ground archaeological remains that do survive *in-situ*.

The results obtained from the desk-based research have concluded that there is some potential for below-ground archaeological remains dating to the 18th and 19th centuries, which are likely to be of local significance, pending the extent to which they survive and their condition.

The impact of development upon any surviving buried remains is likely to be substantial, where ground-breaking works are to be carried out. This is likely to be focused on the current public realm areas, including the Great Northern Square, and beneath the vehicle access ramps to the Great Northern Warehouse.

9. Further Investigation

9.1 Heritage Assets

Where the loss of the whole or a material part of a heritage asset's significance is justified by a development, the developer should be required to record that asset and advance understanding of its significance, and to make this evidence publicly accessible (NPPF para 141).

None of the known below-ground archaeological remains identified within the Site are considered to be of national importance that would require preservation *in-situ*. However, there some potential for heritage assets of lesser archaeological significance to survive, which may merit preservation by record. These include the foundations of 18th- and 19th-century buildings, and the vestiges of post-medieval agricultural soils.

9.2 Further Investigation

The scope and extent of any such further investigation of the site will be determined by the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council. In may be anticipated, however, that ground-breaking works peripheral to the extant buildings will need to be monitored by an archaeological watching brief, as this would represent an appropriate strategy in this instance to mitigate the impact on any buried archaeological remains.

10. Sources

10.1 Maps

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10.3 Trade Directories

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Slater's *Manchester and Salford Directory for 1895*

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10.4 Websites

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http://www.steamindex.com/manlocos/manulist.htm#galloway Accessed 27/11/16

Geology of Britain Viewer http://mapapps.bgs.ac.uk/geologyofbritain/home.html
Accessed 27/11/2016

Grace's Guide to British Industrial History www.gracesguide.co.uk/ Accessed: 28/11/16

Greater Manchester Building Stone Atlas
https://www.bgs.ac.uk/downloads/start.cfm?id=2050 Accessed 28/11/16

11. Archive

The archive comprises a historical map regression, historical photographs and historical research notes. This archive is currently held by the Centre for Applied Archaeology and a copy of this report will be forwarded to Tobermory SARL.

A copy of this report will be deposited with the Greater Manchester Historic Environment Record, held by the Greater Manchester Archaeological Advisory Service (GMAAS).

12. Acknowledgments

Salford Archaeology would like to thank Adam Linard of 2110 Consult for commissioning and supporting the desk-based assessment on behalf of Tobermory SARL, and to Laura Feekins and Michael Percival of Deloitte LLP for logistical support.

Salford Archaeology is also grateful to Norman Redhead, Heritage Management Director with the Greater Manchester Archaeological Advisory Service, for his advice and guidance.

Appendix 1: Figures

Figure 1: Site boundary superimposed on modern mapping

Figure 2: Site boundary superimposed on Casson and Berry's map of 1741

Figure 3: Site boundary superimposed on Tinker's map of 1772

Figure 4: Site boundary superimposed on William Green's map of 1787-94

Figure 5: Site boundary superimposed on Swire's map of 1824

Figure 6: Site boundary superimposed on Bancks & Co's map of 1831

Figure 7: Site boundary superimposed on the Ordnance Survey map of 1851

Figure 8: Site boundary superimposed on the Ordnance Survey map of 1891

Figure 9: Site boundary superimposed on the Ordnance Survey map of 1908

Figure 10: Site boundary superimposed on the Ordnance Survey map of 1922

Figure 11: Site boundary superimposed on the Ordnance Survey map of 1965



Figure 1: Site boundary superimposed on modern mapping



Figure 2: Site boundary superimposed on Casson and Berry's map of 1741



Figure 3: Site boundary superimposed on Tinker's map of 1772



Figure 4: Site boundary superimposed on William Green's map of 1787-94



Figure 5: Site boundary superimposed on Swire's map of 1824



Figure 6: Site boundary superimposed on Bancks & Co's map of 1831



Figure 7: Site boundary superimposed on the Ordnance Survey map of 1851



Figure 8: Site boundary superimposed on the Ordnance Survey map of 1891

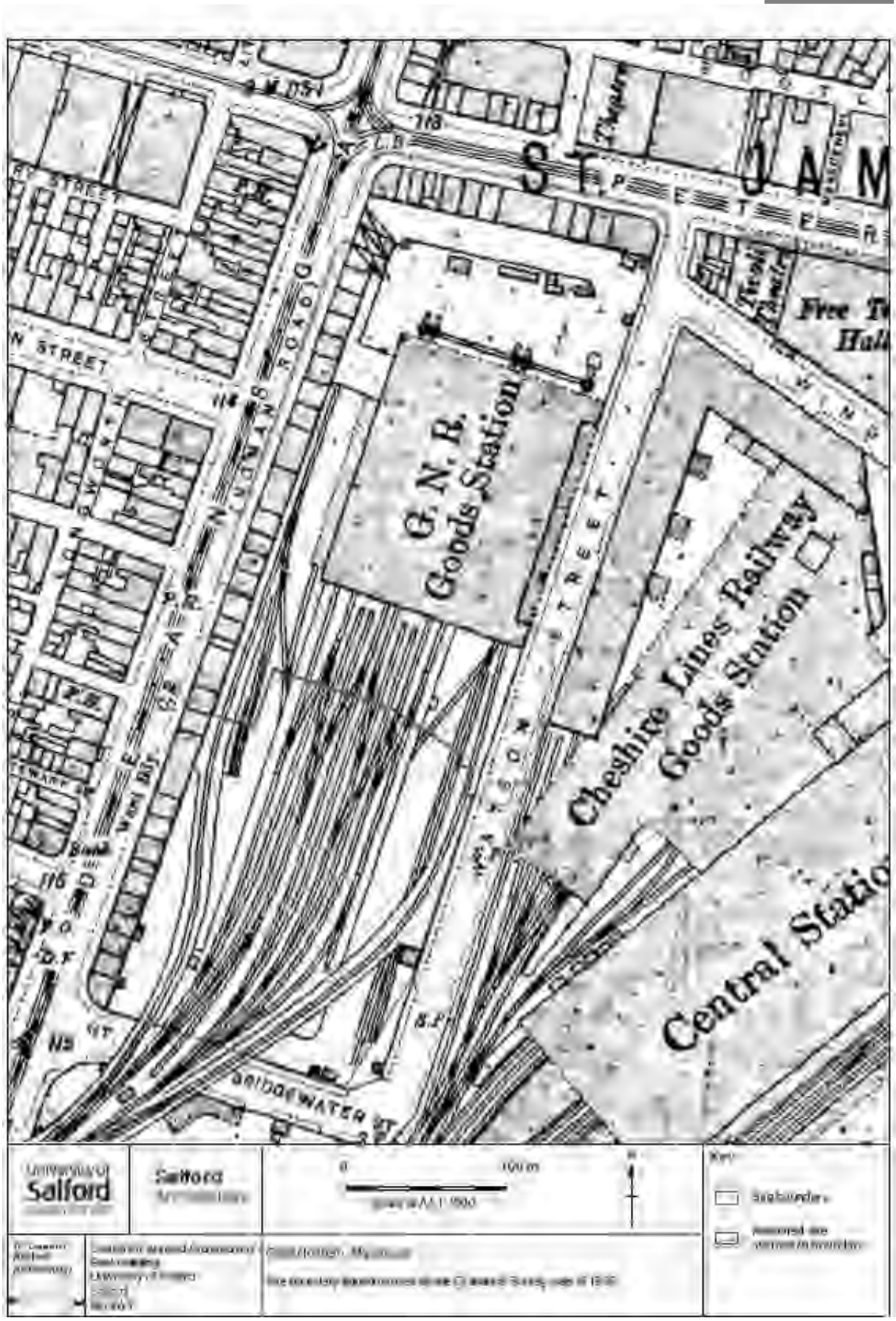


Figure 9: Site boundary superimposed on the Ordnance Survey map of 1908



Figure 10: Site boundary superimposed on the Ordnance Survey map of 1922

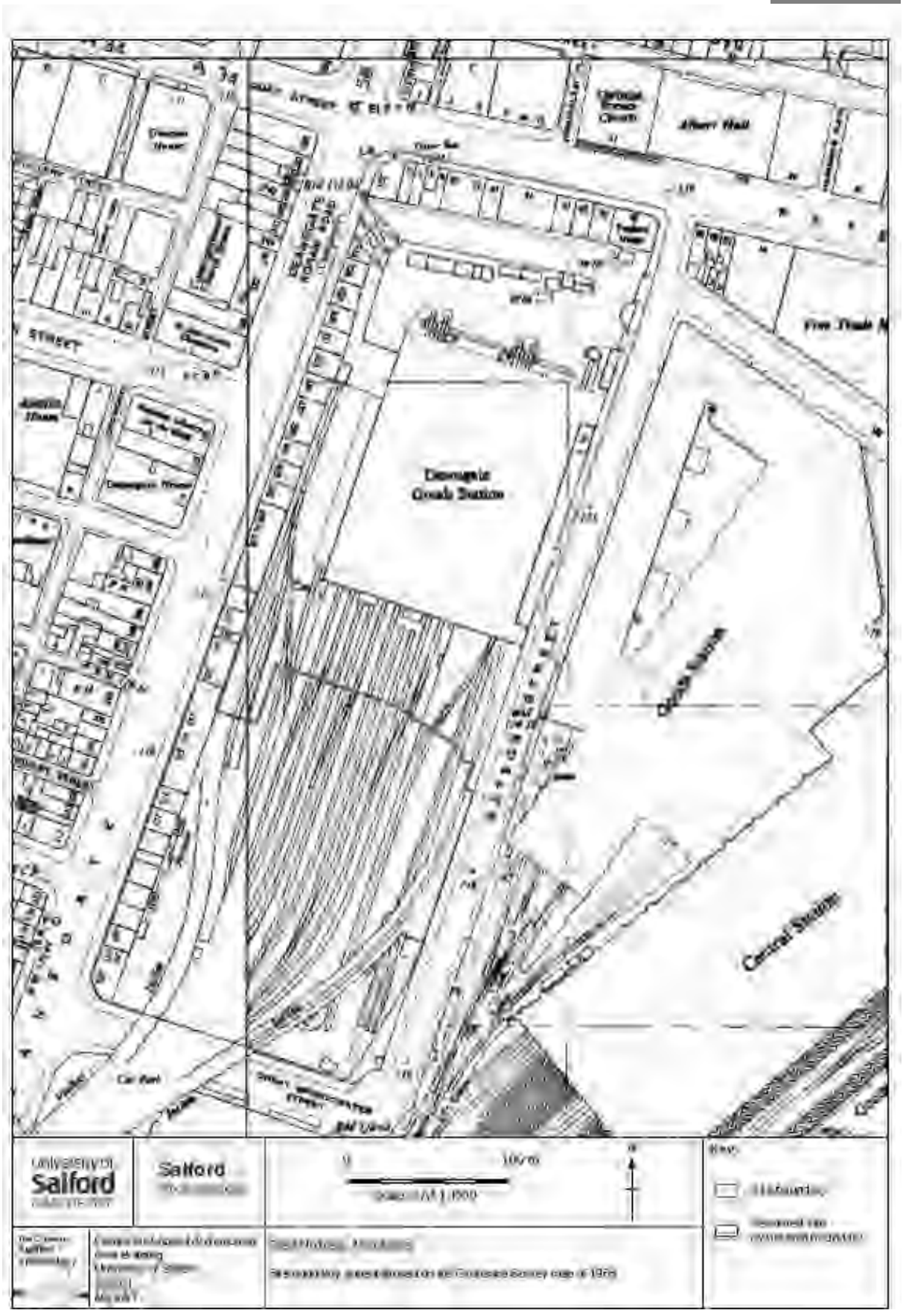


Figure 11: Site boundary superimposed on the Ordnance Survey map of 1965

Appendix 2. HER Data

Greater Manchester Archaeological Advisory Service Monument List Report

Manchester Central: HER entries within 250m of the site boundary

Ref	Site Name	Monument Types	Administration Areas/Description	NGR
Building				
11190.1.0	River Medlock Sluice (Knott Mill)	Canal Basin	Manchester, Manchester, Greater	SJ 8333 9747 (point)
13904.1.0	Building (former iron foundry?)	Iron Foundry	Manchester, Manchester, Greater	Centred SJ 83438 97428
16486.1.0	12–16, Southern Street	House, Cellar Dwelling, Loomshop	Manchester, Manchester, Greater	Centred SJ 8336 9767
16806.1.0	Deansgate/Gaythorn Tunnel	Canal Tunnel	Manchester, Manchester, Greater	SJ 8337 9756 (point)
1368.1.0	White Lion Inn	Inn, Public House	Manchester, Manchester, Greater	SJ 8331 9772 (point)
11191.1.0	Bridgewater/Chester Road Viaduct	Road Viaduct	Manchester, Manchester, Greater	SJ 8332 9749 (point)
11242.1.0	Police Station (former)	House, Police Station, Building	Manchester, Manchester, Greater	Centred SJ 8331 9767
9894.1.0	Crown Hotel (now The Deansgate)	Well, Hotel, Public House	Manchester, Manchester, Greater	Centred SJ 8342 9762
Find Spot				
415.4.8	Coin Hoard (Roman) (Area of	Findspot	Manchester, Manchester, Greater	SJ 8330 9760 (point)
124.1.0	Coins (Saxon) found at St Matthew's	Findspot	Manchester, Manchester, Greater	SJ 8333 9776 (point)
123.1.0	Coins (Saxon) found at Campfield	Findspot	Manchester, Manchester, Greater	SJ 8342 9772 (point)
415.4.2	Building Stone (Roman) (Area of	Findspot	Manchester, Manchester, Greater	SJ 8336 9742 (point)
415.4.7	Centurial Stones (Roman) (Area of	Findspot	Manchester, Manchester, Greater	SJ 8326 9757 (point)
126.1.0	Barbed Arrowhead (Area of Roman	Findspot	Manchester, Manchester, Greater	Centred SJ 8338 9777
415.4.10	Statuette, Ring and Coin (Roman)	Findspot, Statue	Manchester, Manchester, Greater	Centred SJ 8340 9776
415.4.11	Coin Hoard (Roman – Knott Mill Hoard No. 3	Findspot	Manchester, Manchester, Greater	SJ 8339 9759 (point)
415.4.15	Roman Finds along Railway Arches	Findspot	Manchester, Manchester, Greater	SJ 8346 9750 (point)
415.4.16	Sal Ammoniac and Coin (Roman)	Findspot	Manchester, Manchester, Greater	Centred SJ 8344 9753
415.4.26	Roman Urn and Samian Ware	Findspot	Manchester, Manchester, Greater	Centred SJ 8370 9750
415.4.6	Coins (Roman) at New Goods	Findspot	Manchester, Manchester, Greater	Centred SJ 8354 9781
415.4.17	Roman Pottery at Police Station (site	Findspot, Pottery Workshop	Manchester, Manchester, Greater	Centred SJ 8332 9763

Ref	Site Name	Monument Types	Administration Areas/Description	NGR
415.4.28	Roman Amphora Neck (Area of	Findspot	Manchester, Manchester, Greater	Centred SJ 8359 9758
13944.1.0	Prehistoric activity, Barton Street	Findspot	Manchester, Manchester, Greater	SJ 83311 97707 (point)
415.4.25	Roman Pottery and Quern (Area of	Findspot	Manchester, Manchester, Greater	SJ 8335 9745 (point)
415.4.24	Roman Inscribed Altar (Area of	Shrine, Findspot	Manchester, Manchester, Greater	Centred SJ 8340 9740
415.4.23	Coin Hoard (Roman) (Area of	Findspot	Manchester, Manchester, Greater	SJ 8343 9762 (point)
415.4.22	Coins From 1977–8 Tonman Street	Findspot	Manchester, Manchester, Greater	Centred SJ 8340 9778
415.4.18	Roman Altar (Area of Roman	Findspot	Manchester, Manchester, Greater	SJ 8330 9760 (point)
12089.7.0	Lock No 89 (Tib Lock), S of	Canal Lock	Manchester, Manchester, Greater	SJ 8377 9754 (point)
12089.8.0	Lock No 90 (W of Albion Bridge)	Canal Lock	Manchester, Manchester, Greater	SJ 8359 9755 (point)
8412.1.0	The Britons Protection Public House	Inn, Public House	Manchester, Manchester, Greater	SJ 8368 9761 (point)
12089.9.0	Lock No. 91, at E end of Gaythorn	Canal Lock	Manchester, Manchester, Greater	SJ 8345 9756 (point)
8586.1.0	Lock-Keeper's Cottage at Lock No.	House, Canal Lock, Lock Keepers	Manchester, Manchester, Greater	SJ 8345 9757 (point)
8650.1.0	Great Northern Railway Company's	Railway, Warehouse, Carriage Ramp	Manchester, Manchester, Greater	SJ 8356 9786 (point)
125.1.0	Manchester & Salford Junction	Tunnel, Canal, Communications	Manchester, Manchester, Greater	Centred SJ 8338 9788
8460.1.0	K6 Telephone Kiosk (SW corner of	Telephone Box	Manchester, Manchester, Greater	SJ 8340 9771 (point)
8268.1.0	Albion Wharf (19, Albion Street)	Office, Warehouse	Manchester, Manchester, Greater	SJ 8366 9757 (point)
129.1.0	Manchester Central (formerly GMex;	Exhibition Hall, Railway, Railway Station	Manchester, Manchester, Greater	SJ 8370 9775 (point)
8378.1.0	322–330, Deansgate (former	Public Building, Shop	Manchester, Manchester, Greater	SJ 8341 9771 (point)
8379.1.0	378, Deansgate – Artingstalls	Tower, Chapel,	Manchester, Manchester, Greater	SJ 8333 9752 (point)
8384.1.0	235–291 (formerly 235–295)	Commercial, Office, Shop	Manchester, Manchester, Greater	Centred SJ 8350 9784
11638.1.0	Floodgate on E side of Knott Mill	Flood Lock	Manchester, Manchester, Greater	SJ 8337 9743 (point)
1716.1.0	Viaduct, West from Knott Mill and	Railway Bridge, Railway, Railway	Manchester, Manchester, Greater	SJ 8329 9756 (point)
8327.1.0	Peveril of the Peak Public House	Inn, Public House	Manchester, Manchester, Greater	SJ 8385 9760 (point)
8326.1.0	Chepstow House	Shipping Warehouse, Office	Manchester, Manchester, Greater	SJ 8383 9763 (point)

Ref	Site Name	Monument Types	Administration Areas/Description	NGR
Monument				
9849.1.0	Duke's Warehouse (site of)	Warehouse	Manchester, Manchester, Greater	SJ 8336 9746 (point)
15514.1.0	Gaythorn Vaults Public House &	Blind Back House, Back To Back	Manchester, Manchester, Greater	SJ 83649 97481 (point)
15517.1.0	Bone, Size & Chemical Works (site	Chemical Works, Textile Mill, Bone Mill	Manchester, Manchester, Greater	SJ 83750 97458 (point)
9858.1.0	Windmill (site of) on Windmill Street	Industrial Site, Millstone, Mill, Windmill	Manchester, Manchester, Greater	SJ 8378 9782 (point)
15518.1.0	Gaythorn Chemical Works (site of)	Chemical Works	Manchester, Manchester, Greater	SJ 83720 97452 (point)
15831.1.0	Weighing Machine (site of)	Weighing Machine	Manchester, Manchester, Greater	SJ 83599 97567 (point)
15520.1.0	Chemical Works, Little Peter Street	Starch Mill, Chemical Works, Timber	Manchester, Manchester, Greater	SJ 83536 97416 (point)
15513.1.0	Gaythorn Mill, Albion Street (site of)	Finishing Works, Wire Mill, Textile Mill,	Manchester, Manchester, Greater	SJ 83582 97415 (point)
13693.1.0	Dye Works/ Workers' Housing (site	Dye Works, House	Manchester, Manchester, Greater	SJ 83738 97476 (point)
15832.1.0	Building, Trafford Street (site of)	Wharf, Building	Manchester, Manchester, Greater	SJ 83582 97567 (point)
15833.1.0	Industrial Building, Trafford Street	Industrial Building	Manchester, Manchester, Greater	SJ 83609 97564 (point)
15519.1.0	Coppock's Buildings (site of)	House, Blind Back House	Manchester, Manchester, Greater	SJ 83734 97471 (point)
15506.1.0	Size Works (site of)	Chemical Works, Textile Mill	Manchester, Manchester, Greater	SJ 83678 97409 (point)
15505.1.0	Tannery (site of)	Tannery	Manchester, Manchester, Greater	SJ 83676 97442 (point)
15503.1.0	Hood's Dye Works (site of)	Dye Works	Manchester, Manchester, Greater	SJ 83783 97467 (point)
1715.1.0	Manchester & Salford Junction Canal – Tunnel section	Canal Tunnel	Manchester, Manchester, Greater	SJ 83748 97748 (point)
12406.1.0	Little Peter Street/Albion Street	House, Industrial Building, Mill	Manchester, Manchester, Greater	SJ 8356 9747 (point)
9865.1.0	Corn Mill, Brazil Mill (site of)	Rag Mill, Textile Mill, Corn Mill, Steam	Manchester, Manchester, Greater	SJ 8339 9744 (point)
12395.1.0	Land bounded by Barton St,	Building	Manchester, Manchester, Greater	SJ 8337 9768 (point)
9868.1.0	Spinning Mill (Cheethams, Gaythorn) (site of)	Button Mill, Textile Mill, Spinning Mill	Manchester, Manchester, Greater	SJ 8363 9741 (point)
12339.1.0	Castlefield (formerly Kensall) House	Findspot, Church, *Vicus*, Building	Manchester, Manchester, Greater	Centred SJ 8334 9776
10503.1.0	Knott Mill Bridge Evaluation	Wheel Pit, Post Hole, Canal	Manchester, Manchester, Greater	Centred SJ 8337 9748

Ref	Site Name	Monument Types	Administration Areas/Description	NGR
415.2.2	Worsley Street Excavations, Castlefield (Area of Roman	Furnace, Road, *Vicus*, Building, Hearth	Manchester, Manchester, Greater Manchester, Manchester, Greater	SJ 8330 9769 (point)
415.2.3	Bridgewater Street Watching Brief	*Vicus*, Ditch	Manchester, Manchester, Greater	SJ 8331 9767 (point)
15990.1.0	Workers' Housing (site of) and later	Back To Back House, Iron Works, Nail	Manchester, Manchester, Greater	SJ 83574 97517 (point)
13905.1.0	Buildings on Commercial Street (site	Blind Back House	Manchester, Manchester, Greater	SJ 83426 97441 (point)
15504.1.0	Medlock Bridge Mill (site of)	Textile Mill, Cotton Mill	Manchester, Manchester, Greater	SJ 83633 97440 (point)
415.1.1	Castlefield Roman Fort Rampart	Rampart	Manchester, Manchester, Greater	Centred SJ 8325 9765
13979.1.0	Worsley Street Excavations (Area of	Furnace, Road, *Vicus*, Building, Hearth	Manchester, Manchester, Greater	SJ 83298 97693 (point)
16847.1.0	Chester Road Workers' Housing	Terrace	Manchester, Manchester, Greater	SJ 8335 9742 (point)
14.1.0	Manchester to Ribchester Roman	Road	Manchester, Manchester, Greater	Centred SJ 8369 9840
1386.2.0	Rochdale Canal	Canal, Canal Lock	Manchester, Manchester, Greater	Centred SJ 8437 9782
112.1.0	Alde-Parc (Aldport) (Area of Roman	Park, Deer Park	Manchester, Manchester, Greater	SJ 8348 9770 (point)
129.1.1	Cheshire Lines Railway Goods Shed	Railway Warehouse	Manchester, Manchester, Greater	SJ 8362 9780 (point)
2084.1.0	Concert Hall Site	Ditch, Pit	Manchester, Manchester, Greater	SJ 8377 9767 (point)
2084.1.3	Concert Hall Site	Wall	Manchester, Manchester, Greater	SJ 8379 9764 (point)
2145.1.0	Havelock Mill (site of)	Cotton Mill, Silk Mill, Weaving Mill,	Manchester, Manchester, Greater	Centred SJ 8375 9757
2084.1.2	Concert Hall Site	Wall, Culvert	Manchester, Manchester, Greater	SJ 8377 9761 (point)
415.1.2	Castlefield Roman Fort North Gate	Gate	Manchester, Manchester, Greater	SJ 8324 9765 (point)
13942.1.0	Roman ditch on Barton Street (site of)	Rampart, Ditch, Extractive Pit	Manchester, Manchester, Greater	Centred SJ 83254 97714
Place				
415.2.0	Castlefield Roman *Vicus* (site of) (Area of Roman Manchester)	Town, *Vicus*, Building	Manchester, Manchester, Greater Manchester, Manchester, Greater Manchester	Centred SJ 8334 9768 (530m by 745m)

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DESK BASED ASSESMENTS



WATCHING BRIEF & EVALUATION



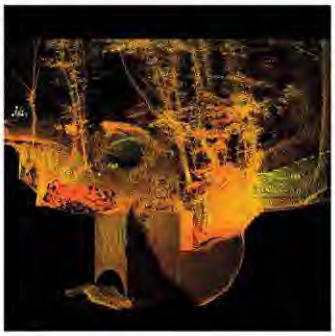
EXCAVATION



BUILDING SURVEY



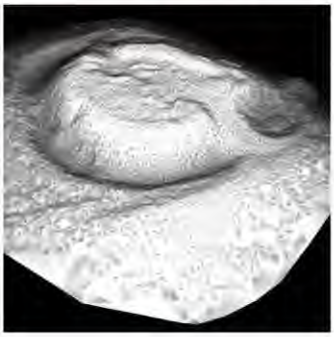
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Centre for Applied Archaeology (C/AA), School of the Built Environment, University of Salford
Joule House, 1 Acton Square, The Cresent, Salford, M5 4NW
Telephone: 0161 295 3818 email: a.thompson@salford.ac.uk

Appendix F – Aviation Opinion

PAGERPOWER
Urban & Renewables

Aviation Scoping Opinion

Great Northern

GNW Developments Limited

July 2022

PLANNING SOLUTIONS FOR:

- Solar
- Telecoms
- Railways
- Defence
- Buildings
- Wind
- Airports
- Radar
- Mitigation

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ADMINISTRATION PAGE

Job Reference:	11380F
Date:	July 2022
Author:	Aaron Williams Kai Frolic (Issue 2)
Telephone:	01787 319001
Email:	aaron@pagerpower.com kai@pagerpower.com

Reviewed By:	Michael Sutton
Email:	michael@pagerpower.com

Issue	Date	Detail of Changes
1	13 July 2022	Initial issue
2	21 July 2022	Second issue – following initial analysis of protected surfaces

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Pager Power Limited, Stour Valley Business Centre, Sudbury, Suffolk CO10 7GB

T: +44 (0)1787 319001 E: info@pagerpower.com W: www.pagerpower.com

SCOPING OPINION

Introduction

Building developments have the potential to impact aviation and radar infrastructure in their vicinity. This is predominantly due to three main considerations, namely (1) building developments act as physical structures that present a collision risk, (2) building developments can act as physical obstructions to electromagnetic signals used for radar and radio systems. The second category can be further subdivided but essentially this comes down to weakening a radio signal in the shadow of the building development or reflection of an electromagnetic signals in unwanted directions.

Policy and Relevant Guidance

Guidance and policy are dictated primarily by the Civil Aviation Publications (CAP) produced by the Civil Aviation Authority. There is also further policy provided by the Ministry of Defence (MOD) and National Air Traffic Service (NATS). The most relevant guidance to this project is likely to be CAP 168: Licensing of Aerodromes and CAP 670: Air Traffic Services Safety Requirements. All relevant aviation guidance will be followed.

The relevant safeguarding distance varies depending on the type of infrastructure being considered. Long range radar used for en-route navigation purposes can reasonably be safeguarded against building developments at ranges of 20 km or more. Specific aerodromes are typically safeguarded against physical obstructions that present a collision risk within ranges of less than 20 km.

Assessment Methodology and Significance Criteria

The relevant infrastructure in the vicinity of the building development will be identified, followed by appropriate technical analysis to determine the level of predicted effect and, where required, appropriate mitigation options. Mitigation options will be progressed though consultation with the relevant stakeholder. A significant effect occurs where technical and operational effects upon radar or aviation operations lead to reduced safety as a direct result of the proposed development.

Potentially Significant Effects and Approach to Mitigation

The proposed development does exceed the 90m AOD aviation safeguarding threshold that requires Manchester Airport/NATS to be consulted for parts of the city centre[1], moreover it is best practice to engage with NATS and Manchester Airport for any development of potential concern.

[1]https://data.gov.uk/dataset/c2673b40-c4b8-4d46-9608-5260cf9595b7/manchester-airport-safeguarding-zone-buildings-exceeding-90m-in-height

Specifically, NATS' main concern for developments in the city centre is potential effect on the Manchester Airport radar, which is safeguarded by NATS. The proposed development is approximately 15.2km from the Secondary Surveillance Radar (SSR) at Manchester Airport. A significant effect would occur if the building development were visible to the radar and an operational effect is predicted. The proposed development could cause a significant effect to the radar such that appropriate mitigation measures should be implemented. An appropriate mitigation measure would likely include a technical fix to the Secondary Surveillance Radar (SSR), which involves programming in the building geometry so that impacts caused by reflections can be ameliorated. It is unlikely that changes to the development itself will be required due to the proposed development height relative to the existing baseline[2] and due to its overall range and altitude relative to the radar at Manchester Airport; however, this cannot entirely be ruled out.

Manchester Airport's main concerns for developments in the city centre relate to collision risk, impacts on their procedures and safe levels for aircraft under their control. The proposed development could cause as significant effect on aviation operations at Manchester Airport. An appropriate mitigation measure would likely include marking of the proposed development on relevant aviation charts/maps and some level of operational acceptance. It is unlikely that changes to the development itself will be required due to the proposed height relative to the existing baseline and due to its overall range and altitude relative to Manchester Airport; however, this cannot entirely be ruled out.

The key constraints that are to be assessed in the greatest technical detail are Manchester Airport's Secondary Surveillance Radar (SSR), Obstacle Limitation Surfaces (OLS), Instrument Flight Procedures (IFP's), and Minimum Safe Altitudes / Surveillance Minima.

There is no meteorological radar within their safeguarded range. No MOD air defence radar are expected to be affected. Other aviation issues that will be assessed include military low flying operations and any other radio navigation aids however are not expected to be affected.

Aviation lighting for the buildings will be dependent on whether they obstruct the OLS. Aviation lighting for cranes will be dependent on whether they obstruct the OLS or are at or above 150m above ground level. A high-level assessment will inform a lighting scheme in accordance with UK Civil Aviation Authority policy.

An Aviation Safety Assessment will be prepared and submitted as part of the application, which will be prepared in consultation with both Manchester Airport Group and NATS.

Initial technical analysis has shown that:

- At its proposed maximum elevation of approximately 155 metres above mean sea level, all elements of the building will remain below the Outer Horizontal Surface associated with Manchester Airport by a margin of approximately 50 metres. Consequently, physical safeguarding (collision risk) concerns are not predicted.

[2] There are existing taller buildings, such as Beetham Tower at 169m above ground level, near to the proposed development.

- Whilst clearance of the surfaces does not automatically infer that Instrument Flight Procedures will be unaffected, the margin of clearance and the development's location in the city centre, impacts on Instrument Flight Procedures are highly unlikely.
- Technical and operational impacts on radar will be fully assessed but are, in principle, possible. Robust mitigation solutions for such impacts exist such that the development is unlikely to be impeded subject to coordination with Manchester Airport and NATS.
- In addition, potential requirements to ensure aviation safety include:
    - Lighting parts of the development (possible requirement).
    - Agreement of a crane operation scheme with the airport (likely requirement).
    - Marking the development on relevant aviation maps (possible requirement).

Provided coordination with Manchester Airport Group and NATS is progressed and the aviation safety assessment is completed, significant constraint to the development proposals is unlikely and aviation safety can be scoped out.

ABOUT PAGER POWER

Pager Power is a dedicated consultancy company based in Suffolk, UK. The company has undertaken projects in 51 countries within Europe, Africa, America, Asia and Australasia.

The company comprises a team of experts to provide technical expertise and guidance on a range of planning issues for large and small developments.

Pager Power was established in 1997. Initially the company focus was on modelling the impact of wind turbines on radar systems. Over the years, the company has expanded into numerous fields including:

- Renewable energy projects.
- Building developments.
- Aviation and telecommunication systems.

Pager Power prides itself on providing comprehensive, understandable and accurate assessments of complex issues in line with national and international standards. This is underpinned by its custom software, longstanding relationships with stakeholders and active role in conferences and research efforts around the world.

Pager Power's assessments withstand legal scrutiny and the company can provide support for a project at any stage.

PAGERPOWER

Urban & Renewables

Pager Power Limited
Stour Valley Business Centre
Sudbury
Suffolk
CO10 7GB

Tel: +44 1787 319001 **Email:** info@pagerpower.com **Web:** www.pagerpower.com

Appendix G – Phase 1 Desk Top and Scoping Opinion

Deloitte LLP
The Hanover Building
Corporation Street
Manchester
M4 4AH

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloitte.co.uk

Direct phone: +44 20 7303 4102
odeyre@deloitte.co.uk

EIA Scoping Template

To:	EIA Consultants
From:	Deloitte LLP
Subject	Great Northern Warehouse Technical Input

Technical Competence

These details are required to inform the statement of technical competence to comply with the EIA Regulations.

Technical Competence in [Ground Conditions] and EIA		
	Lead Author	Reviewer
Name	Niall Farnworth	Rob Allen
Company	Curtins	Curtins
Qualifications/Accreditations relevant to technical area	BSc MCIWEM]	MSc FGS MCIWEM C.WEM CEng
Does the practitioner hold any IEMA qualification?	No	No
Company hold IEMA QMark?	No	
Years technical experience (in technical area)	[9]	[15+]
Number of EIA's delivered to date	[4]	[10+]

Consultation

As part of the EIA process technical consultation should be undertaken with relevant technical specialists within Manchester City Council or other statutory consultees (where applicable). Please provide a summary

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of any consultation undertaken to date within the table below. Add a new row in the table for each consultation activity.

If no consultation has been undertaken then please state this.

Consultee (Body/Organisation)	Role	Date and Form of Consultation	Summary and Outcome of Consultation
None	N/A	N/A	N/A

Completed Background Studies / Available Baseline Information

Study / Survey / Analysis / Evaluation	Overview	Date of Completion
Phase 1 Preliminary Risk Assessment	Phase 1 Preliminary Risk Assessment undertaken to provide an overview of the geo-environmental and geotechnical setting of the site, prior to the proposed development of the site	29 June 2022

Baseline

Site History
Earliest OS mapping (1891) shows the site is developed with mixed residential, commercial and industrial properties (including public houses, brass works and smithy). By 1900 the site is cleared of all structures and redeveloped as the Great Northern Railway Goods Station in the northern half of the site, with associated railway sidings in the south of the site, offices and commercial properties are built along the northern and western boundary. In 1963 the site is used as a car park, the structure is still in place, just repurposed. The site is shown as cleared of all structures. By 2000 the site is developed into its current use, with a large mixed use commercial building in the south, the original GNR station building utilised for parking and commercial/leisure facilities. A sunken amphitheatre and area of public open space is present in the north of the site.

Geology & Hydrogeology
Made Ground is indicated to be present on BGS mapping, underlain by superficial Glaciofluvial Sheet Deposits (west and south) and Glacial Till Deposits (eastern boundary). Bedrock deposits of the Chester Formation and Manchester Marls Formation (north-eastern portion of site). The site is located within a Coal Mining Reporting but outside of a development high risk area. There are no recorded mine entries, coal workings or probably coal workings identified within 1km of the site.

Superficial deposits are designated as Secondary A and Secondary Undifferentiated Aquifers. The bedrock deposits are designated as Principal and Secondary B Aquifers. The site is not situated within a Source Protection Zone (SPZ). There is a SPZ (Zone III) located 114m to the southeast of the site. There are fifteen groundwater abstraction points located within 1000m of the site. The nearest entry recorded 401m northwest for non-evaporative cooling.

Hydrology
The nearest surface water feature identified in the Phase 1 is an unnamed water network line located on site (no further information is provided). This may relate to an unknown feature on the north of the site with the sunken amphitheatre shown on the OS water Network Map which appears to be ornamental. The nearest named water feature is the Rochdale Canal located approximately 122m south. There are no surface water abstractions within 1km of the site. There are two surface water abstractions within 1km of the site. The nearest entry is located 525m east for cooling (final/treated effluent).

Unexploded Ordnance
Risk maps place the site in a Moderate risk area. Historical mapping and Manchester bomb damage maps show evidence of bombs and bomb damage close to site. On this basis the risk of encountering UXO on site is considered to be High and a Detailed Unexploded Ordnance Risk Assessment is recommended prior to intrusive works.

Potential for Contamination
There is potential for localised contamination to have arisen from historic industry on site including lead works, tannery, and railway sidings. Contamination may also exist in made ground of unknown composition from uncontrolled depositions of materials associated with construction and demolition on site. Ground may have been remediated in parts as part of the existing Commercial development however the extent of any remediation is unknown. Large parts of the ground will remain undisturbed by the proposed development where refurbishments are proposed however some groundworks are proposed for structural alterations and extensions including construction of new foundations, drainage etc.

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Potential Receptors
Potential receptors in the constriction phase of development include Construction Workers, site neighbours, general public passing site and controlled waters (Rochdale Canal, Principal Aquifer). Potential receptors in the operational phase include site end users, site maintenance workers, site neighbours and Controlled Waters (Rochdale Canal and Principal Aquifer).

Potential Adverse Conditions Associated With Development
Potential adverse conditions associated with ground conditions in the construction phase, such as localised hotspots of contamination and UXO risk, are expected to be mitigated by the contractor under Health and Safety law, specifically the Construction Design Management Regulations. It's expected that associated risks would therefore be reduced to Negligible.

Similarly adverse conditions associated with ground conditions in the operational phase, such as localised hotspots of contamination are anticipated to be mitigated by further site assessment and recommendations for mitigation/remedial measures in accordance with current best practice. This process is a planning requirement. It's expected that following this process associated risks would be reduced to Negligible.

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Scope of Assessment

Identification of Effect/s which are Not Significant

Effect	Contamination with made ground soils or ground hazards causing effect to receptor.	**Applicable Development Phase (C / O)**	[C]	**Receptor**	[Construction Workers, Neighbours & General Public]
Discussion of Effect					
Potential contamination in ground has the potential to impact the receptor through direct contact with contaminated soils or from ingestion/inhalation of dust emissions over a short term basis. Other Ground hazards such as UXO could also affect the receptor where not found and dealt with appropriately.					
Mitigation Committed to in order to Avoid or Reduce Effect					
Tertiary mitigation measures are required. The contractor is to implement measures to protect construction workers and neighbours from exposure to any contaminated material which is encountered, as well from ground hazards such as UXO. To be incorporated into the Construction Phase Plan, Method Statements and Health and Safety Plans and the Construction Environmental Management Plan (CEMP) in accordance with CDM requirements.					
Concluding Statement					
With Tertiary Mitigation measures residual effects are not deemed significant and have been scoped out of further assessment.					

Effect	Contamination within made ground soils or from spillages and leakages of fuels/oils in plant causing effect to receptor.	**Applicable Development Phase (C / O)**	[C]	**Receptor**	[Controlled Waters]
Discussion of Effect					
There is the potential that materials within the Made Ground may pose a risk to controlled waters over a temporary short-term basis, during the disturbance and driving through Made Ground materials in construction and through spillages and leakages of fuels/oils associated with construction plant.					
Mitigation Committed to in order to Avoid or Reduce Effect					

Tertiary mitigation measures are required. The contractor is to implement measures to protect controlled waters. To be incorporated into the Construction Phase Plan, Method Statements and Health and Safety Plans and the Construction Environmental Management Plan (CEMP) in accordance with CDM requirements. A Piling Risk Assessment (PRA) should be undertaken where any piled foundations are proposed. PRA required to discharge pre commencement planning conditions where deep foundation solution is adopted.
Concluding Statement
With Tertiary Mitigation measures residual effects are not deemed significant and have been scoped out of further assessment.

Effect	Contamination with made ground soils or ground hazards causing effect to receptor.	**Applicable Development Phase (C / O)**	[O]	**Receptor**	Site End Users and Neighbours
Discussion of Effect					
There is the potential that materials within the Made Ground may pose a risk to site end users (through direct contact/ingestion and inhalation) and neighbours (horizontal migration followed by direct contact/ingestion and inhalation), over a permanent long-term basis.					
Mitigation Committed to in order to Avoid or Reduce Effect					
[Tertiary mitigation measures are required. Quantitative risk assessments should be undertaken as part of Phase 2 ground investigation. Where an elevated risk is found design and implementation of remedial measures will be required which would be outlined in a Phase 3 Remediation Strategy. Verification report may be required subject to findings of Phase 2. These reports are required as part of planning conditions relating to contamination.					
Concluding Statement					
With Tertiary Mitigation measures residual effects are not deemed significant and have been scoped out.					

Effect	Contamination with made ground soils causing effect to receptor.	**Applicable Development Phase (C / O)**	[O]	**Receptor**	Controlled Waters

Discussion of Effect
There is the potential that potential contaminants within the Made Ground and may pose a risk to controlled waters over a permanent long-term basis.
Mitigation Committed to in order to Avoid or Reduce Effect
Tertiary mitigation measures are required. Quantitative risk assessments should be undertaken as part of Phase 2 Ground Investigation. Where an elevated risk is found design and implementation of remedial measures will be required which would be outlined in a Phase 3 Remediation Strategy. Verification report may be required subject to findings of Phase 2. These reports are required as part of planning conditions relating to contamination.
Concluding Statement
With Tertiary Mitigation measures residual effects are not deemed significant and have been scoped out.

Appendix 1 - Methodology for Determining Impact Magnitude

Magnitude of Impact	Criteria for assessing impact
Major	Total loss or major/substantial alteration to key element/features of the baseline (pre-development) conditions such that the post development character/composition/attributes will be fundamentally changed.
Moderate	Loss or alteration to one or more key elements/features of the baseline conditions such that post development character/composition/attributes of the baseline will be materially changed.
Minor	A minor shift away from baseline conditions. Change arising from the loss/alteration will be discernible/detectable but not material. The underlying character/composition/attributes of the baseline condition will be similar to the pre-development circumstance/situation.

The sensitivity of a receptor is based on relative importance of the receptor using the scale in the table below:

Methodology for Determining Sensitivity

Sensitivity	Examples of receptor
High	The receptor/resource has little ability to absorb change without fundamentally altering its present character, or is of international or national importance.
Moderate	The receptor/resource has moderate capacity to absorb change without significantly altering its present character, or is of high importance.
Low	The receptor/resource is tolerant of change without detriment to its character, is of low or no local importance.

The significance of an environmental impact is determined by the interaction of magnitude and sensitivity, whereby the impacts can be positive or negative. The impact Significance Matrix is set out in the table below.

Deloitte.

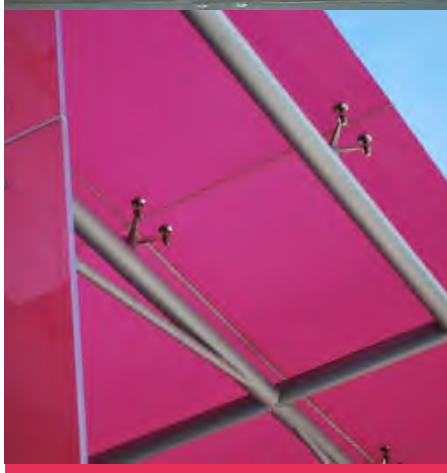
Impact Signifiance Matrix

Magnitude	High	Sensitivity Moderate	Low
Major	Major Adverse/Beneficial	Major - Moderate Adverse -Beneficial	Moderate - Minor Adverse -Beneficial
Moderate	Major Adverse/Beneficial	Moderate Adverse – Beneficial	Minor Adverse/Beneficial
Minor	Minor Adverse/Beneficial	Minor Adverse/Beneficial	egligible
Negligible	Negligible	Negligible	Negligible









Great Northern Warehouse, Manchester

Phase 1 Preliminary Site Assessment

Curtins Ref: B064582.200/RB/8450

Revision: –

Issue Date: 07 September 2017

Client Name: Tobermory SARL

Client Address: Trinity Property Advisors Ltd, 19 South Molton Lane,

Site Address: Great Northern Warehouse, Watson Street, Manchester, M3 4EN

Curtins
Merchant Exchange
17-19 Whitworth Street West
Manchester, M1 5WG
Tel: 0161 236 2394
www.curtins.com

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Rev	Description	Issued by	Checked	Date
A	*Clients Comments and boundary changes*	MH		07/09/2017

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Author	Signature	Date
R Burndred BSc (Hons) M.Sc. Geo-Environmental Engineer		07 September 2017

Reviewed	Signature	Date
S Millar BSc (Hons) MSc FGS Senior Geo-Environmental Engineer		07 September 2017

Authorised	Signature	Date
M. Lomas BSc (Hons) MCIWEM CSci CEnv C.WEM Principal Geo-Environmental Engineer		7 September 2017

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Executive Summary

Appointment	In May 2017, Curtins were instructed by Tobermory SARL to undertake a Phase 1 Preliminary Site Assessment at the Great Northern Warehouse, off Peter Street, Manchester, M3 4EN. The site is centred on NGR 383530, 397840 and covers an area of approximately 1.9 Ha. It is understood that redevelopment of the Great Northern Warehouse is split into four phases; Phase 1 – redevelopment of Great Northern Square to improve public open space and infilling of the underused amphitheatre; Phase 2A – redevelopment and conversion of Great Northern Warehouse with improvement to commercial units and conversion of former car park levels into residential end use; Phase 2B – improvements to Deansgate Terrace commercial units and conversion of upper units/extension for residential end use; and Phase 3 – Temporary works to facilitate the delivery of the Great Northern Warehouse and DT works. The Phase 3 works incorporate the leisure complex to the southeast of the noted site boundary, increasing the site area to approximately 4.5 Ha.
Current Site Status	With consideration of the wider site ownership, the rectangular site is bound by Watson Street to the east, Peter Street (A34) to the north, Deansgate to the west and Greater Bridgewater Street to the south. The site boundary considered within this Preliminary Site Assessment incorporates the western half of the site.. To the north of the site is a wedge-shaped bar and open space, with a sunken amphitheatre and areas of soft landscaping. The remainder of the site is covered by hard standing. There are several pedestrian accesses into the site off Great Bridgewater Street and off Deansgate, restricted by steps. The area behind the shops on Deansgate is split on levels with planters. The only access to the north of the site is through the Great Northern Warehouse and the multi storey car park.
Site History	Earliest mapping from 1851 shows the site is primarily residential with a variety of small scale industries. Manchester and Salford Junction (MSJ) Canal runs from Bridgewater Basin (current location of Bridgewater Hall) towards Camp Street (to west). The section from Watson Street to Quay Street is underground and with construction of the GN Warehouse in the 1898, the warehouse and canal were connected via lift shafts. During WW2, the canal was drained, reinforced and used as an air raid shelter and is now scheduled as a Grade II listed building. Between 1891-1908, areas along Deansgate and Peter Street were demolished and Great Northern Warehouse built over the MSJ Canal. The northern area of the site is an open-air car park by the 1960s. The current site layout was developed between 1990 and 2000.
Geology	Made Ground deposits are likely to be present across the site due to previous developments undertaken across the site. No superficial deposits are recorded on geological maps centrally on the site, with glaciofluvial sheet deposits (sands and gravels) across the western portion and glacial till possibly encroaching into the eastern part of the site. Bedrock is present predominantly by the Chester Pebble Bed Formation (sandstone), with a thin bank of the Manchester Marls Formation (mudstone) through the northern end of the site. A BGS borehole located to the west of the site recorded made ground to a depth of 2.13m bgl and sandstone to 13.41m bgl. The site is over 1,000m from the nearest mine entry and nearest coal subcrop. The site is not within an area that has been influenced by past shallow coal mine workings. No evidence of mining was noted within the historical mapping within the site, or the area immediately surrounding the site. As such, the risk to the development from coal mine workings is low and has not been considered further. There are no recorded mineral sites within 500m of the site.
Hydrogeology	There are 15 groundwater abstraction boreholes located within 1,000m of the site. The closest is 397m to the north-west for industrial purposes. The site is not situated within a Groundwater Source Protection Zone (SPZ). Superficial sands and gravels (where present) are classified as a Secondary A Aquifer, with the Chester Pebble Beds classified as a Principal Aquifer and within in the Manchester Marls Formation classified as a Secondary Aquifer – B Aquifer.
Hydrology	The nearest surface water course is the Rochdale canal 131m south, as the MSJ canal was drained during the WW2 and is now scheduled as a Grade II listed building. There are no surface water abstractions recorded within 250m of the site. There are no discharge consents within 250m of the site and there are no local authority pollution prevention and controls within 250m of the site.
Unexploded Ordnance Risk	The likelihood of encountering UXO on site, primarily across the Deansgate Tearrace area, as part of the ground investigation or development works is considered to be high, and on this basis, a Detailed UXO risk assessment is required prior to any future intrusive works at the site.
Initial Ground Contamination Assessment	Across the Deansgate Terrace area, there is potential for contamination within the made ground from historical uses including a tannery, lead mill, goods station etc. There is a low likelihood that the end-users of the development would come into contact with such contamination if landscaped areas are proposed. Therefore, the risk to end users is considered to be **Moderate/Low** for Deansgate terraced area.

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	The risk to end users from ground contamination across the Great Northern area is considered as **Low** as the current building is to remain and therefore potential pathways are mitigated. The risk to onsite receptors from ground gas generating sources is considered **Moderate** for Deansgate terraced area and **Low** for the Great Northern Warehouse. Migration of any potential contaminants onsite, if present, to the underlying aquifer is considered **Moderate** due to the bedrock aquifer being of Secondary Aquifer – B and Principal Aquifer designation. The site is not located within a Groundwater Source Protection Zone (SPZ) Zone. It is therefore considered that the risk to groundwater receptors is **Moderate.** The nearest surface water feature is located 131m south of the site as the Rochdale canal. It is considered that the risk to surface water receptors is **Moderate to Low**.
Recommendations	In summary, the following recommendations are made: • Undertake an intrusive ground investigation to assess the foundation solution for the extension to the rear of Deansgate Terrace (currently, due to access restrictions, levels and infrastructure, a full site investigation may not be possible); • Undertake a GQRA as part of the ground investigation; • Undertake Ground Gas Monitoring; and • Obtain a Detailed UXO report (focussing on Deansgate Terrace area). It is further recommended that this work is completed in advance of any development works taking place.

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Appendices

Appendix A – Drawings

Appendix B – Site Photographs

Appendix C – Envirocheck Report

Appendix D – Qualitative Risk Assessment Rationale

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1.0 Introduction

1.1 Project Background

In April 2017 Curtins were instructed by Tobermory SARL to undertake a Phase 1 Preliminary Site Assessment of the Great Northern Warehouse and Deansgate Terrace, Deansgate/Peter Street/Watson Street, Manchester, M3 4EN.

1.2 Scope of Services

The Phase 1 is intended to provide an overview of the geo-environmental and geotechnical setting of the site as detailed below;

1. Phase 1 – redevelopment of Great Northern Square to improve public open space and infilling of underused amphitheatre;
2. Phase 2A – redevelopment and conversion of Great Northern Warehouse with improvement to commercial units and conversion of former car park levels into residential end use;
3. Phase 2B – improvements to Deansgate Terrace commercial units and conversion of upper units/extension for residential end use;
4. A fourth phase (Phase 3) comprising temporary works is proposed to the leisure box to provide revised access to the car park.

Proposed development drawings are included in *Appendix A*.

Through this overview the Phase 1 aims to develop both a working conceptual and ground model for the site, as well as present an initial assessment of any risks that could be presented to the development including its intended end users and the wider environment.

Specifically, the Phase 1 provides an initial assessment of the site with regard to:

a) Potential contamination of the site strata by historical and/or current use;
b) The potential impact on the wider environment by historical and/or current use of the site of interest;
c) The potential impact from surrounding land uses and other environmental factors;
d) Potential problems associated with geological features such as faulting, mineral extraction, mining and land instability;
e) The location of apparent sub-surface structures that may affect the proposed redevelopment; and
f) The location of above-surface features that may affect the proposed redevelopment.

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2.0 Current Site and Surrounding Area Details

2.1 Site Location and Current Details

The site is located within Manchester City Centre, adjacent to Deansgate, Watson Street and Peter Street and includes the Great Northern Warehouse, public open space, amphitheatre and retail units. A site description is in *Table 2.1* below and a site location plan is shown in Figure 2.1 below.

Table 2.1 – Site Details

Site Address	Great Northern Warehouse, Watson Street, Manchester, M3 4EN
NGR	383530, 397840
Area of Site	Approximately 1.9 Ha
Current Site Use and Description	With consideration of the wider site ownership, the rectangular site is bound by Watson Street to the east, Peter Street (A34) to the north, Deansgate to the west and Greater Bridgewater Street to the south. The site boundary considered within this Preliminary Site Assessment incorporates the western half of the site, as shown in Figure 2.1 below. Most the site is occupied by a multi-storey car park known as the Great Northern Warehouse, accessed of Watson Street. To the north of the site is a is a wedge-shaped bar and open space with a sunken amphitheatre and areas of soft landscaping. The remainder of the site is covered by hard standing surfaces with paved floor lighting. There are several pedestrian accesses into the site off Great Bridgewater Street and off Deansgate, restricted by steps. The area behind the shops on Deansgate is split on levels with planters. The only access to the north of the site is through the Great Northern Warehouse and the multi storey car park.

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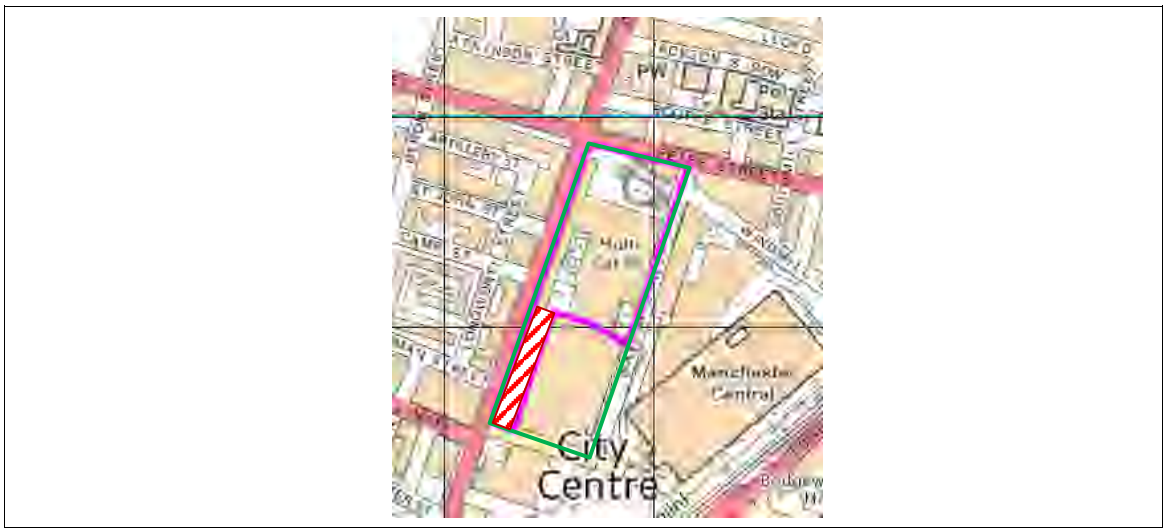


Fig 2.1 – Site Location Plan, site boundary shown in pink.
Area highlighted in red not within the proposed site boundary.
Wider site ownership outlined in green.
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2.2 Surrounding Area Details

The following information was also established through undertaking an environmental database search (Envirocheck report (Ref.1) presented within *Appendix C*). These land uses are summarised *in Table 2.2.*

Table 2.2 - Surrounding Area

Surrounding Area	N	Peter Street, Commercial/retail buildings.
	E	Watson Street, Commercial/retail buildings and Manchester Central Convention Complex.
	S	Commercial buildings (Including the Great Northern Leisure Area), tram tracks, canal and Deansgate railway station.
	W	Deansgate Terrace (primarily retail) and commercial buildings.

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3.0 Site History

A review of the available historical mapping and other information for the site, as presented within the Envirocheck report (Ref.1) and The Manchester & Salford Junction Canal: Restoration Scoping Study (Ref.6), has been undertaken and is presented in Table 3.1 below.

Table 3.1 *Previous Site and Surrounding Area Uses and Potential Sources of Contamination (bold on site)*

Date	Description	Potential Sources of Contamination
1851	**The site is primarily residential with a variety of small scale industries such as,** • **Tannery (located approx. in footprint of GN warehouse)** • **Alport Lead Mill (currently main access area for car park)** • **Manchester and Salford Junction Canal (MSJ) runs from Bridgewater Basin (current location of Bridgewater Hall) towards Camp Street (to west). It is underground and listed Grade 2.** • **Several public houses were located to the west centrally.** Reservoir is 100m south-east of the site. A Cotton Mill 110m south-east of the site. Rochdale canal is 130m south/southeast of the site. Burial ground 40m south and Quakers burial ground 100m north of the site.	• Uncontrolled deposition of Made Ground from construction waste associated with on-site development. • Tannery – heavy metals, PAH's • Alport Lead Mill – heavy metals, PAH's
1891-1908	• **Areas along Deansgate and Peter Street have been demolished.** • **Alport Lead Mill expanded.** • **1898 Great Northern Warehouse built over the MSJ Canal with access via lifts.** • **Deansgate Terrace is constructed.** • **Commercial buildings along Peter Street.** Cheshire Railway Goods Station is 10m east of the site, with central station 50m south-east if the site with associated infrastructure. The Canal east of Watson street been backfilled. Gas works 250m south-east of the site. The reservoir is backfilled.	• Demolition material and unknown made ground during redevelopment.
1908-1965	No significant changes.	n/a
1960-1990	**The northern area of the site is an open-air car park. The Great Northern Warehouse is a car park (as present).** The goods station is used as a car park. The tracks are demolished with 2 remaining on site. The goods station (demolished 1980's) and central station is disused. The railway lines south of the site are demolished and used as a car park. Central Station is an Exhibition and Event Centre (1986).	• Potential fuel/oil spillages associated with vehicle parking. • Uncontrolled deposition of Made Ground and contamination arising from demolition of railway tracks including ash, asbestos, fuels and oils.

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Date	Description	Potential Sources of Contamination
1990-2000	**Peter Street and Public open space is redeveloped into a bar, amphitheatre with additional buildings/annexes between GN Warehouse and Deansgate Terrace. The Great Northern Leisure Complex and parking was constructed.** GMEX centre is expanded to existing footprint.	• Uncontrolled deposition of Made Ground from construction waste associated with on-site development.
2000 to present day	**No significant changes**. No 1 Watson Street constructed immediately east, residential and retail.	n/a

No historical landfill sites, licensed waste management facilities are recorded within 500m of the site.

Potential sources of on-site contamination are further discussed in *Section 7.0*.

Manchester and Salford Junction Canal

Manchester and Salford Junction Canal (Ref.6) was constructed in 1839 to connect the River Irwell to the Rochdale Canal. The section from Watson Street to Quay Street is underground and with construction of the GN Warehouse in the 1898, the warehouse and canal were connected via lift shafts.

The canal officially closed in 1922 with the section east of Watson Street being infilled and western section carried on being used with reduced capacity and officially abandoned in 1936.

During WW2, the canal was drained, reinforced and used as an air raid shelter.

The canal is now scheduled as a Grade II listed building (Ref 1405199, listed 20 Nov 2012) with Historic England. In *Appendix A* is a Map of the location of the Canal from Historic England for reference.

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4.0 Geology, Hydrogeology and Hydrology

4.1 Geology and Hydrogeology

A study of the Envirocheck records (Ref.1) and British Geological Survey (BGS) 1:50,000 mapping records (Bedrock and Superficial Editions) for Manchester (Sheet 085) indicates the following geological and hydrogeological succession underlying the site:

Table 4.1 Geological/Hydrogeological Succession

Geology	Associated Hydrogeological Classification
Made Ground	N/A
No Superficial Deposits (centrally)	N/A
Glaciofluvial Sheet Deposits, Devensian[1] (west)	Secondary A Aquifer[4]
Glacial Till (extreme east)	Secondary Undifferentiated
Chester Pebble Beds Formation[2] Manchester Marls Formation[3] (north-eastern portion of site)	Principal Aquifer[6] Secondary Aquifer – B[5]

Notes:
1. Sand and gravel, locally with lenses of silt, clay or organic material; of glaciofluvial origin.
2. Sandstone, fine- to coarse-grained, commonly pebbly, with conglomerates and sporadic siltstones; cross-stratified.
3. Red marl (calcareous mudstone and siltstone) with thin beds of fossiliferous marine limestone and dolomite; locally green; sandy in places especially in top part; local breccias and pebbly beds.
4. 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.
5. predominantly lower permeability layers which may store and 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.
6. These are layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. In most cases, principal aquifers are aquifers previously designated as major aquifer.

There are four BGS fault lines within a 1000m of the site. A fault line traverses through the north-eastern portion of the site, running in a north-west to south-east direction.

The nearest BGS recorded borehole is located adjacent to the western site boundary, on Deansgate, opposite Camp Street (Ref.2) details of which are presented within *Table 3.*2 below:

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Table 4.2 BGS Borehole Records

Record Number	Location	Details
SJ89NW66	British National Grid: 383513,397916	MADE GROUND – 2.13m SANDSTONE – 13.41m

The site is located within a zone of high leaching potential. These are soils for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst-case vulnerability classification (H) assumed, until proved otherwise. The site is not situated within a Source Protection Zone (SPZ).

There are 15 groundwater abstraction points located within 1000m of the site. The closest to the site is located 397m north-west of the site at Gartside Street, Manchester. The water may be abstracted from a single point from a borehole for other Industrial/commercial/public services: Non-evaporative cooling.

4.1.1 Mining

The Coal Authority Interactive Mapping (Ref.3) confirms the site is within an area which may be affected by coal mining.

The Coal Authority Interactive Mapping confirms that the nearest coal subcrop is over 1000m north-east of the site and nearest mine entry is located over 1000m east from the site. The site is not within an area that has been influenced by past shallow coal mine workings. No evidence of mining was noted within the historical mapping within the site, or the area immediately surrounding the site.

As such, the risk to the development from coal mine workings is low and has not been considered further.

There are no recorded mineral sites within 500m of the site.

4.1.2 Other Ground Stability Issues

There is a no hazard to very low hazard from the following ground stability hazards on and around the site; running sands, collapsible ground, landslide ground, shrinking or swelling clay, compressible ground and ground dissolution.

4.1.3 Land Gas

The Envirocheck report (Ref.1) and BGS Radon Mapping (Ref.4) confirms the site is situated in a lower probability radon area where less than 1% of homes are above the radon action level. On this basis radon protection measures are not considered necessary in the construction of new dwellings or extensions.

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Where the new development incorporates a basement the advice of a specialist Radon assessor must be obtained.

4.2 Hydrology

The nearest surface water course to the site is located 131m south of the site, as the Rochdale Canal.

One pollution incident to controlled waters has been recorded within 250m of the site. This is located 212m south of the site the Bridgewater Canal. This was classed as a category 3 – minor incident involving oils in 1992.

There are no surface water abstractions recorded within 250m of the site.

There are no discharge consents within 250m of the site.

There are no local authority pollution prevention and controls within 250m of the site.

One pollution incident to controlled waters is recorded within 250m of the site. This is located 212m south of the site. The location description is not available. This was a category 3 - minor incident involving oil into the Bridgwater canal catchment.

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5.0 Preliminary Unexploded Ordnance (UXO) Risk Assessment

Military activities including those conducted as part of both the First and Second World Wars have resulted in a legacy of unexploded ordnance (UXO) being present within the shallow soils of the UK.

UXO result from various sources including both allied (military training) and German (bombing raids) with a guide figure of approximately 10% of all munitions failing to function as designed.

The likelihood of UXO being encountered on a development site is influenced by several factors including; the proximity to strategic targets, the nature of the development works being undertaken and evidence of local damage in the post-war periods amongst others. To determine the likelihood of UXO being present on a site, a step-wise risk assessment process is followed. This process is outlined within CIRIA C681 Unexploded Ordnance: A Guide for the Construction Industry with the following commentary considered to represent a Preliminary Risk Assessment intended to guide if and where there is a requirement for a Detailed Risk Assessment.

5.1.1 Preliminary UXO Assessment

Risk mapping (Ref.5) for UXO's has placed the site in a **Moderate** risk area. Moderate risk regions are those that show a bomb density of between 11 and 50 bombs per 1000 acres and that may contain potential WWII targets. Action to mitigate the risk is considered essential, albeit more likely that a reduced scope of work is required compared with that needed for high-risk regions.

The Envirocheck Report historical mapping (Ref.1) does indicate two ruins 50m north of the site. A review of available Manchester Bomb Damage mapping (Ref.7) was also undertaken as indicated in Figure 5.1.1 indicating bombing ruins (red shading), several fire bombs (red circles), high explosives (blue circles) ruins and damaged buildings (dashed shading) in the immediate surroundings of the site.

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Figure 5.1.1 *Map of bomb damage in Manchester from WWII. Site identified in red.*

Based on the forgoing commentary, the likelihood of encountering UXO, primarily across the Deansgate Tearrace area of the site, as part of the ground investigation or development works is considered to be high, and on this basis, a Detailed UXO risk assessment is required prior to any future intrusive works at the site.

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6.0 Site Walkover

A site walkover was undertaken on 8th May 2017 and observations are recorded in this section of the report. Site photographs are included within Appendix B.

The site is primarily occupied by the Great Northern warehouse Complex, which comprises a multistorey car park on the upper floors with access off Watson Street and various ground and first floor commercial retail and leisure uses. To the north of the site is an open space with an amphitheatre with areas of soft landscaping. The remainder of the site is covered by hard standing surfaces. The area is split on different levels with steps as seen in photographs 1 and 2. This area is paved with floor lights, so several services traverse the site as seen in photograph 3. Access into this area is narrow with the removal of bollards from the corner of Peter Street and Deansgate as seen in photograph 4 and off Watson Street as seen in photograph 5.

There are several pedestrian accesses into the site, restricted by steps as seen in photographs 6 off Great Bridgewater Street and photograph 7 off Deansgate. The area behind the shops on Deansgate is split on levels with planters, as seen in photograph 8 and 9. The only access to the north of the site is through the Great Northern Warehouse and the multi storey car park. Towards the centre of the site is an outdoor bar area occupying part of the walkway as seen photograph 10. Access to the multi storey car park is off Watson Street as seen in photograph 11.

As a several services appear to traverse the site, it is recommended that a Ground Penetrating Radar Survey (GPR) is undertaken prior to any intrusive investigation at the site. There was no visual evidence of contamination but there may be potential spills and leakages associated with the multi-storey car park.

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7.0 Conceptual Site Model & Qualitative Risk Assessment

The conceptual site models (CSM) and Qualitative Risk Assessments (QRA) are presented in the tables in this section. The tables have been split as the Great Northern Warehouse and Deansgate Terrace to highlight the potential contaminative issues on site. As the Warehouse is primarily a conversion of the upper floors with limited contamination, there is a inherently reduced risk to human health from Made Ground, and other potential contamination sources beneath ground level due to a reduced likelihood that a contamination pathway will be realised.

The CSM details the source-pathway-receptor linkages or potential pollutant linkages (PPL) that have been identified for both the redevelopment and conversation of the Great Northern Warehouse and the improvements to Deansgate Terrace commercial units and conversion of upper units/extension for residential end use. The QRAs detail the associated level of risk relating to these potential pollutant linkages.

The CSM and QRA concern risk to human health and water environment with additional, more specific risk assessment protocols contained within the main body of this reporting, as detailed in Section 7.1 below.

The QRA follows the framework outlined within CIRIA C552 which is summarised within *Appendix D.*

The 'risk rating' within the QRA refers to the risk that the source, pathway, receptor linkage or PPL is complete. Unless specifically stated it does not necessarily refer to an immediate risk and is intended to be used as a tool to assess the necessity for further assessment/investigation.

7.1 Additional Risk Assessments

The following risk assessments, listed below, are not included within the main CSM and QRA but none-the-less can be of critical importance to the onward development of the site.

- The risk presented by Mining is discussed and assessed in Section 4.1.1.
- The risk presented by Radon is discussed and assessed in Section 4.1.3.
- The risk presented by Unexploded Ordnance is discussed and assessed in Section 5.0.

Under current health and safety legislation, employers are required to carry out their own appropriate risk assessments and mitigation to protect themselves and their employees, other human receptors and the environment from potential contamination. Such risks must be adequately mitigated by law, specifically the Construction Design Management (CDM) Regulations (2015) which require that potential risks to human health and the environment from construction activities are appropriately identified and all necessary steps taken to eliminate / manage that risk. It has been assumed that any future construction works on site will be undertaken in compliance with these requirements and therefore construction workers involved in the building works at the site have been discounted as a human receptor in the conceptual site model.

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- The table below represents the first stage in the land quality risk assessment process: The Qualitative Risk Assessment.
- In order for a development site to be deemed 'suitable for use', the level of risk needs to be brought down to acceptable levels, i.e. low to negligible risk. The purpose of each stage of risk assessment is ultimately to establish, if there is a requirement for additional levels of assessment to be made in order to have sufficient confidence to support a risk characterisation or management decision, e.g. remedial action.

Conceptual Site Model			Qualitative Risk Assessment			Recommended Actions
Source	**Pathway(s)**	**Receptor(s)**	**Consequence (with explanations, if applicable)**	**Likelihood of Occurrence (with explanations if applicable)**	**Risk Rating**	
DEANSGATE TERRACE Made Ground of unknown composition from uncontrolled deposition of historical construction/ demolition waste onsite including ash, asbestos, fuels and oils. Contaminated soils/ groundwater from historical site uses and current site use: • Potential contamination from the tannery and lead mill previously on site, PAH's, heavy metal and asbestos. • Potential contamination from railway infrastructure. • Potential fuel/oil spillages associated with vehicle parking.	Direct contact and dermal uptake, soil and dust ingestion, dust & migration inhalation (indoor & outdoor air)	Site Users (Commercial/Residential)	Medium	**Low likelihood** Potential for contamination within the made ground across the site from demolition and historical site uses. Potential exposure if landscaping features are proposed and made ground exposed at/near surface.	Moderate/ Low	Generic Quantitative Risk Assessment Chemical testing recommended as part of the ground investigation.
	Direct contact and dermal uptake, soil and dust ingestion, dust & migration inhalation (outdoor air)	Construction and maintenance workers	Medium	**Likely** Potential for contamination within soils and groundwater across the site.	Moderate	Standard Health & Safety precautions likely to be adopted by construction workers.
	Vertical migration through the superficial deposits (soils)	Controlled Waters (groundwater) Site is not situated within a SPZ. Secondary A Aquifer, Secondary Aquifer – B & Principal Aquifer	Medium	**Likely** Potential for contamination within soils and groundwater across the site.	Moderate	Generic Quantitative Risk Assessment Chemical testing recommended as part of the ground investigation and assessment.
	Horizontal migration over and through the superficial deposits (soils)	Controlled Waters (surface water) Rochdale canal 131m south of the site.	Medium	**Low** Due to the distance to the Rochdale canal.	Moderate/ Low	
Potential production of ground gas generating sources • Made ground in the south of the site with the infilling of land (canal).	Migration of gases through the subsurface through the ground possibly assisted by existing infrastructure	Site Users (Commercial/Residential)	Medium	**Likely** Potential source of ground gas from the made ground is a potential pathway for ground gas within the superficial soils to migrate horizontally beneath the developments.	Moderate	Generic Quantitative Risk Assessment Ground gas monitoring recommended as part of the ground investigation.

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- The table below represents the first stage in the land quality risk assessment process: The Qualitative Risk Assessment.
- In order for a development site to be deemed 'suitable for use', the level of risk needs to be brought down to acceptable levels, i.e. low to negligible risk. The purpose of each stage of risk assessment is ultimately to establish, if there is a requirement for additional levels of assessment to be made in order to have sufficient confidence to support a risk characterisation or management decision, e.g. remedial action.

Conceptual Site Model			Qualitative Risk Assessment			Recommended Actions
Source	**Pathway(s)**	**Receptor(s)**	**Consequence (with explanations, if applicable)**	**Likelihood of Occurrence (with explanations if applicable)**	**Risk Rating**	
GREAT NORTHERN WAREHOUSE Limited sources, although could be some associated with historical site usage.	Direct contact and dermal uptake, soil and dust ingestion, dust & migration inhalation (indoor & outdoor air)	Site Users (Commercial/Residential)	Medium	**Unlikely** Site will remain hardstanding.	Low	No further action.
	Direct contact and dermal uptake, soil and dust ingestion, dust & migration inhalation (outdoor air)	Construction and maintenance workers	Medium	**Unlikely** No groundworks understood to be proposed, with existing building being reused.	Low	No further action.
	Vertical migration through the superficial deposits (soils)	Controlled Waters (groundwater) Site is not situated within a SPZ. Secondary A Aquifer, Secondary Aquifer – B & Principal Aquifer	Medium	**Unlikely** No groundworks understood to be proposed, with existing building being reused.	Low	No further action.
	Horizontal migration over and through the superficial deposits (soils)	Controlled Waters (surface water) Rochdale canal 131m south of the site.	Medium	**Low** Due to the distance to the Rochdale canal.	Moderate/ Low	No further action.
Potential production of ground gas generating sources • Made ground in the south of the site with the infilling of land (canal).	Migration of gases through the subsurface through the ground possibly assisted by existing infrastructure	Site Users (Commercial/Residential)	Medium	**Unlikely** Hardstanding across the site and commercial buildings at ground level.	Low	No further action.

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8.0 Conclusion and Recommendations

The qualitative risk assessment (QRA) determined a varied level of level of risk associated with the proposed development.

The QRA concluded by recommending that generic quantitative risk assessments (GQRA) were conducted to confirm the assessment of risk ascribed to each of the respective potential pollutant linkages (PPLs). It is recommended that the GQRA is conducted as part of a ground investigation in support of the engineering design of the proposed development an outline scope for which is detailed in the section hereafter.

In summary, the following recommendations are made:

- Undertake an intrusive ground investigation to assess the foundation solution for the extension to the rear of Deansgate Terrace;
- Undertake a GQRA as part of the ground investigation to determine the state of the Made Ground;
- Undertake Ground Gas Monitoring; and
- Obtain a Detailed UXO report (focussing on Deansgate Terrace area).

It is further recommended that this work is completed in advance of any development works taking place.

8.1 Outline Scope of Works for Ground Investigation – Great Northern Warehouse

At this stage, no site investigation is anticipated within the Great Northern Warehouse owing to the very low likelihood of contaminants being present due to limited contamination sources on site, and the associated Low risk presented to human health and groundwater, and the Moderate/Low risk presented to surface waters.

8.2 Outline Scope of Works for Ground Investigation – Deansgate Terrace Area

It is envisaged that the ground investigation will comprise the following actions, all undertaken under the supervision of a suitably qualified engineer in line with current guidance and best practice:

- Cable percussive boreholes (circa 5-10m) with 5m of rotary follow on - to provide reliable geotechnical information e.g. soil & rock strength parameters, the ability to facilitate soil gas monitoring with installations;
- Associated geotechnical and environmental laboratory testing - to develop a working ground model, classify the natural material for re-use on site and assess the potential risk to end users of the site and other sensitive receptors;
- Ground gas monitoring - to confirm the risk to end users of the site from soil gases; and
- Internal hand excavated inspection pits to assess the foundations within Deansgate Terrace.

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At this stage the amphitheatre area is subject to a variety of schemes and assessment of the ground conditions should be scoped to accommodate the desired scheme once confirmed.

It should be noted that at this stage any site investigation would be limited between Deansgate Terrace and GN Warehouse/Great Northern buildings due to restrictions with access, different levels, stair cases, restricted height room, public open space and active car park.

8.3 Contaminants of Concern

Potential contaminants of concern associated with the sources identified within the Conceptual Site Model in *Section 3.0* of this reporting include, but are not limited to: broad range aliphatic and aromatic hydrocarbons present within any fuel oils; polycyclic aromatic hydrocarbons (PAHs); inorganic compounds including heavy metals; and asbestos present in discarded building materials.

Potential contaminants associated with the air-born dust/particulates include, but are not limited to: polycyclic aromatic hydrocarbons and inorganic compounds including toxic metals that are also accounted for by potential on-site contaminants of concern.

8.4 Other Considerations

There may be subsurface obstructions, voids and relic foundations within the site boundary.

It is recommended that a full GPR Survey is undertaken before any ground investigation to assess services.

Drilling within the vicinity of the MSJ Canal is not recommended without a full risk assessment to the Grade II listed building. It is recommended that the canal is identified and clearly marked out before ground investigation.

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9.0 References

1 Landmark (2017) Envirocheck Report (report no. 122921391_1_1).

2 BGS Geology pdf Britain Viewer http://mapapps.bgs.ac.uk/geologyofbritain/home.html (accessed April 2017).

3 Coal Authority Interactive Map Viewer, http://mapapps2.bgs.ac.uk/coalauthority/home.html (accessed May 2017).

4 UK Maps of Radon, http://www.ukradon.org/information/ukmaps (accessed May 2017).

5 Zetica (2007) Regional Unexploded Bomb Risk (Manchester).

6 Coles Baxter Associates LLP (2016) Manchester & Salford Junction Canal: Restoration Scoping Study, 16-006.

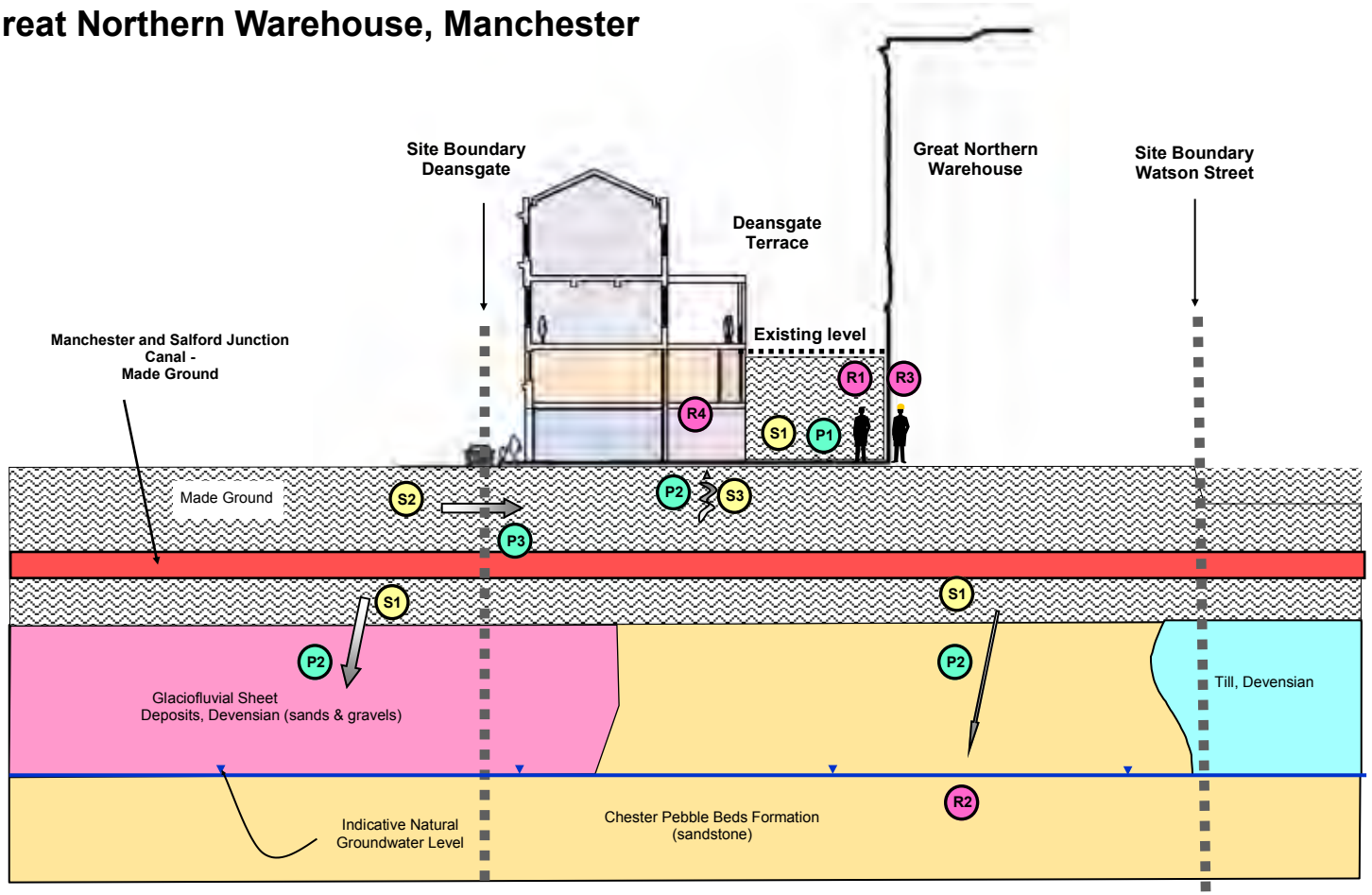
7. The University of Manchester, http://johannes.library.manchester.ac.uk:8181/luna/servlet/view/search?q=bombs&QuickSearchA=QuickSearchA&pgs=50&res=1&cic=maps2~1~1&sort=Reference_Number%2CReference_Number%2CReference_Number%2CPage (accessed May 2017)

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Appendix A – Drawings

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Great Northern Warehouse, Manchester



Sources

- S1 Made-ground (On site)
- S2 Made-ground (Off site)
- S3 Ground gas sources

Pathways

- P1 Direct contact, ingestion and or inhalation
- P2 Vertical migration
- P3 Horizontal migration

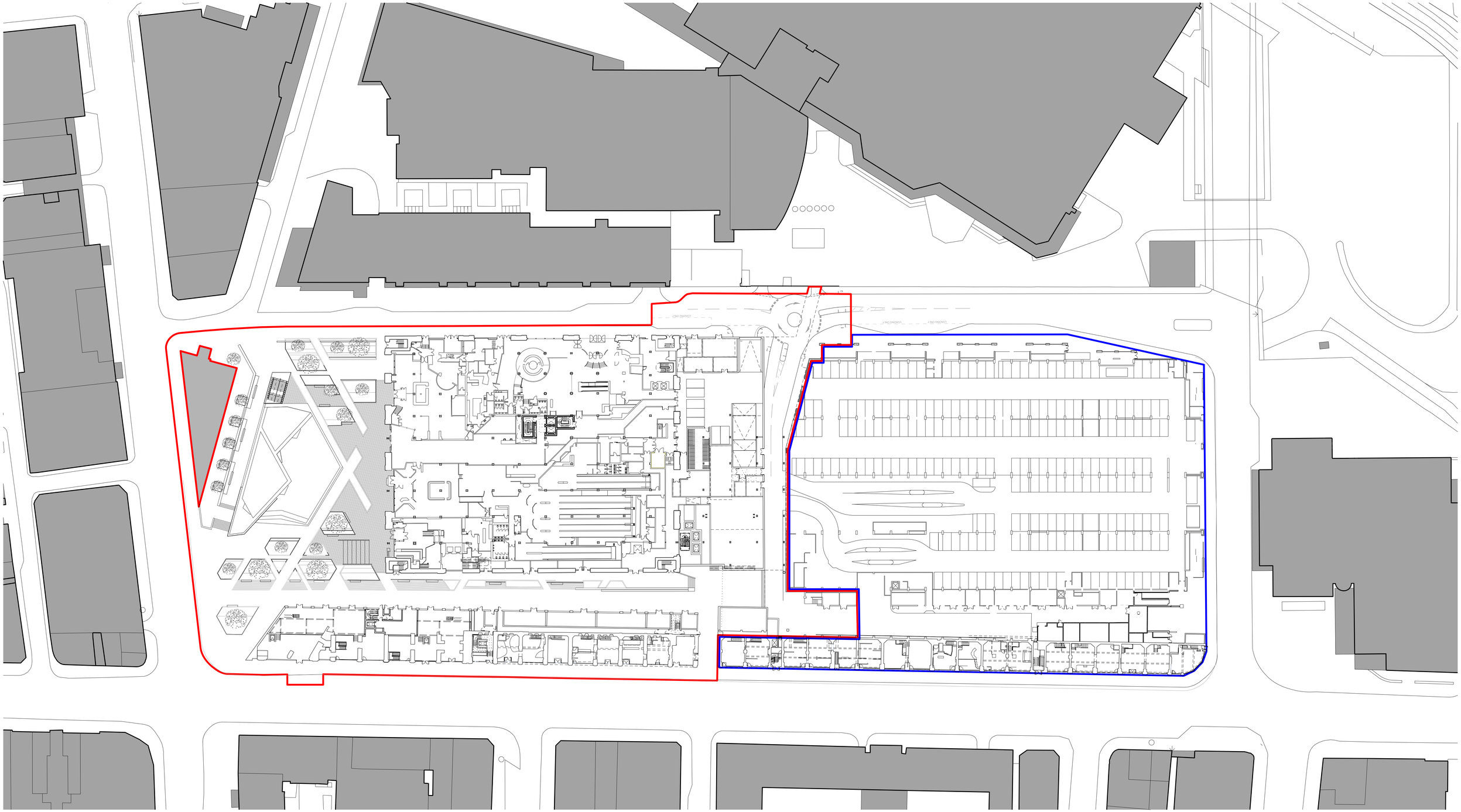
Receptors

- R1 End users
- R2 Groundwater
- R3 Construction workers
- R4 Construction materials

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Merchant Exchange, 17-19 Whitworth Street West, Manchester M1 5WG
Tel: 0161 236 2394

Project	Job Reference	Author	Client
Great Northern Warehouse, Manchester	B064582.200	RB	Tobermory SARL
Drawing Title	**Date**	**Checked**	
Diagrammatic Conceptual Model	17/05/2017		Not to scale



Note:

This drawing has been created using the information stated below:

Highline: SEP survey received: 2017-07-06, Drawing name: S13920-HLA.DWG

GNW: SEP survey received: 2017-07-26, Drawing name: S13920-WH_GF_REV B.dwg

Deansgate Terraces: SEP survey received: 2017-07-26, Drawing name: S13920-DG_Level 1_REV B.dwg

Topographical: SEP survey received: 2017-07-21, Drawing name: S13920-T_Rev A.dwg

PLANNING APPLICATION BOUNDARY

ASSUMED SITE OWNERSHIP BOUNDARY OUTSIDE PLANNING BOUNDARY
DRAWINGS: Plan 1 - title plan GM829282(7543940_1).pdf & Plan 2 - title plan GM796494(7543930_1).pdf
RECEIVED FROM: Trilogy Real Estate LLP
DATE: 2017-07-10

This drawing is copyright. Do not scale off dimensions. All dimensions to be checked on site by contractor.

Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

Please note that all layouts and areas are indicative and may be subject to change in line with the coordination of structure, services, fire requirements, survey information and easements.

Information is also subject to change following further design development and building tolerances, or events outside the architect's control. The architect accepts no responsibility for any resulting implications or decisions, commercial or otherwise, made on the basis of this information.

Rev	Date	Description
01	22.08.17	Information updated to proposed scheme
02	30.08.17	Roundabout shown, redline shown around pavilion building

NORTH

Project Title: GREAT NORTHERN WAREHOUSE

Status: PRELIMINARY

Drawing Title: PLANNING APPLICATION BOUNDARY

Scale @A1: 1:500 @A1

Scale @A3: 1:1000 @A3

Drawing No: 10161-Z0-A-Z460-P-GD-002

Job No: 10161

Date: AUG 2017

Revision: 02

simpsonhaugh

MANCHESTER
Riverside, 4 Commercial St
Manchester M15 4RQ
+44 (0)161 835 2345

www.simpsonhaugh.com

LONDON
5-8 Roberts Place
London EC1R 0BB
+44 (0)20 7549 4000

mail@simpsonhaugh.com

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URBAN DESIGN STRATEGY

KEY

- ACTIVE FRONTAGE / RETAIL & RESTUARANT
- GYM ENTRANCE
- RESIDENTIAL ENTRANCES
- PEDESTRIAN MOVEMENT - DEAN STREET
- OTHER PEDESTRIAN CONNECTIONS

NEW RESIDENTIAL ENTRANCE

CREATION OF A NEW RESIDENTIAL ENTRANCE, CONCIERGE AND LOUNGE FACILITIES WITHIN THE CENTRAL 'MALL' SPACE

DEAN STREET [PHASE 2A]

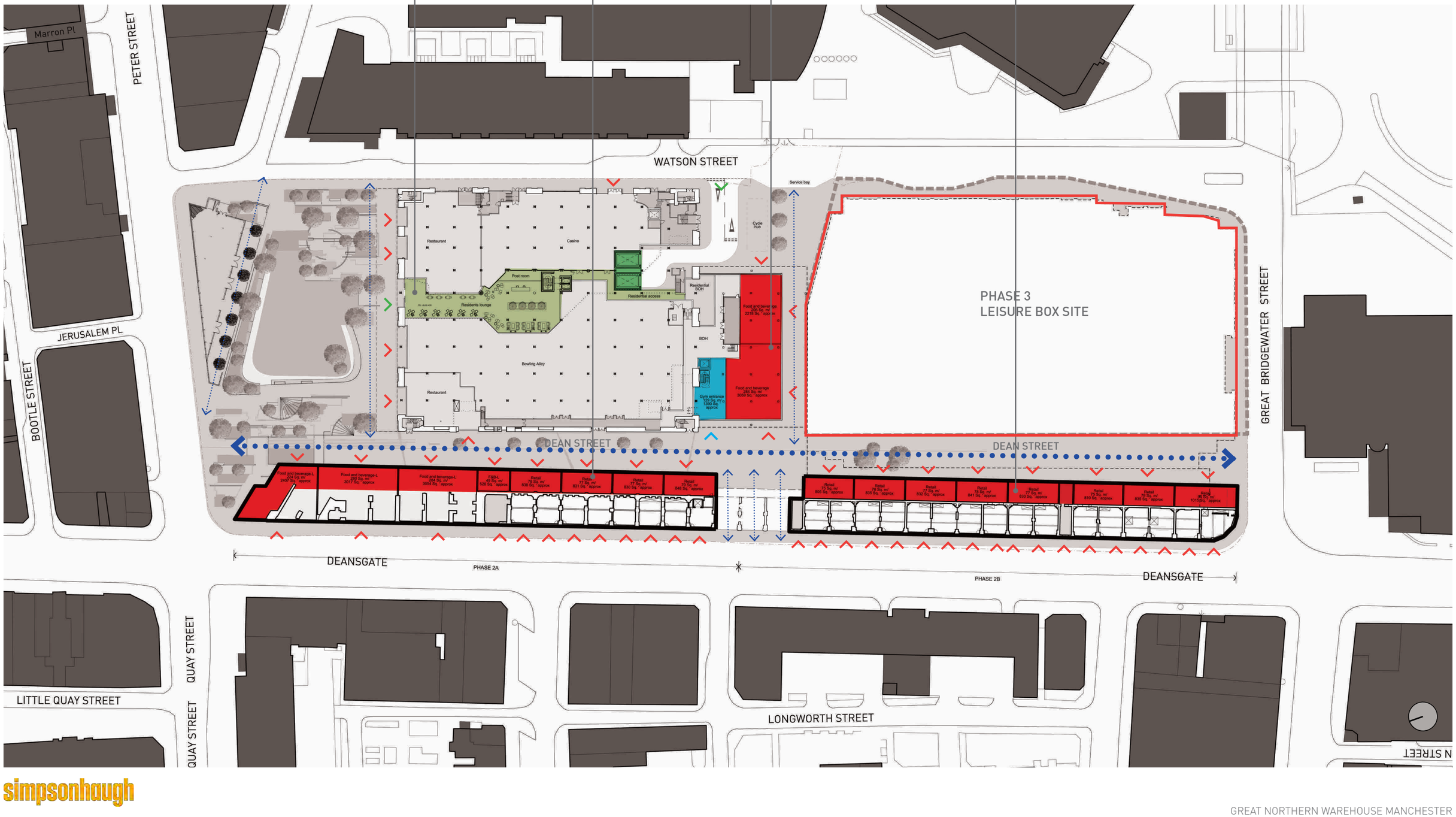
NEW RESTAURANT AND RETAIL FRONTAGE TO PROVIDE ACTIVATION TO NEW PEDESTRIAN STREET [DEAN STREET]. OPENING UP OF 3 UNITS TO PROVIDE PEDESTRIAN CONNECTION TO DEANSGATE

HIGHLINE

GYM ENTRANCE AND NEW RESTAURANT USES TO PROVIDE ACTIIVATION UNDERNEATH RETAINED LISTED VIADUCT STRUCTURE

DEAN STREET [PHASE 2 B]

NEW RETAIL FRONTAGE TO PROVIDE ACTIVATION TO NEW PEDESTRIAN STREET [DEAN STREET]

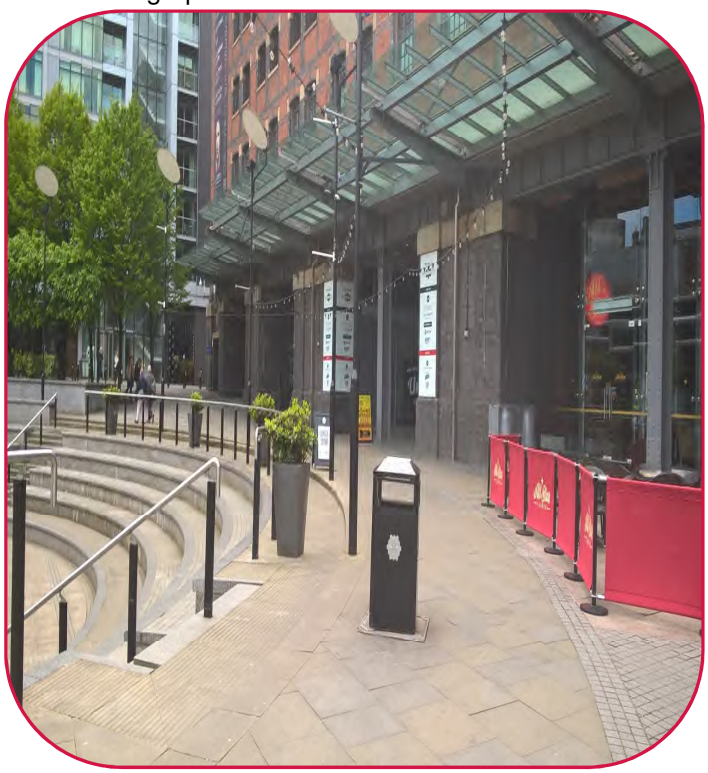


Appendix B – Site Photographs

Photograph 1:



Photograph 2:



Photograph 3:



Photograph 4:



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Photograph 5:



Photograph 6



Photograph 7:



Photograph 8



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Photograph 9:



Photograph 10



Photograph 11:



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Appendix C - Envirocheck Report

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Geology 1:50,000 Maps Legends

Artificial Ground and Landslip

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	WMGR	Infilled Ground	Artificial Deposit	Cenozoic - Cenozoic
	MGR	Made Ground (Undivided)	Artificial Deposit	Holocene - Holocene

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
		Rock Segments		

Superficial Geology

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	ALV	Alluvium	Sand with Clay And Gravel	Flandrian - Flandrian
	ALV	Alluvium	Clay, Silt, Sand and Gravel	Flandrian - Flandrian
	GFSDD	Glaciofluvial Sheet Deposits, Devensian	Sand and Gravel	Devensian - Devensian
	TILLD	Till, Devensian	Diamicton	Devensian - Devensian
	GFDUD	Glaciofluvial Deposits, Devensian	Sand and Gravel	Devensian - Devensian
	RTD1	River Terrace Deposits, 1	Sand and Gravel	Quaternary - Quaternary
	RTD2	River Terrace Deposits, 2	Sand and Gravel	Quaternary - Quaternary

Bedrock and Faults

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	CPB	Chester Pebble Beds Formation	Sandstone	Early Triassic - Early Triassic
	WLSF	Wilmslow Sandstone Formation	Sandstone	Early Triassic - Early Triassic
	MM	Manchester Marls Formation	Mudstone	Late Permian - Late Permian
	CS	Collyhurst Sandstone Formation	Sandstone	Cisuralian - Cisuralian
	HA	Halesowen Formation	Mudstone, Siltstone and Sandstone	Westphalian D - Westphalian D
	PUCM	Pennine Upper Coal Measures Formation	Mudstone, Siltstone and Sandstone	Westphalian D - Bolsovian
	ETM	Etruria Formation	Sandstone and Mudstone	Westphalian - Westphalian
		Faults		

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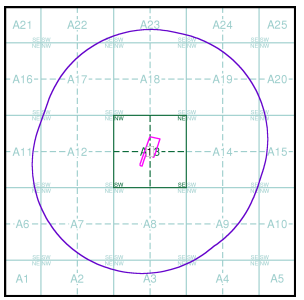
Geology 1:50,000 Maps

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

Geology 1:50,000 Maps Coverage

Map ID:	**1**
Map Sheet No:	**085**
Map Name:	**Manchester**
Map Date:	**2011**
Bedrock Geology:	**Available**
Superficial Geology:	**Available**
Artificial Geology:	**Available**
Faults:	**Not Supplied**
Landslip:	**Available**
Rock Segments:	**Not Supplied**

Geology 1:50,000 Maps - Slice A

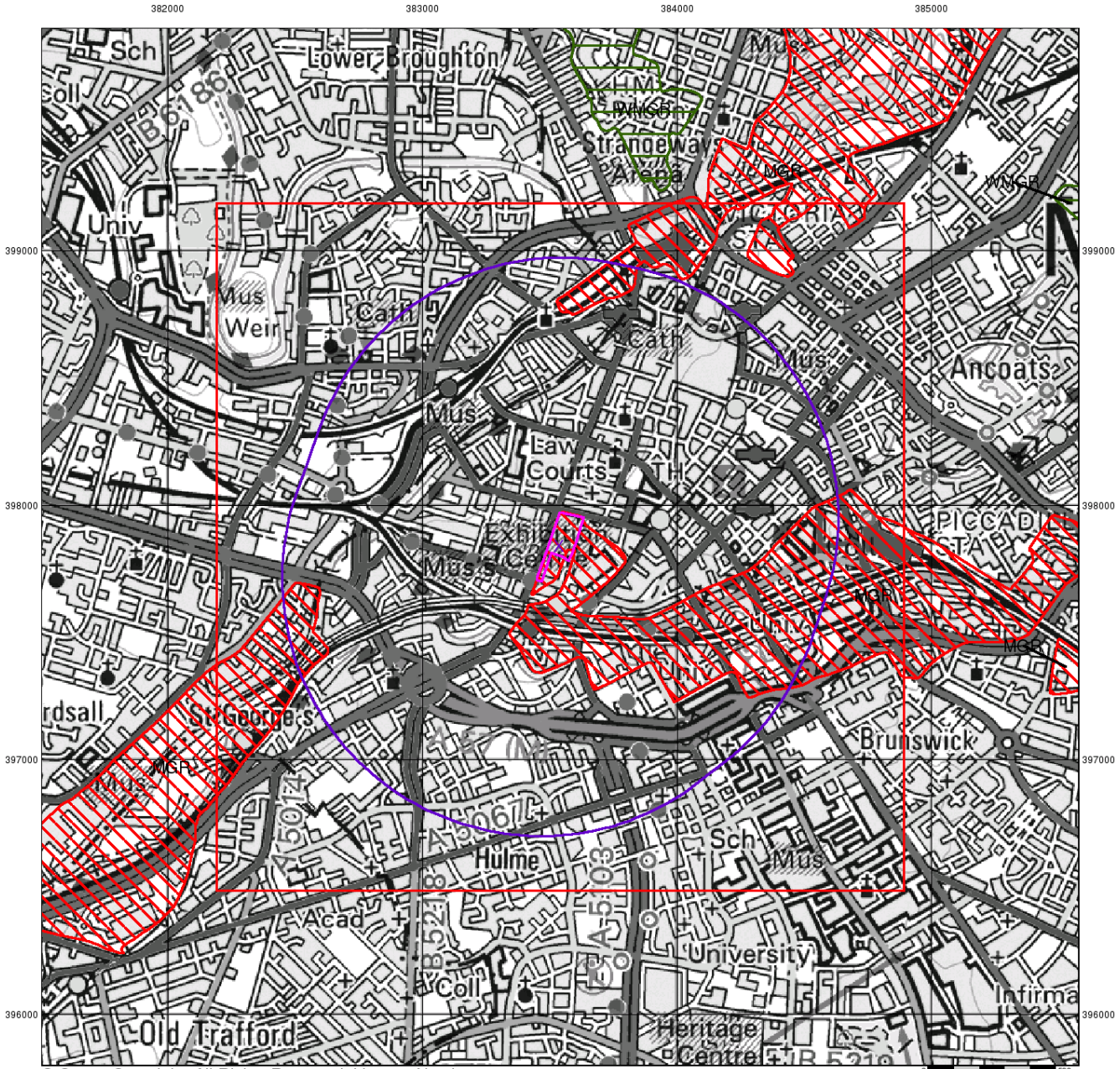


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Slice:	A
Site Area (Ha):	1.9
Search Buffer (m):	1000

Site Details:

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Artificial Ground and Landslip

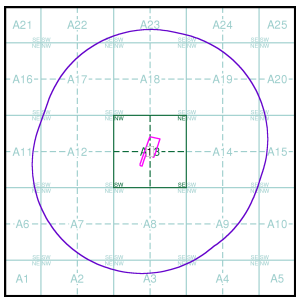
Artificial ground is a term used by BGS for those areas where the ground surface has been significantly modified by human activity. Information about previously developed ground is especially important, as it is often associated with potentially contaminated material, unpredictable engineering conditions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

Artificial ground includes:

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

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

Artificial Ground and Landslip Map - Slice A



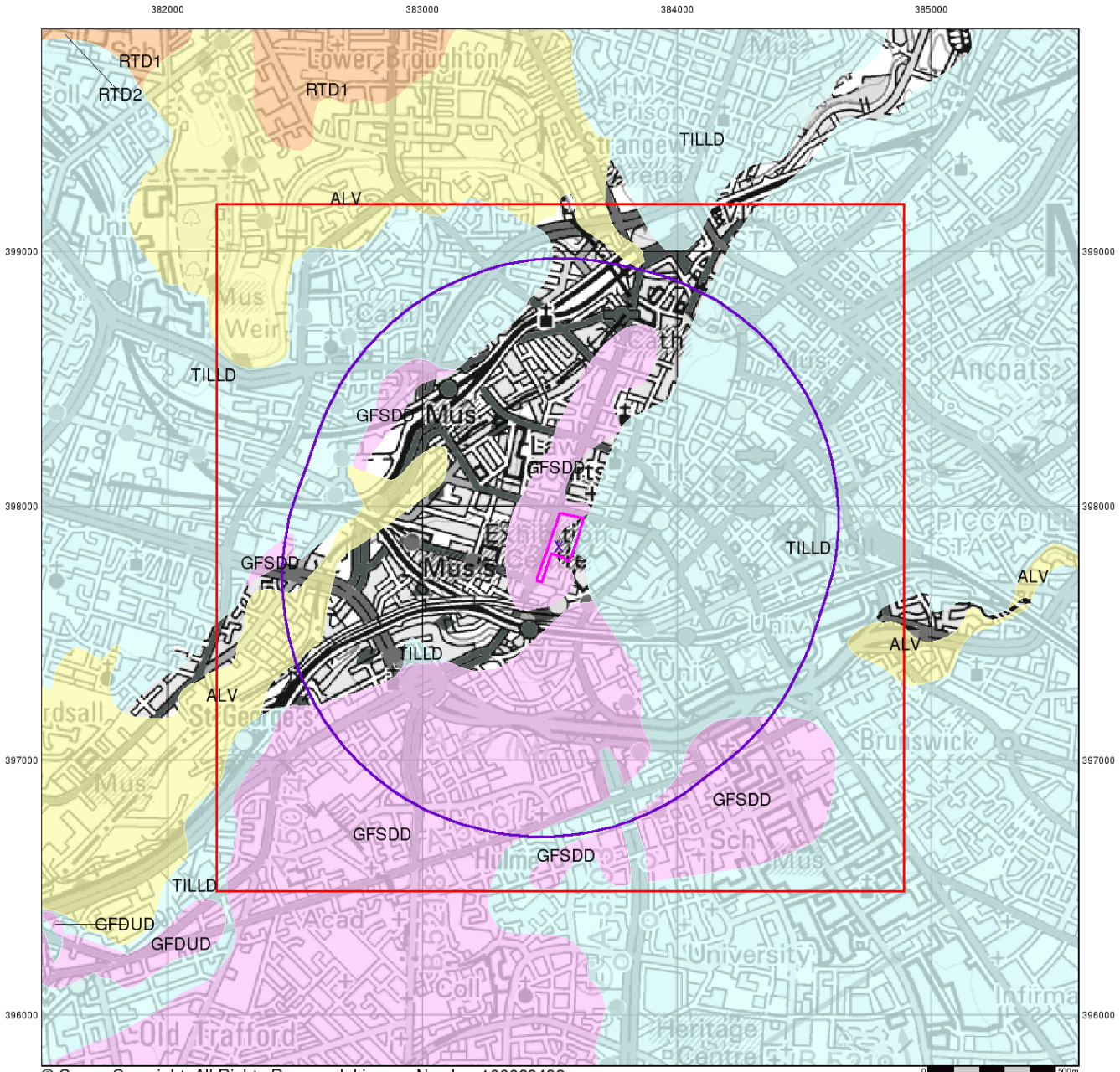
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National Grid Reference:	383530, 397840
Slice:	A
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Search Buffer (m):	1000

Site Details:

Watson Street, Manchester, M3 4EN

Landmark INFORMATION GROUP
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



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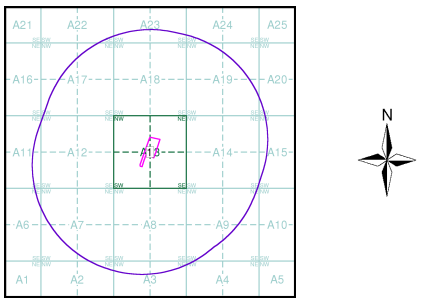
Superficial Geology

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

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

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

Superficial Geology Map - Slice A



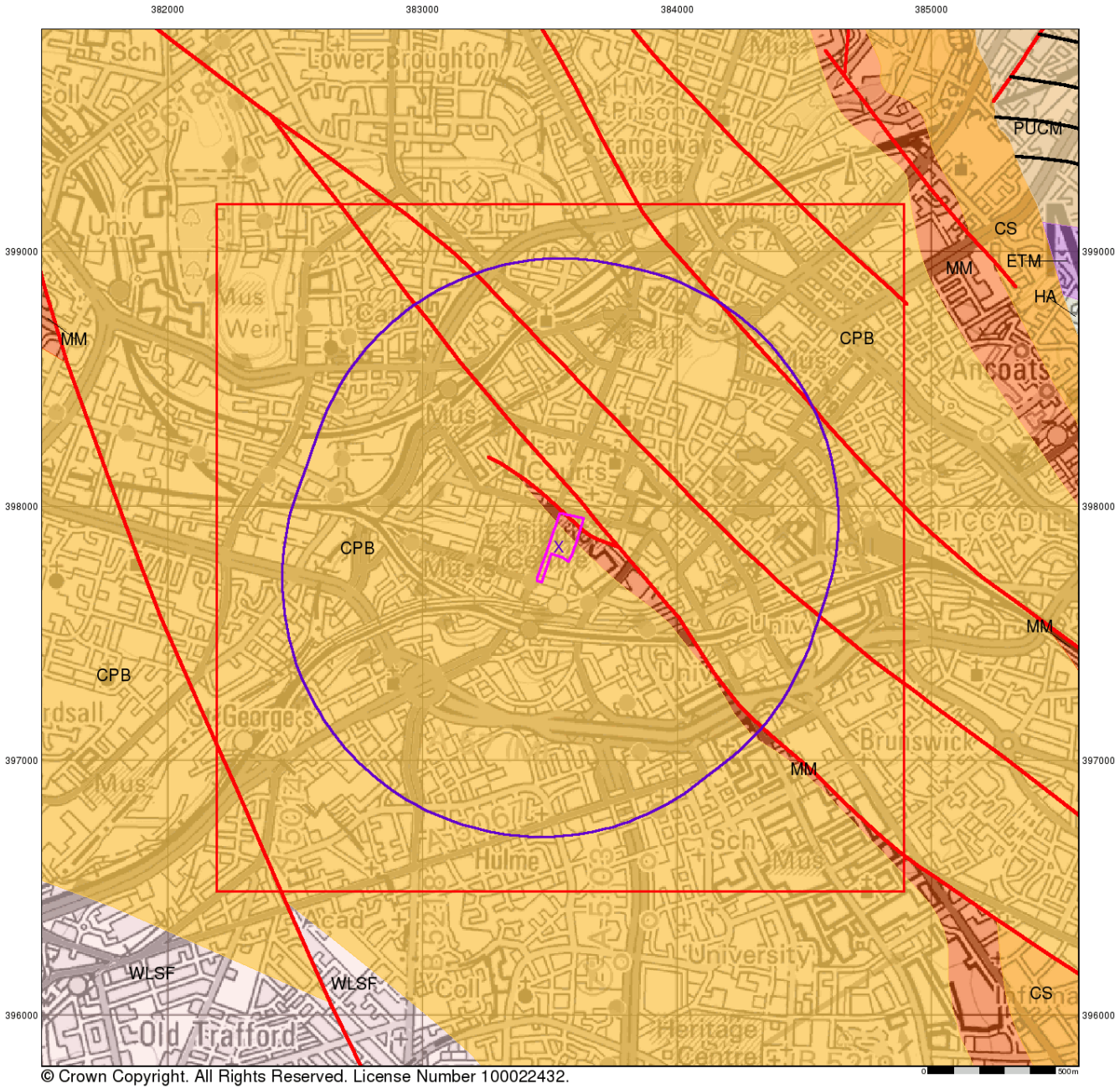
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Bedrock and Faults

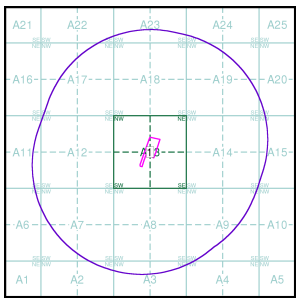
Bedrock geology is a term used for the main mass of rocks forming the Earth and are present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

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

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

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

Bedrock and Faults Map - Slice A



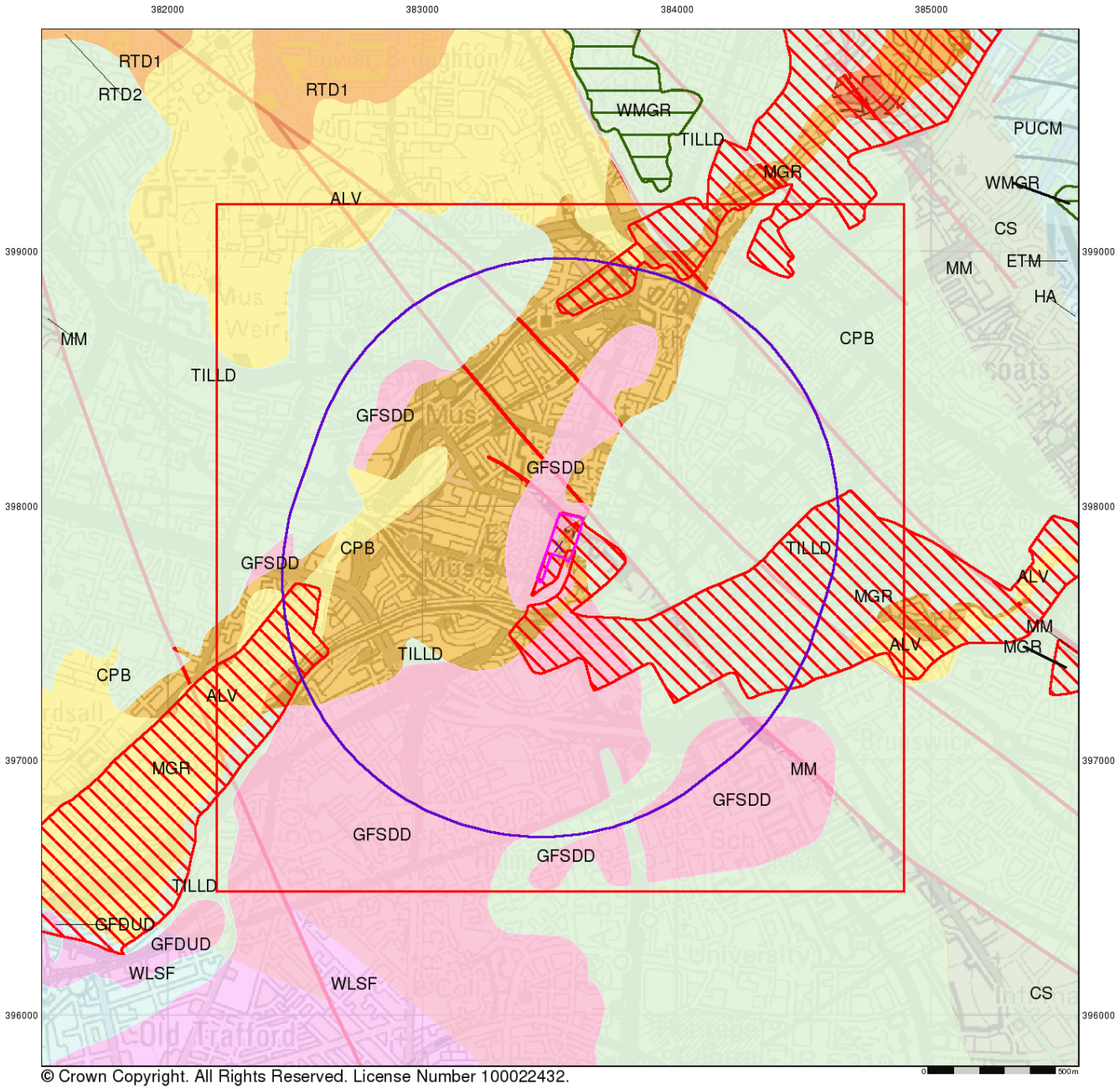
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Slice:	A
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Combined Surface Geology

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

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

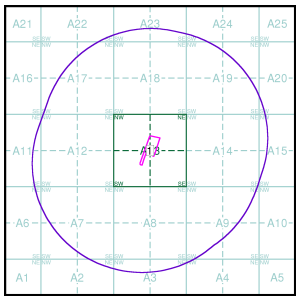
Additional Information

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

Contact

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

Combined Geology Map - Slice A



Order Details:

Order Number:	122921391_1_1
Customer Reference:	B064582.200
National Grid Reference:	383530, 397840
Slice:	A
Site Area (Ha):	1.9
Search Buffer (m):	1000

Site Details:

Watson Street, Manchester, M3 4EN

Historical Mapping Legends

Ordnance Survey County Series 1:10,560

Gravel Pit
Sand Pit
Other Pits
Quarry
Shingle
Orchard
Osiers
Reeds
Marsh
Mixed Wood
Deciduous
Brushwood
Fir
Furze
Rough Pasture
Arrow denotes flow of water
Trigonometrical Station
Site of Antiquities
Bench Mark
Pump, Guide Post, Signal Post
Well, Spring, Boundary Post
·285 Surface Level
Sketched Contour
Instrumental Contour
Main Roads
Fenced
Un-Fenced
Minor Roads
Fenced
Un-Fenced
Sunken Road
Raised Road
Road over Railway
Railway over River
Railway over Road
Level Crossing
Road over River or Canal
Road over Stream
Road over Stream
County Boundary (Geographical)
County & Civil Parish Boundary
Administrative County & Civil Parish Boundary
Co. Boro. Bdy. County Borough Boundary (England)
Co. Burgh Bdy. County Burgh Boundary (Scotland)
R.D. Bdy. Rural District Boundary
Civil Parish Boundary

Ordnance Survey Plan 1:10,000

Chalk Pit, Clay Pit or Quarry
Gravel Pit
Sand Pit
Disused Pit or Quarry
Refuse or Slag Heap
Lake, Loch or Pond
Dunes
Boulders
Coniferous Trees
Non-Coniferous Trees
Orchard
Scrub
Coppice
Bracken
Heath
Rough Grassland
Marsh
Reeds
Saltings
Building
Direction of Flow of Water
Shingle
Sand
Glasshouse
Pylon
Pylon
Electricity Transmission Line
Sloping Masonry
Cutting
Embankment
Standard Gauge Multiple Track
Road Under
Road Over
Level Crossing
Foot Bridge
Standard Gauge Single Track
Siding, Tramway or Mineral Line
Narrow Gauge
Geographical County
Administrative County, County Borough or County of City
Municipal Borough, Urban or Rural District, Burgh or District Council
Borough, Burgh or County Constituency
Shown only when not coincident with other boundaries
Civil Parish
Shown alternately when coincidence of boundaries occurs

BP, BS	Boundary Post or Stone	Pol Sta	Police Station
Ch	Church	PO	Post Office
CH	Club House	PC	Public Convenience
F E Sta	Fire Engine Station	PH	Public House
FB	Foot Bridge	SB	Signal Box
Fn	Fountain	Spr	Spring
GP	Guide Post	TCB	Telephone Call Box
MP	Mile Post	TCP	Telephone Call Post
MS	Mile Stone	W	Well

1:10,000 Raster Mapping

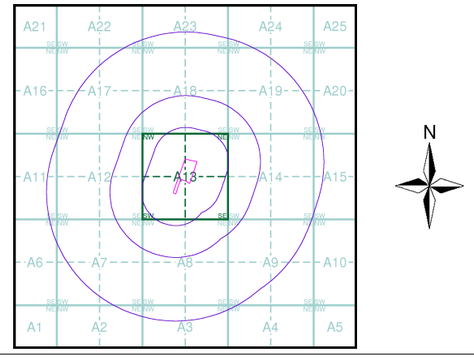
Gravel Pit
Refuse tip or slag heap
Rock
Rock (scattered)
Boulders
Boulders (scattered)
Shingle
Mud
Mud
Sand
Sand
Sand Pit
Slopes
Top of cliff
General detail
Underground detail
Overhead detail
Narrow gauge railway
Multi-track railway
Single track railway
County boundary (England only)
Civil, parish or community boundary
District, Unitary, Metropolitan, London Borough boundary
Constituency boundary
Area of wooded vegetation
Non-coniferous trees
Non-coniferous trees (scattered)
Coniferous trees
Coniferous trees (scattered)
Positioned tree
Orchard
Coppice or Osiers
Rough Grassland
Heath
Scrub
Marsh, Salt Marsh or Reeds
Water feature
Flow arrows
MHW(S) Mean high water (springs)
MLW(S) Mean low water (springs)
Telephone line (where shown)
Electricity transmission line (with poles)
BM 123.45 m Bench mark (where shown)
Triangulation station
Point feature (e.g. Guide Post or Mile Stone)
Pylon, flare stack or lighting tower
Site of (antiquity)
Glasshouse
General Building
Important Building

curtins

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:10,560	1848	3
Cheshire	1:10,560	1882	4
Lancashire And Furness	1:10,560	1894 - 1896	5
Lancashire And Furness	1:10,560	1909	6
Lancashire And Furness	1:10,560	1923	7
Lancashire And Furness	1:10,560	1931 - 1933	8
Lancashire And Furness	1:10,560	1938	9
Ordnance Survey Plan	1:10,000	1956	10
Ordnance Survey Plan	1:10,000	1972	11
Manchester	1:25,000	1975	12
Ordnance Survey Plan	1:10,000	1980	13
Ordnance Survey Plan	1:10,000	1985	14
Ordnance Survey Plan	1:10,000	1989	15
Ordnance Survey Plan	1:10,000	1994	16
10K Raster Mapping	1:10,000	1999	17
10K Raster Mapping	1:10,000	2006	18
VectorMap Local	1:10,000	2017	19

Historical Map - Slice A



Order Details

Order Number: 122921391_1_1
Customer Ref: B064582.200
National Grid Reference: 383530, 397840
Slice: A
Site Area (Ha): 1.9
Search Buffer (m): 1000

Site Details

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Russian Military Mapping Legends

1:5,000 and 1:10,000 mapping

a. Not drawn to scale b. Drawn to scale

- Government and Administrative Buildings
- Military and Industrial Buildings
- Military and Communication Areas
- Subway Entrance
- Fireproof Building
- Prominent Fireproof Building
- Non-fireproof Building
- Non-fireproof Building (non-dwelling)
- Factory, mill, and flour mill, with chimneys
- Factory, mill, and flour mill, without chimneys
- Power Station, drawn to scale
- Hydroelectric Power Station
- Radio Station, drawn to scale
- Telephone Station, drawn to scale
- Abandoned Open-pit Mine or Quarry
- Open-pit Salt Mine
- Pit
- Oil Deposit or Well
- Oil Seepage
- Tailings Pile
- Fuel Storage Tanks
- Natural Gas Tank
- Bench Mark
- Drill Hole
- Burial Mound
- Triangulation Point on Burial Mound
- Single-track Railroad
- Double-track Railroad and Station Building
- Coniferous Forest
- Deciduous Forest
- Mixed Forest
- Lawns
- Citrus Orchard
- Wet Ground
- Scattered Vegetation

243,8 — Values for prominent elevations

186.0 — Numbers for spot elevations, depth soundings, contour lines, etc.

0,2 — Velocity of the current, width of river bed, depth of river

Fractional terms: length and capacity of bridges; depth of fords and condition of the river bottom; height of forest and the diameter of trees

Russian Alphabet (For reference and phonetic interpretation of map text)

А а (A)	З з (Z)	П п (P)	Ч ч (CH)
Б б (B)	И и (I)	Р р (R)	Ш ш (SH)
В в (V)	Й й (Y)	С с (S)	Щ щ (SHCH)
Г г (G)	К к (K)	Т т (T)	ъ (–)
Д д (D)	Л л (L)	У у (U)	ы (Y)
Е е (E)	М м (M)	Ф ф (F)	ь (')
Ё ё (YO)	Н н (N)	Х х (KH)	Э э (E)
Ж ж (ZH)	О о (O)	Ц ц (TS)	Ю ю (YU or IU)
			Я я (YA or IA)

1:25,000 mapping

a. Not drawn to scale b. Drawn to scale

- Government and Administrative Buildings
- Military and Industrial Buildings
- Military and Communication Areas
- Subway Entrance
- Partly Demolished Buildings
- Demolished Buildings
- Built-Up Area with Fireproof Buildings Predominant
- Built-Up Area with Non-Fireproof Buildings Predominant
- Individual Fireproof Building
- Prominent Industrial Building
- Individual Dwelling, Fireproof
- Ruins of an Individual Dwelling
- Factory or Mill Chimney
- Factory or Mill with Chimney
- Factory or Mill without Chimney
- Mine or Open Pit Mine
- Operating Shaft or Mine
- Non-Operating Shaft or Mine
- Salt Mine
- Tailings Pile
- Pit
- Stone Quarry
- Gas Pump or Service Station
- Fuel Storage or Natural Gas Tank
- Oil or Natural Gas Derrick
- Small Hydroelectric Power Station
- Power Station
- Transformer Station
- Cemetery
- Burial Mound (height in metres)
- Triangulation Point on Burial Mound
- Triangulation Point
- Bench Mark
- Bench Mark (monumented)
- Telegraph Office
- Telephone Station
- Radio Station
- Radio Tower
- Airfield or Seaplane Base
- Landing Strip
- Main Highway
- Highway under Construction
- Improved Dirt Road (former truck road)
- Double-track Railroad with First Class Station
- Dismantled Railroad
- Railroad Under Construction
- Shore Embankment
- River or Ditch with Embankment
- Direction and velocity of current
- Well
- Water Reservoir or Rain Water Pit
- Spring
- Isobath with value
- Heavy (Index) Contour Line
- Contour Line and Value
- Half Contour Line
- Spot Elevation Value
- Coniferous
- Deciduous
- Mixed
- Scrub

Key to Numbers on Mapping

SJ89_Manchester

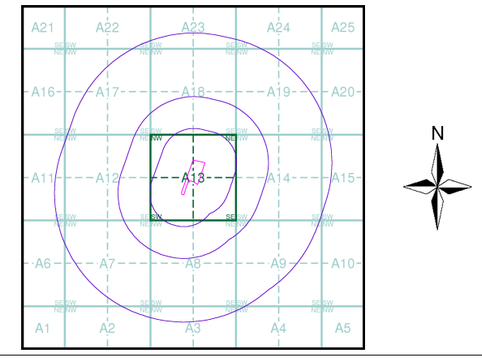
No.	Description
1	Airfield/Airport
6	Railway Station
62	Factory (Gas)
66	Factory (Gas)
168	Post Office
197	Railway Station

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Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:10,560	1848	3
Cheshire	1:10,560	1882	4
Lancashire And Furness	1:10,560	1894 - 1896	5
Lancashire And Furness	1:10,560	1909	6
Lancashire And Furness	1:10,560	1923	7
Lancashire And Furness	1:10,560	1931 - 1933	8
Lancashire And Furness	1:10,560	1938	9
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10K Raster Mapping	1:10,000	1999	17
10K Raster Mapping	1:10,000	2006	18
VectorMap Local	1:10,000	2017	19

Russian Map - Slice A



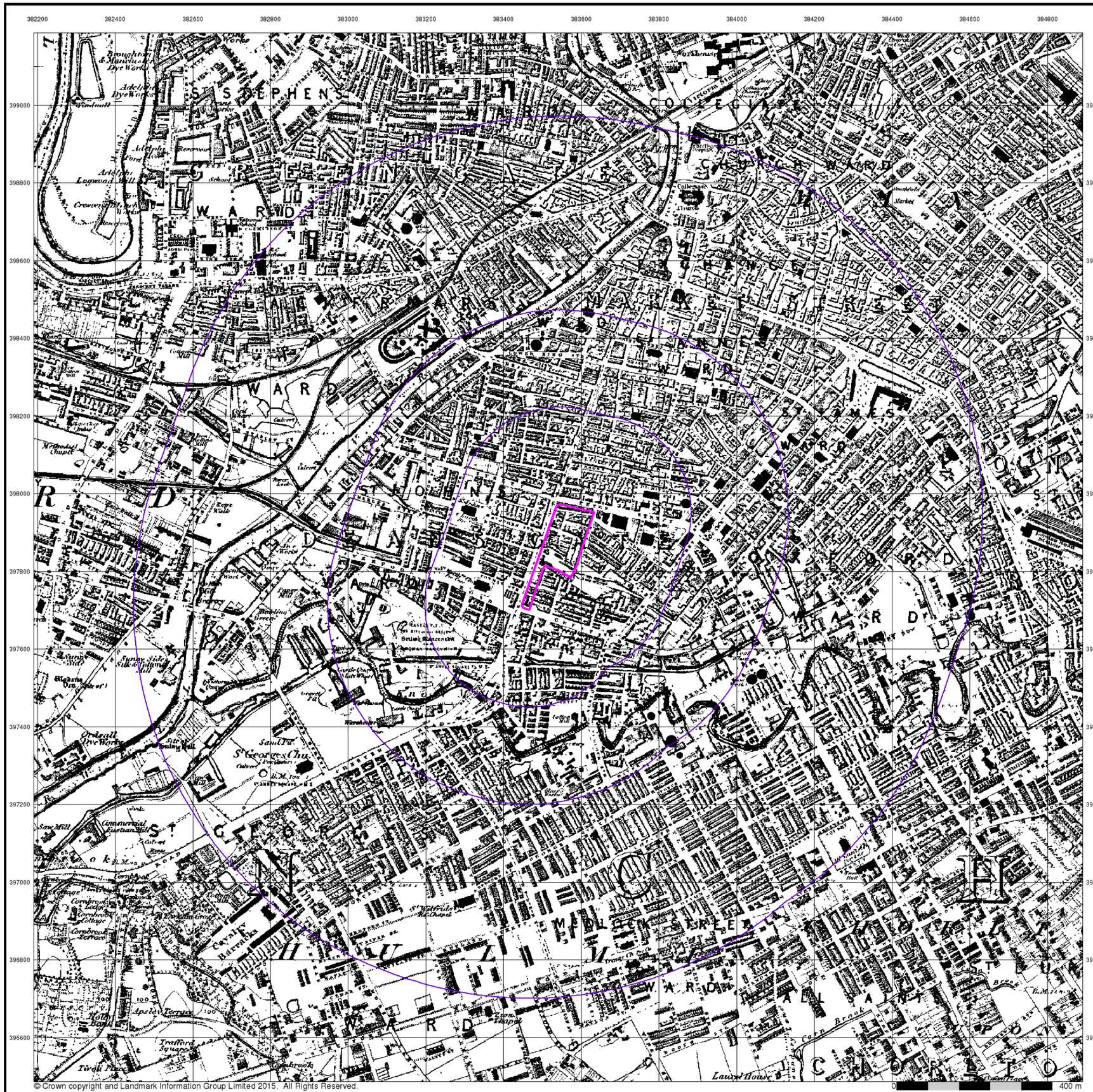
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Customer Ref: B064582.200
National Grid Reference: 383530, 397840
Slice: A
Site Area (Ha): 1.9
Search Buffer (m): 1000

Site Details

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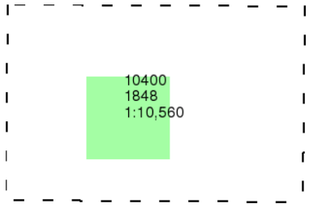
Lancashire And Furness

Published 1848

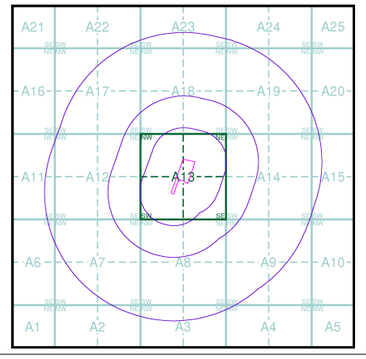
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



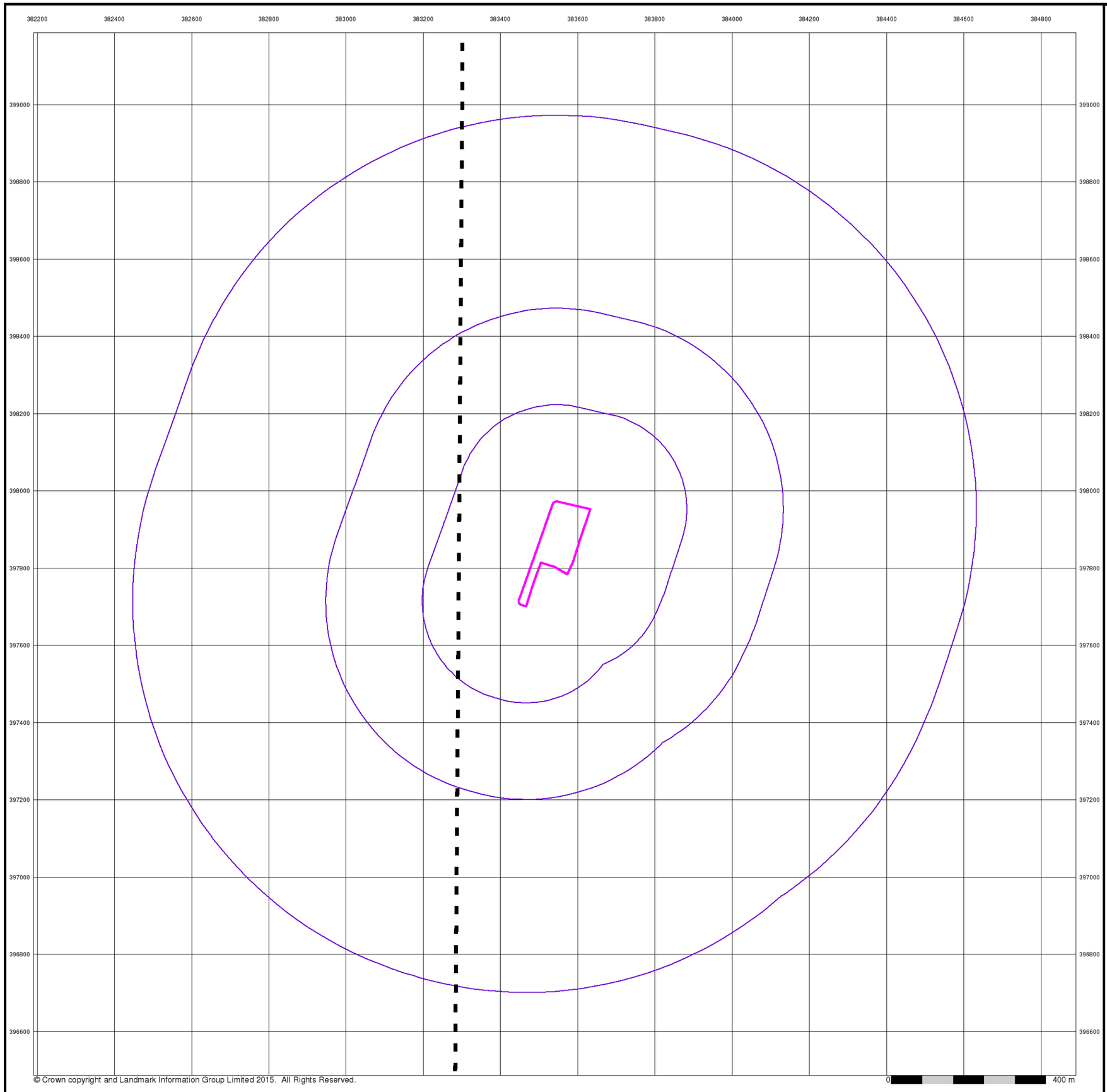
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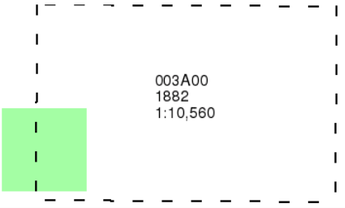
Cheshire

Published 1882

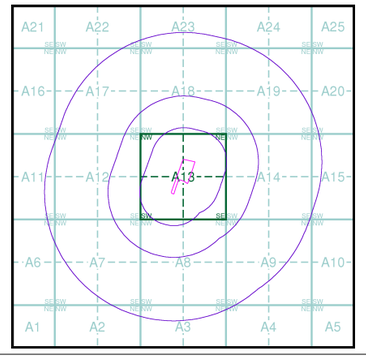
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

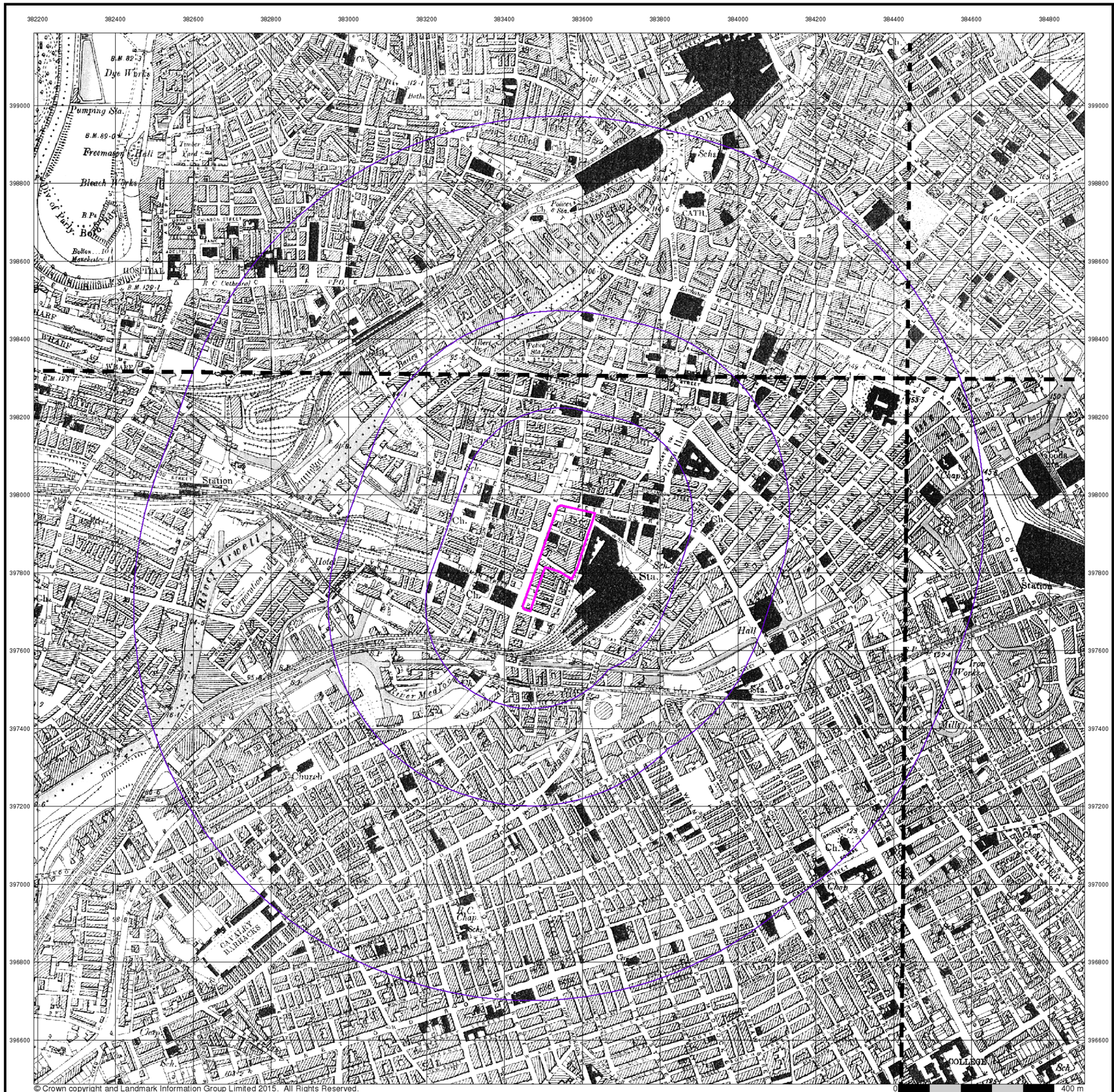
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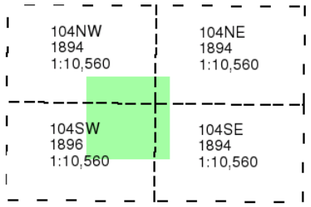
Lancashire And Furness

Published 1894 - 1896

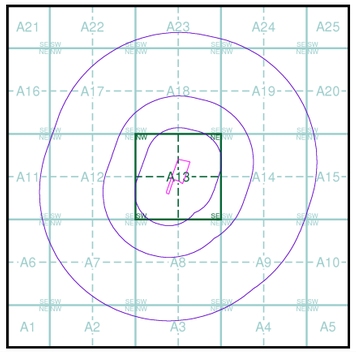
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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

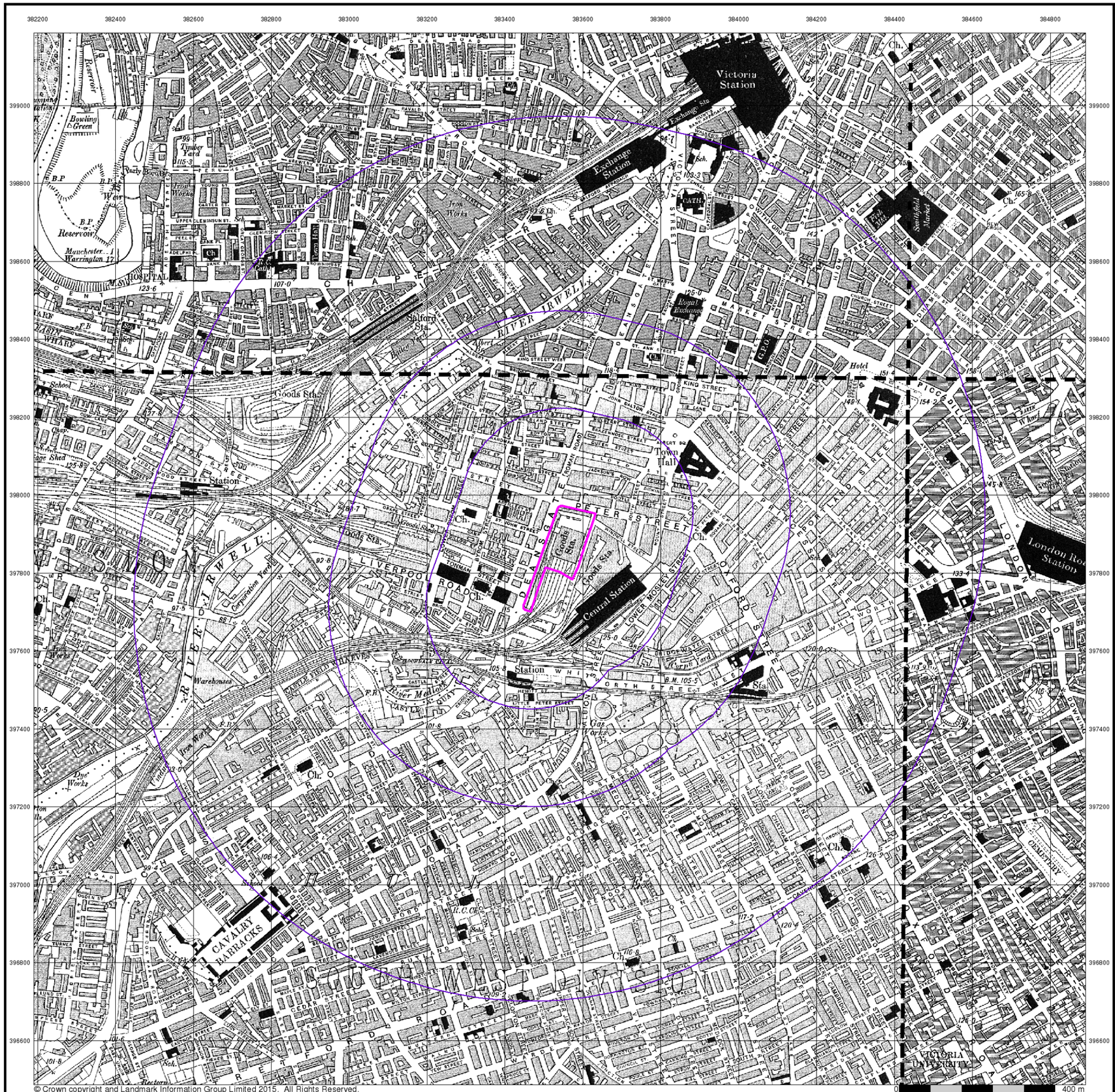
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National Grid Reference:	383530, 397840
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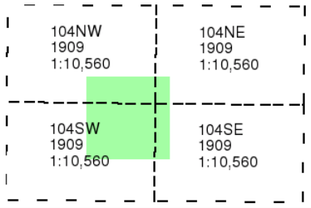
Lancashire And Furness

Published 1909

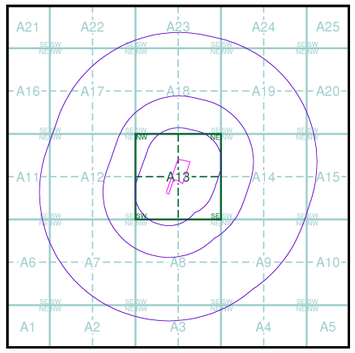
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A

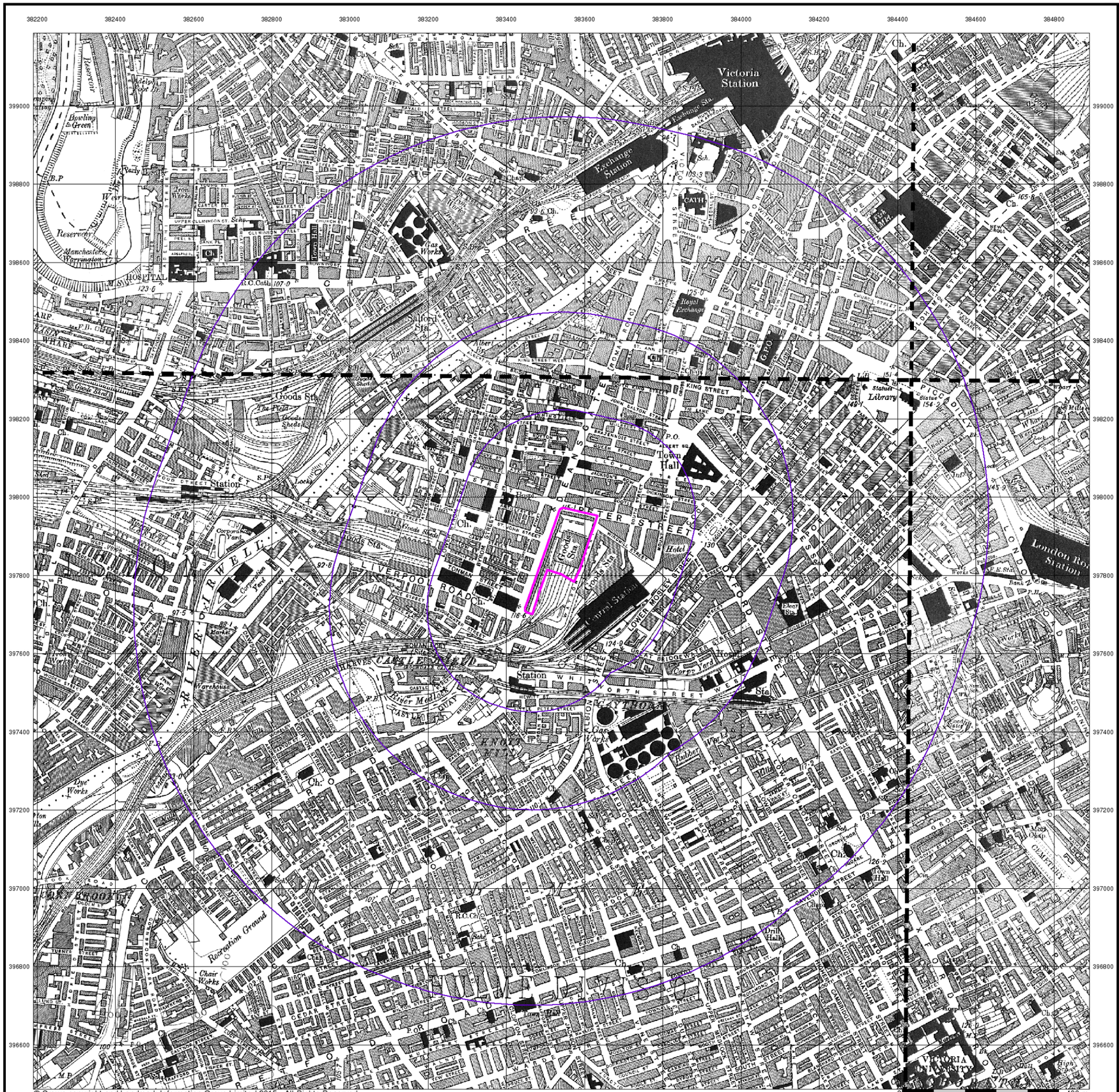


Order Details

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National Grid Reference:	383530, 397840
Slice:	A
Site Area (Ha):	1.9
Search Buffer (m):	1000

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Lancashire And Furness

Published 1923

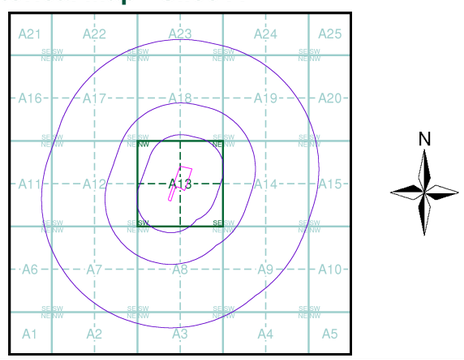
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

104NW 1923 1:10,560	104NE 1923 1:10,560
104SW 1923 1:10,560	104SE 1923 1:10,560

Historical Map - Slice A



Order Details

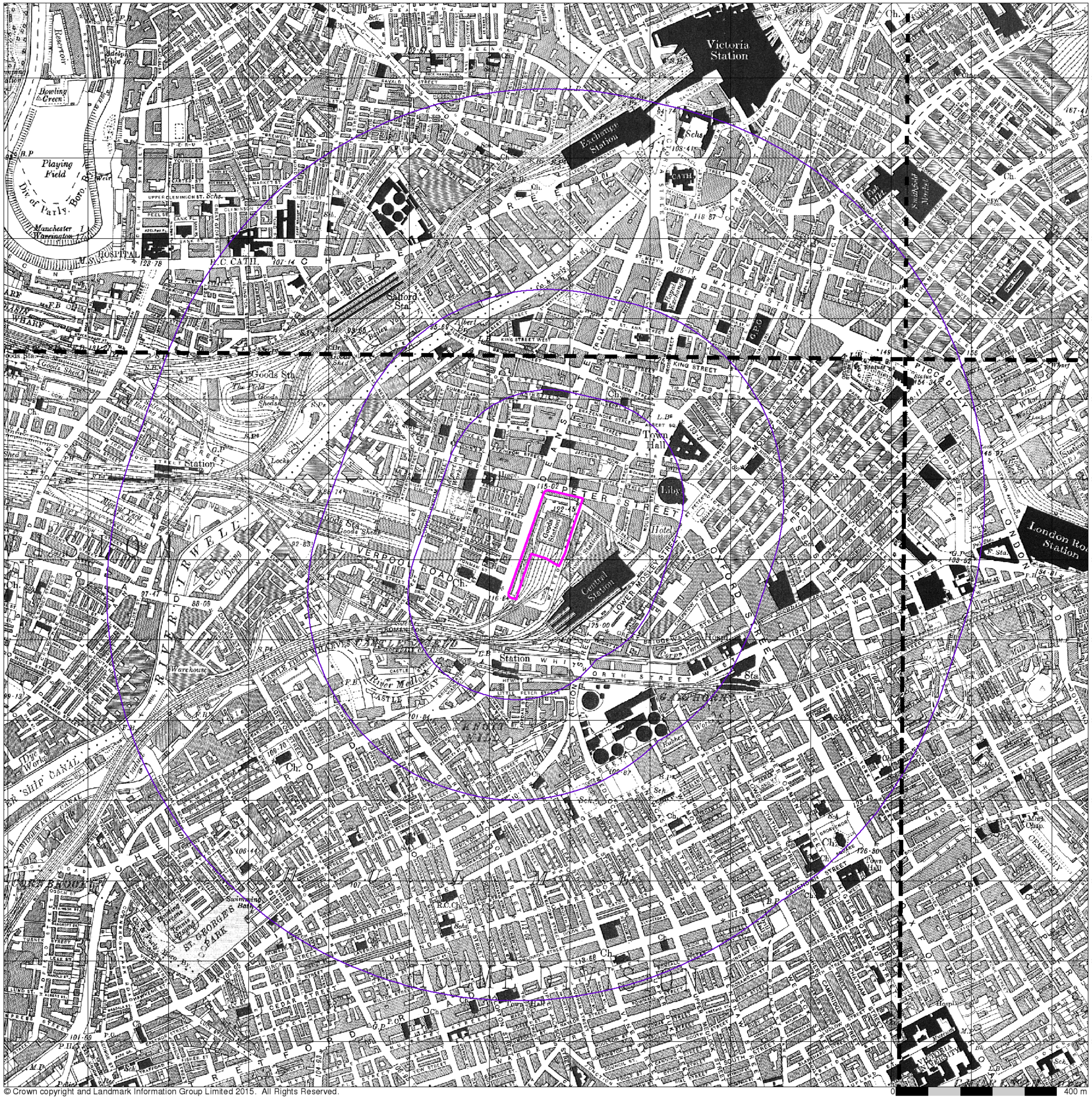
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Customer Ref:	B064582.200
National Grid Reference:	383530, 397840
Slice:	A
Site Area (Ha):	1.9
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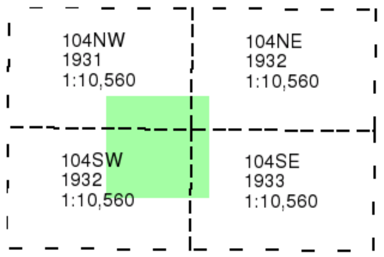
Lancashire And Furness

Published 1931 - 1933

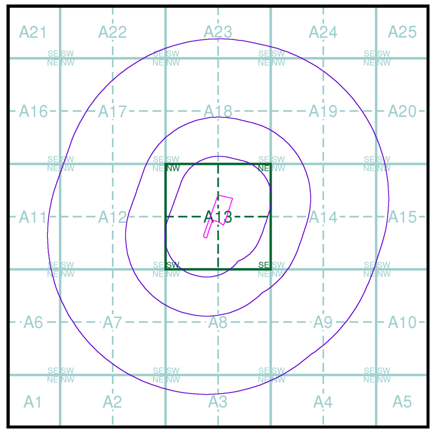
Source map scale - 1:10,560

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Map Name(s) and Date(s)



Historical Map - Slice A



N

Order Details

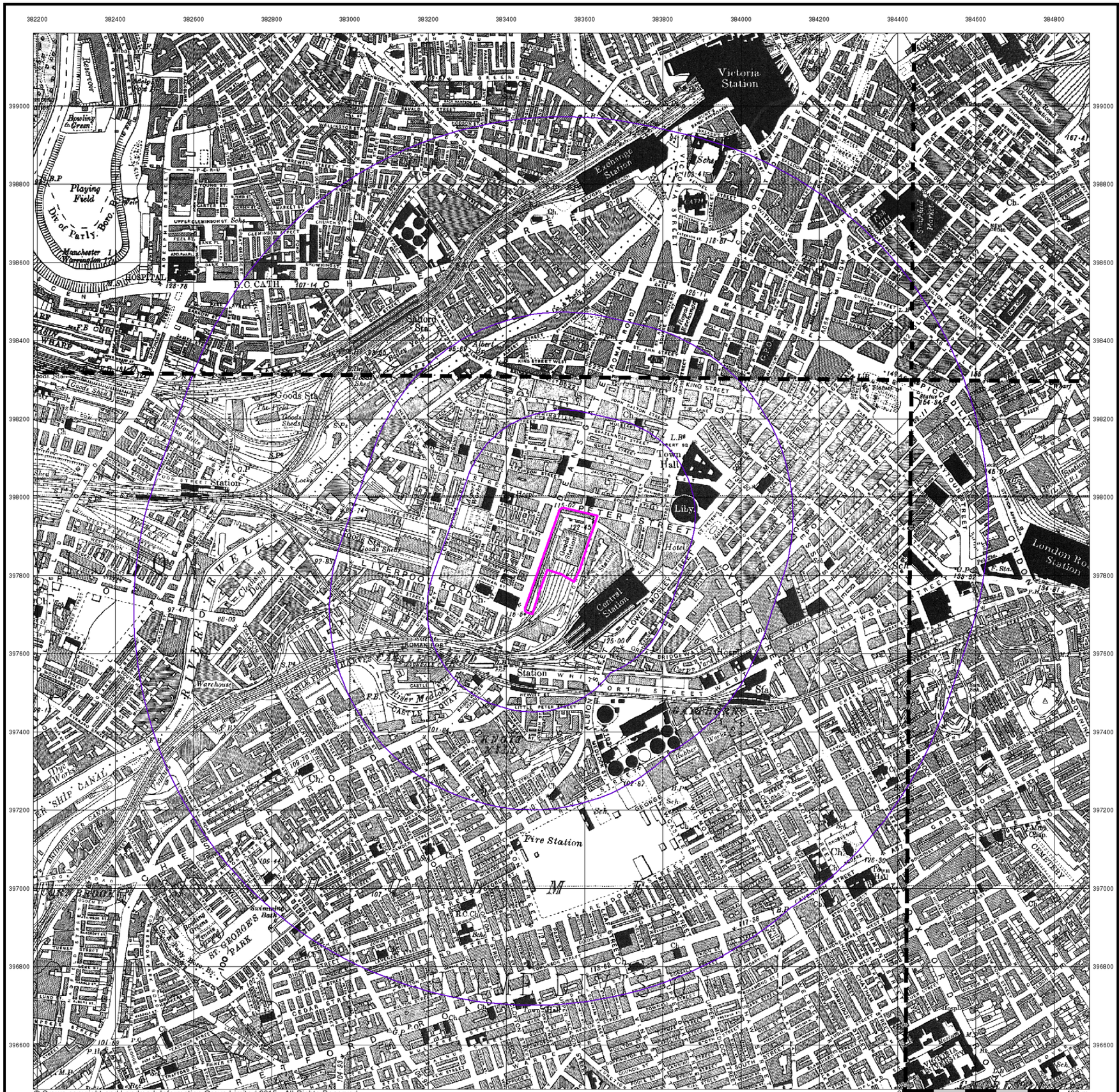
Order Number: 122921391_1_1
Customer Ref: B064582.200
National Grid Reference: 383530, 397840
Slice: A
Site Area (Ha): 1.9
Search Buffer (m): 1000

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Lancashire And Furness

Published 1938

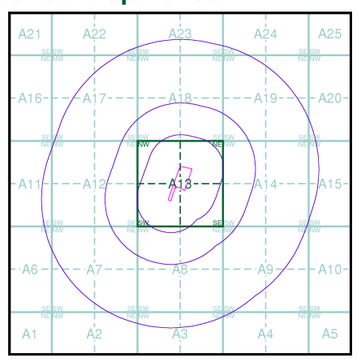
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

104NW 1938 1:10,560
104NE 1938 1:10,560
104SW 1938 1:10,560
104SE 1938 1:10,560

Historical Map - Slice A



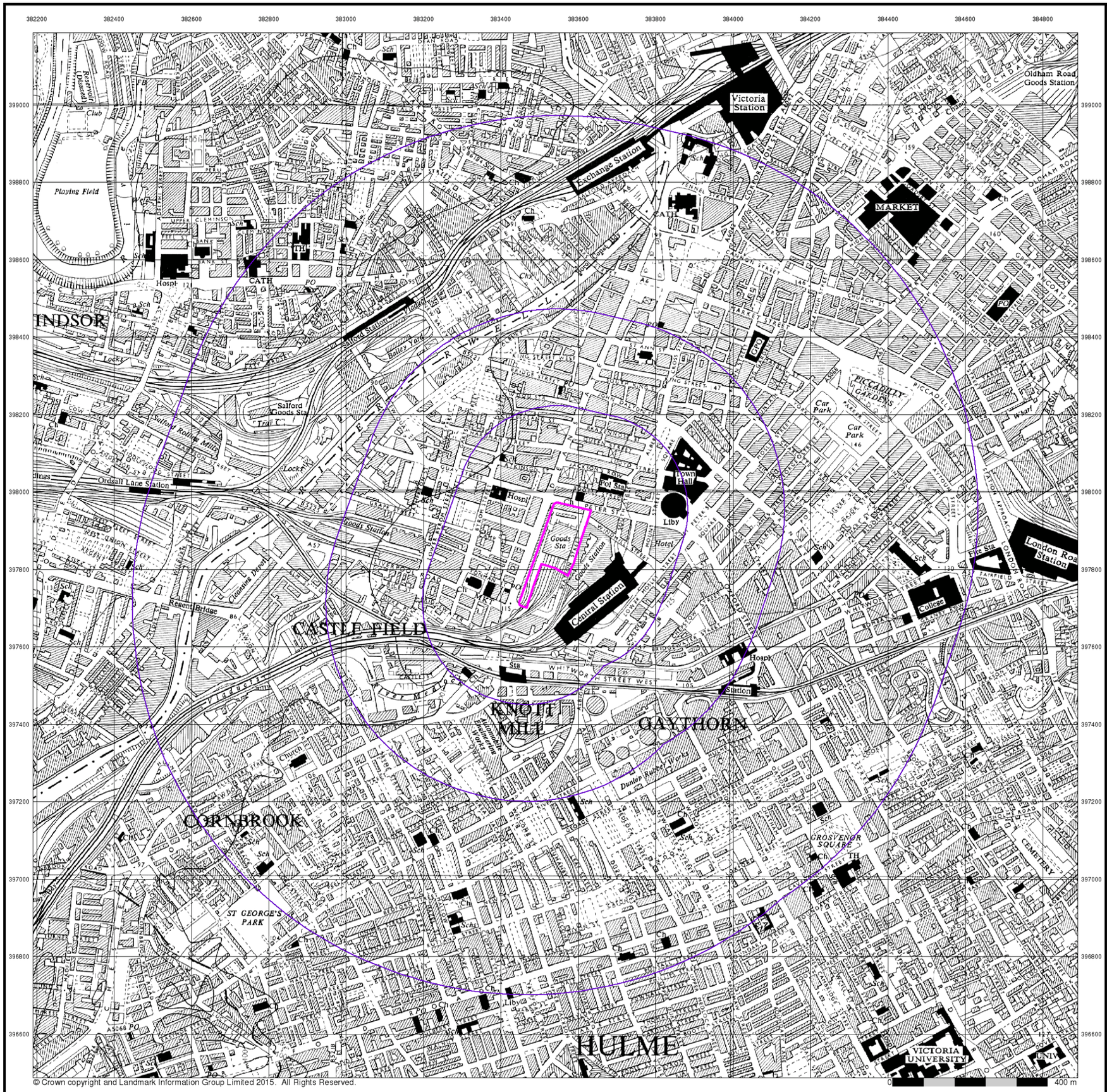
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National Grid Reference:	383530, 397840
Slice:	A
Site Area (Ha):	1.9
Search Buffer (m):	1000

Site Details

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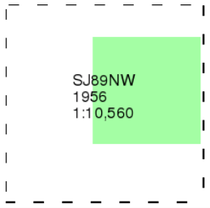
Ordnance Survey Plan

Published 1956

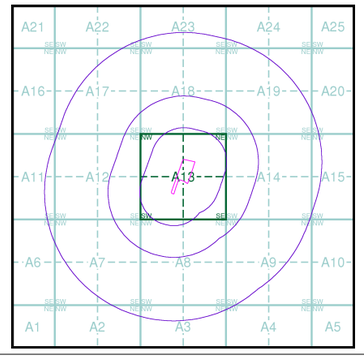
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Map Name(s) and Date(s)



Historical Map - Slice A



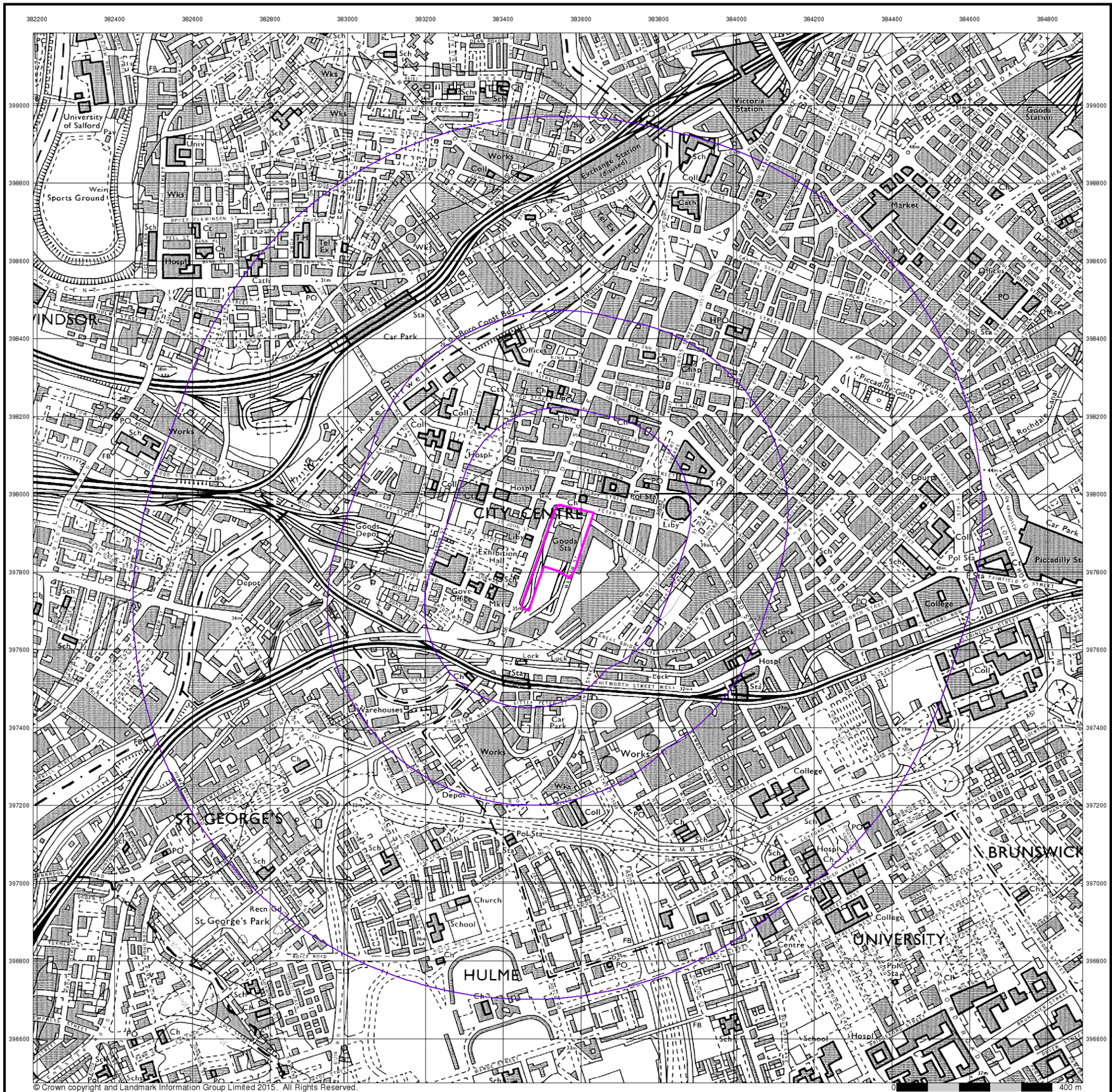
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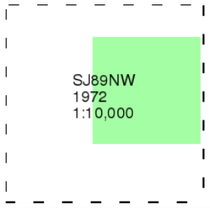
Ordnance Survey Plan

Published 1972

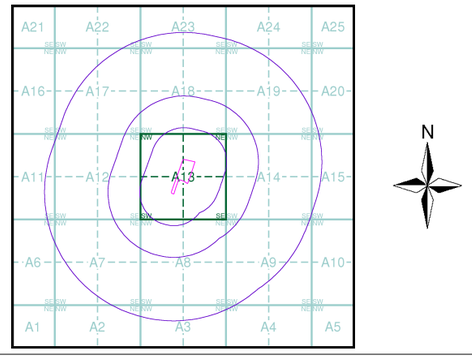
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

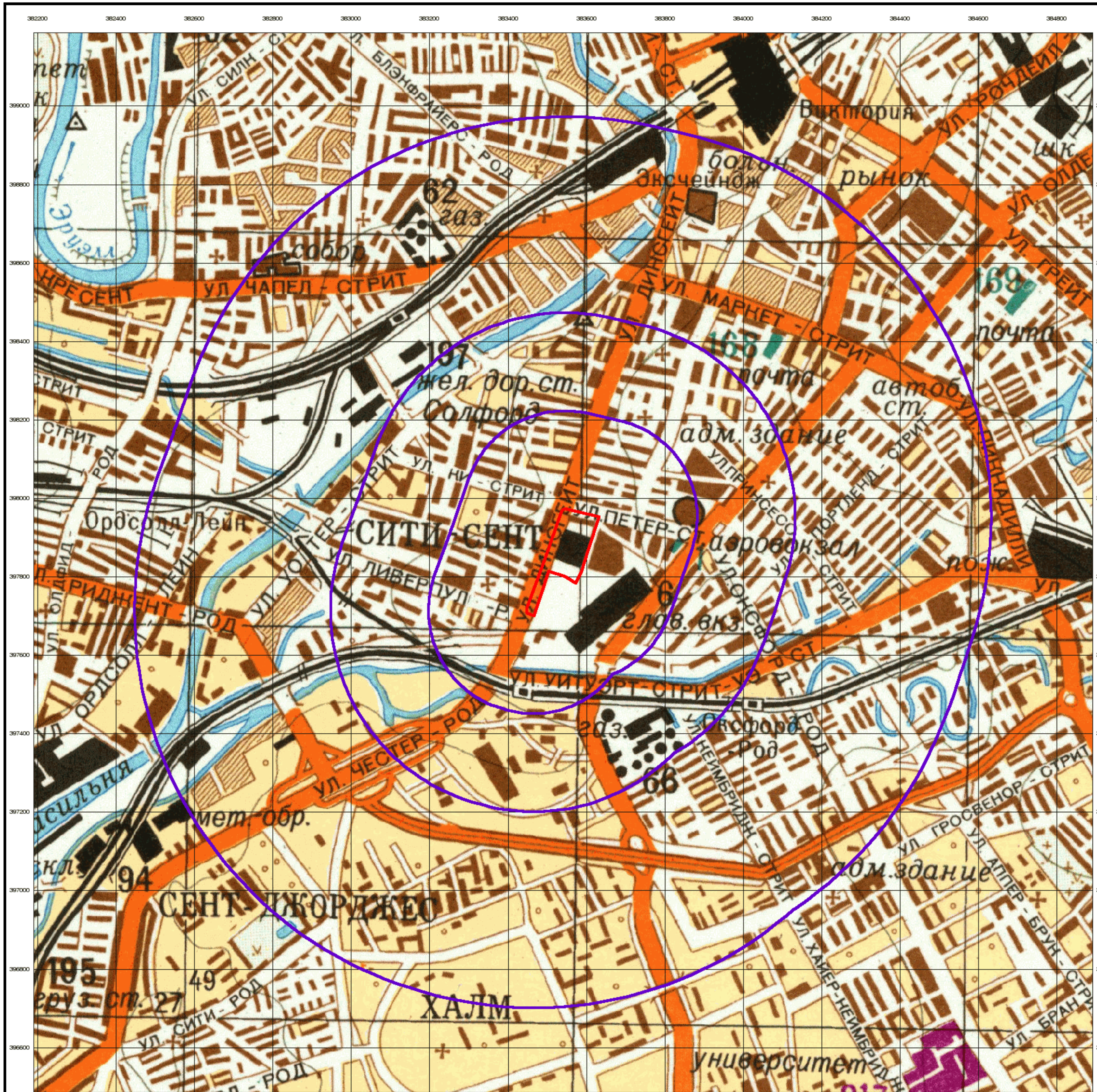
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Manchester

Published 1975

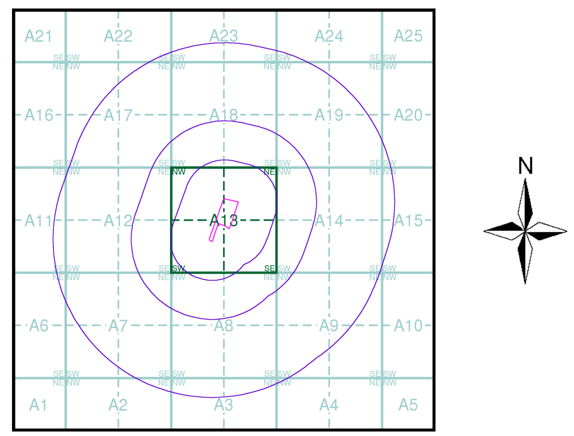
Source map scale - 1:25,000

These maps were produced by the Russian military during the Cold War between 1950 and 1997, and cover 103 towns and cities throughout the U.K. The maps are produced at 1:25,000, 1:10,000 and 1:5,000 scale, and show detailed land use, with colour-coded areas for development, green areas, and non-developed areas. Buildings are coloured black and important building uses (such as hospitals, post offices, factories etc.) are numbered, with a numbered key describing their use.
They were produced by the Russians for the benefit of navigation, as well as strategic military sites and transport hubs, for use if they were to have invaded the U.K. The detailed information provided indicates that the areas were surveyed using land-based personnel, on the ground, in the cities that are mapped.

Map Name(s) and Date(s)

SJ89
1975
1:25,000

Russian Map - Slice A



Order Details

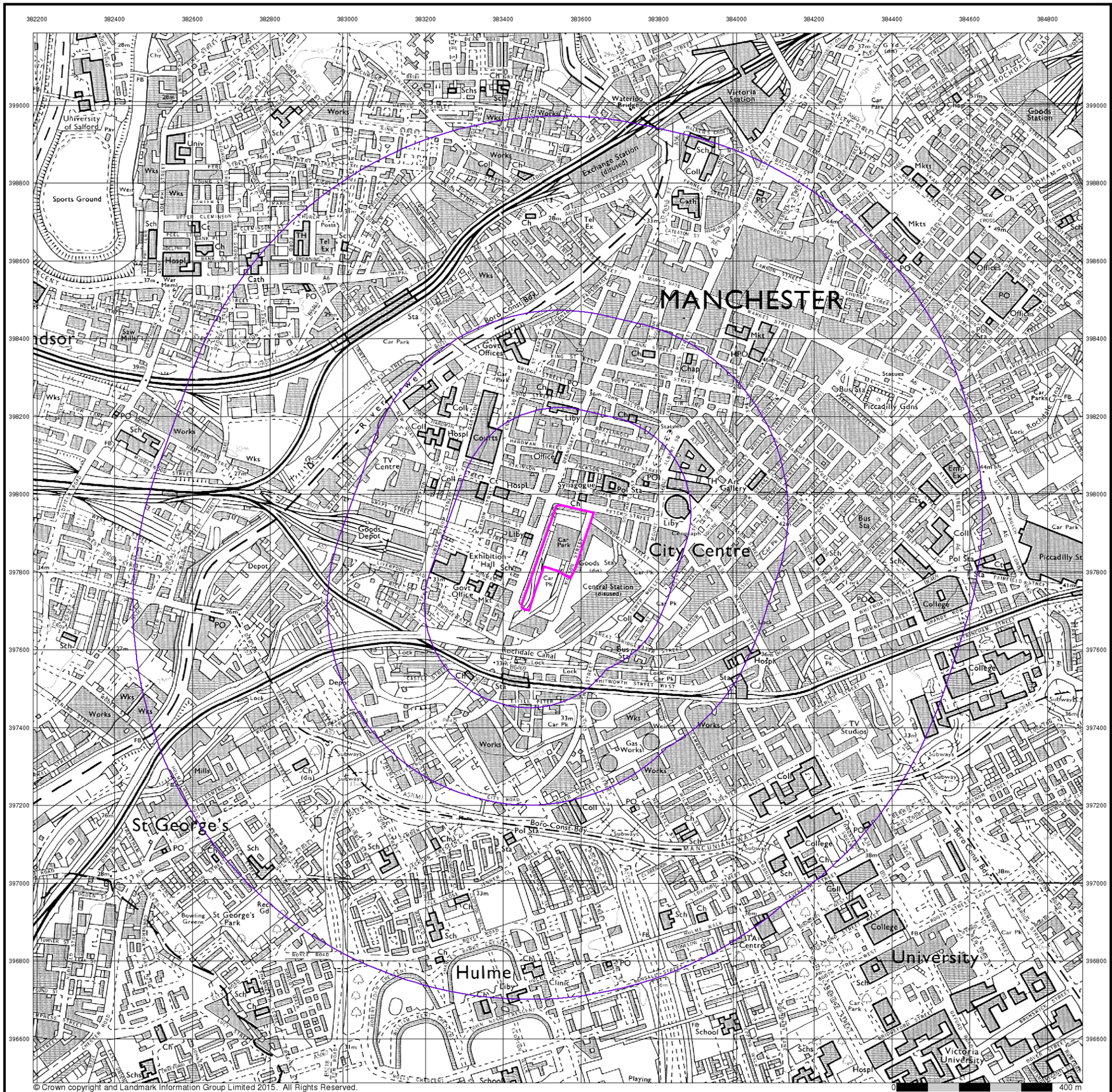
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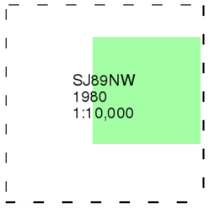
Ordnance Survey Plan

Published 1980

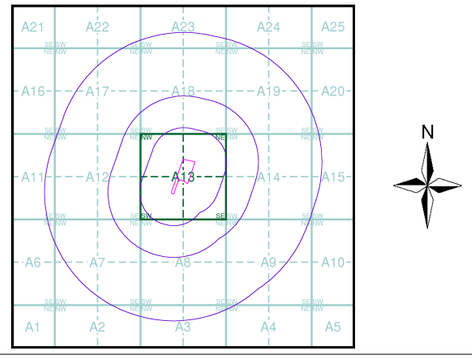
Source map scale - 1:10,000

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Map Name(s) and Date(s)



Historical Map - Slice A



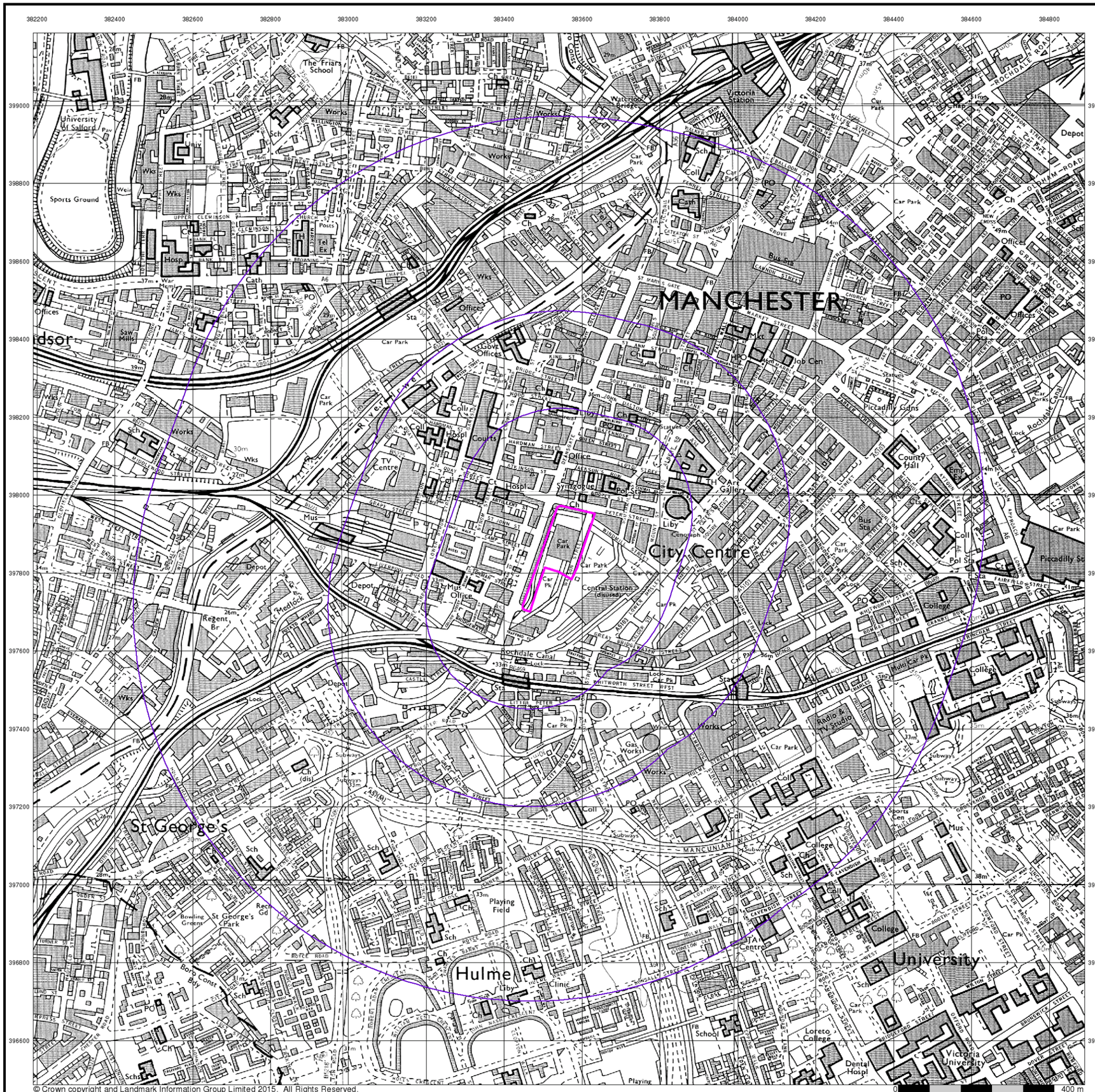
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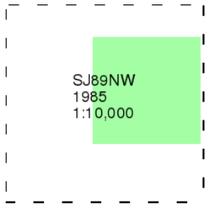
Ordnance Survey Plan

Published 1985

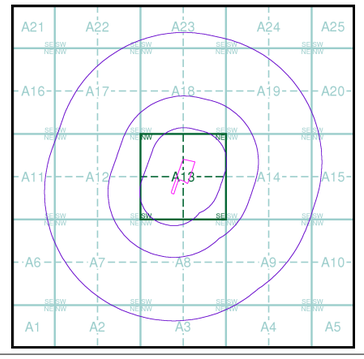
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



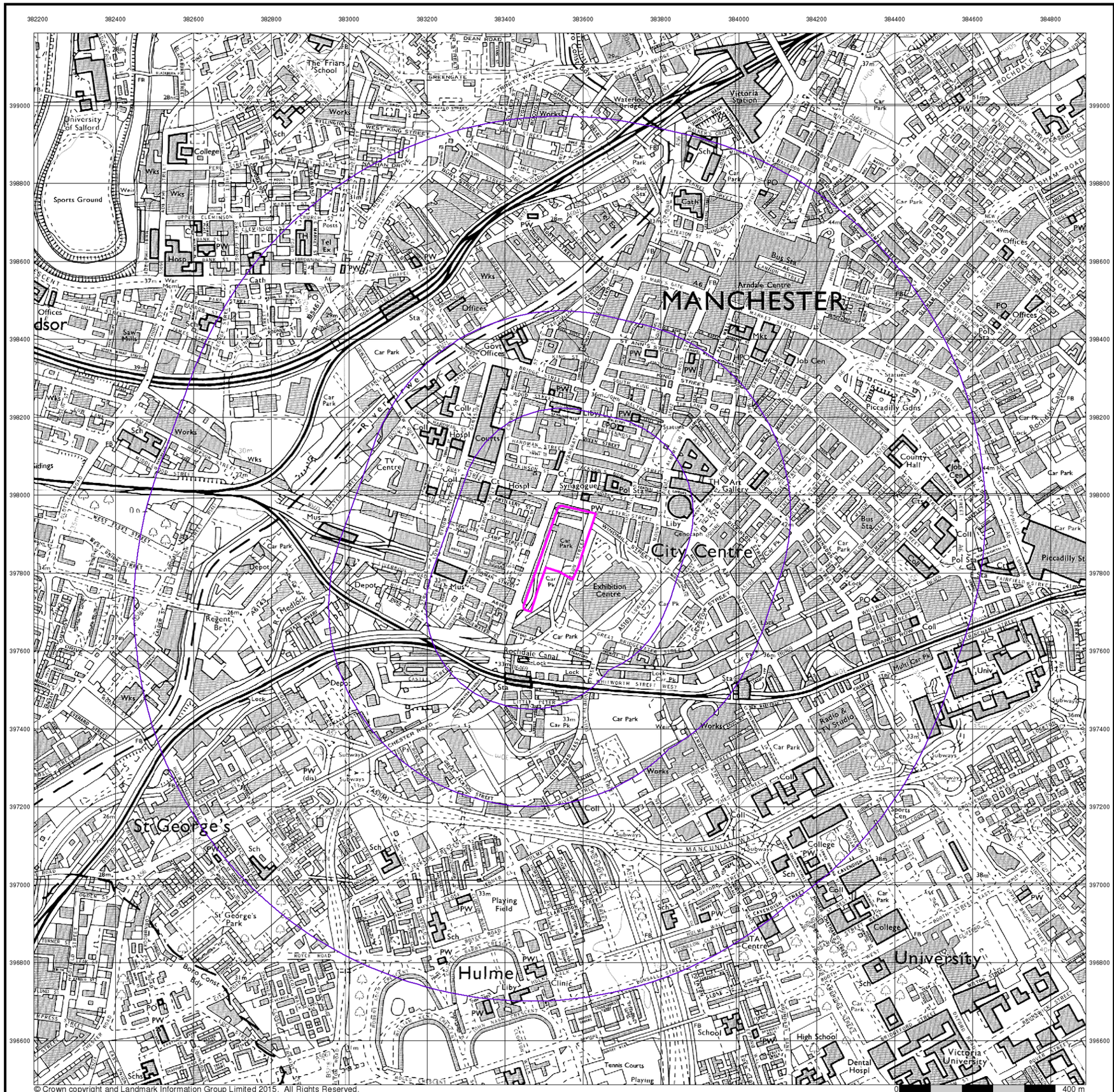
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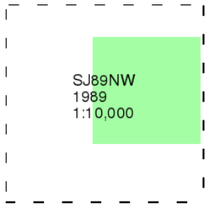
Ordnance Survey Plan

Published 1989

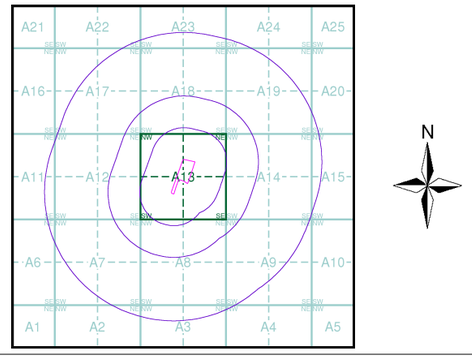
Source map scale - 1:10,000

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Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

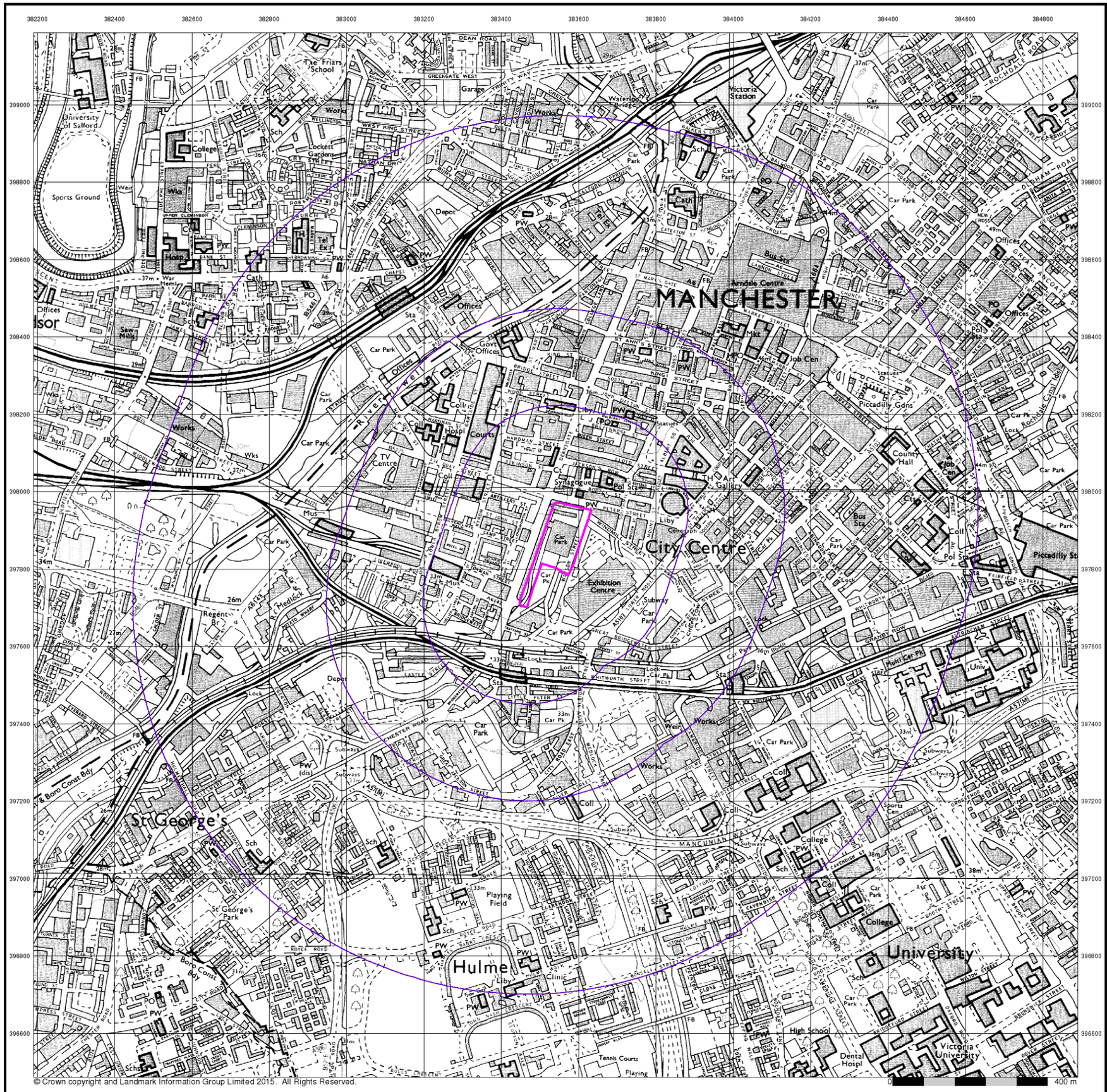
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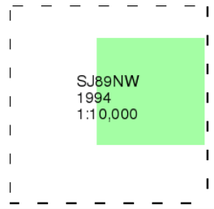
Ordnance Survey Plan

Published 1994

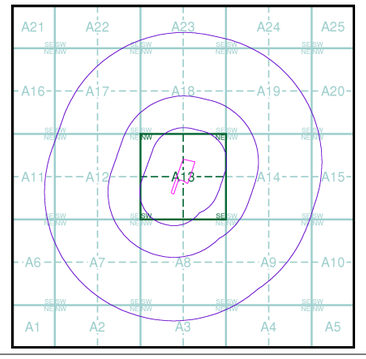
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Map Name(s) and Date(s)



Historical Map - Slice A



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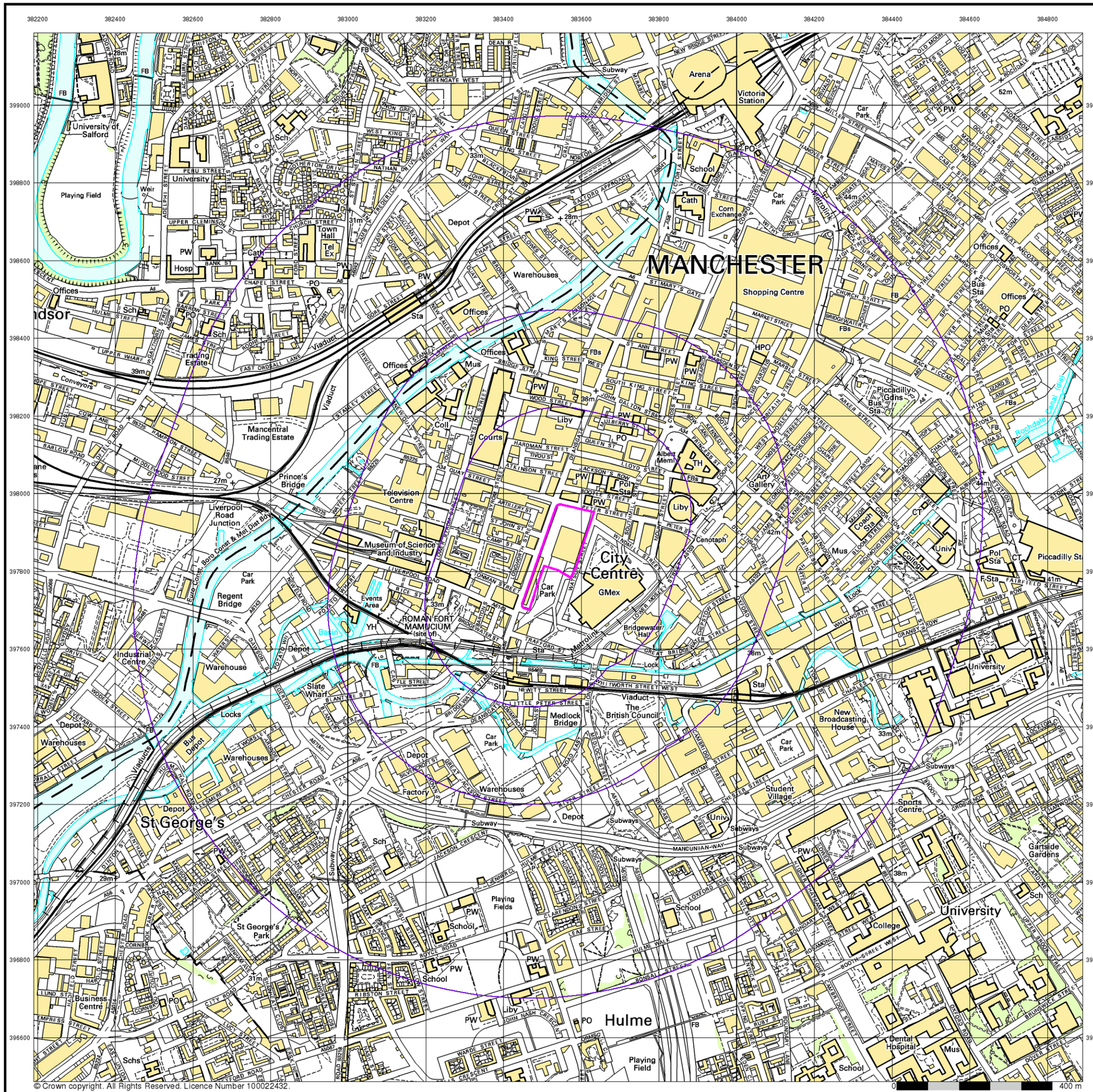
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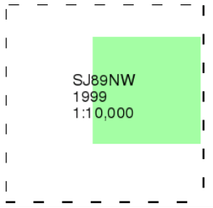
10k Raster Mapping

Published 1999

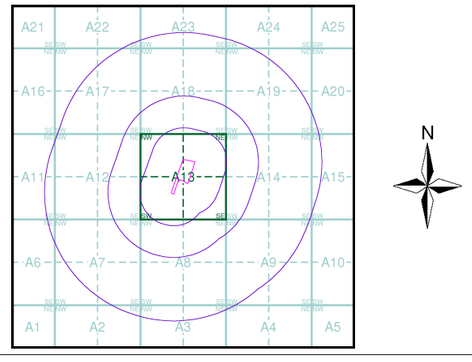
Source map scale - 1:10,000

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

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

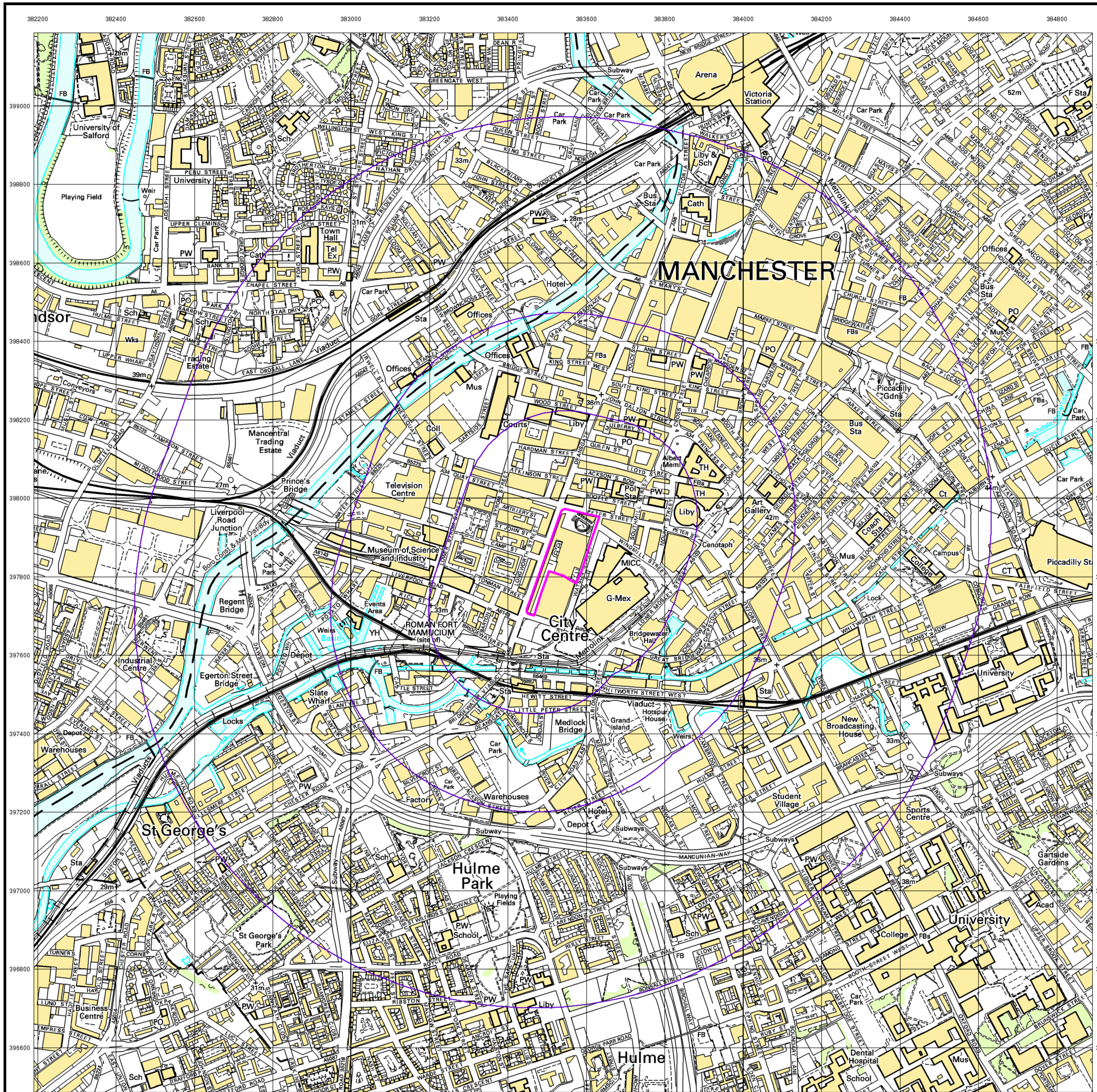
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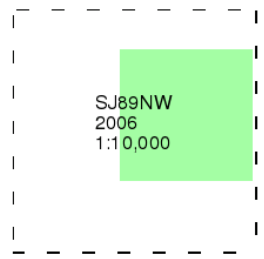
10k Raster Mapping

Published 2006

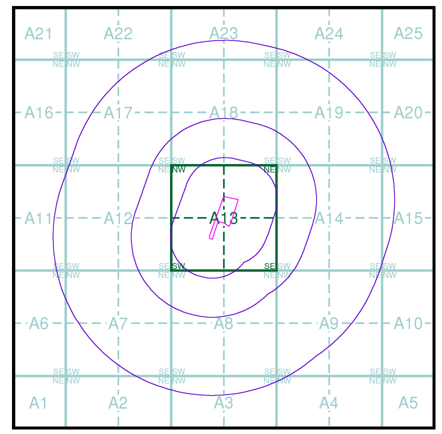
Source map scale - 1:10,000

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Map Name(s) and Date(s)



Historical Map - Slice A



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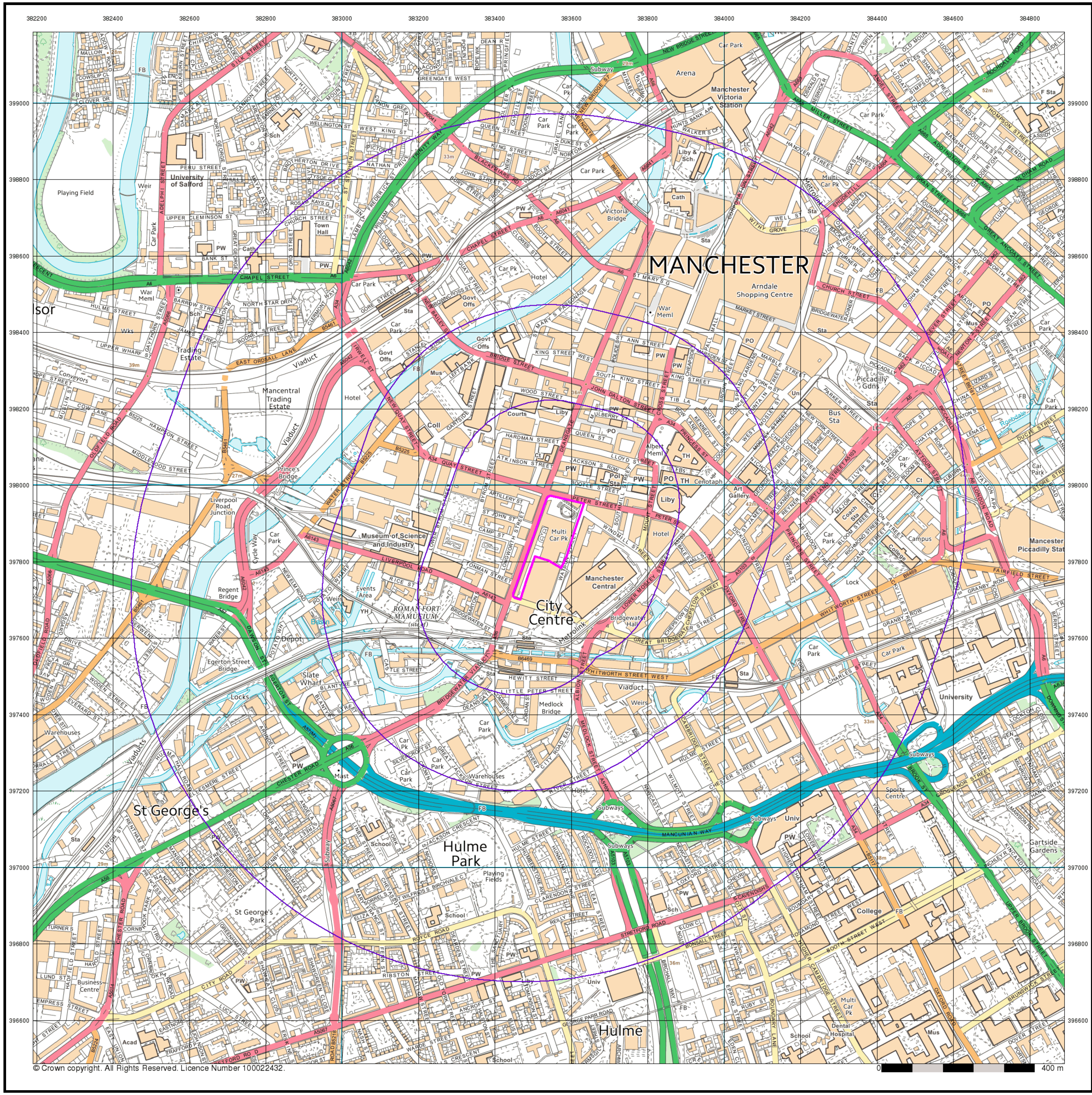
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0 400 m

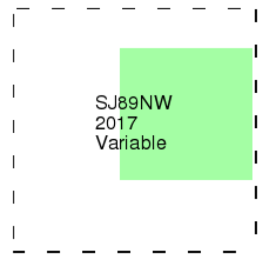
VectorMap Local

Published 2017

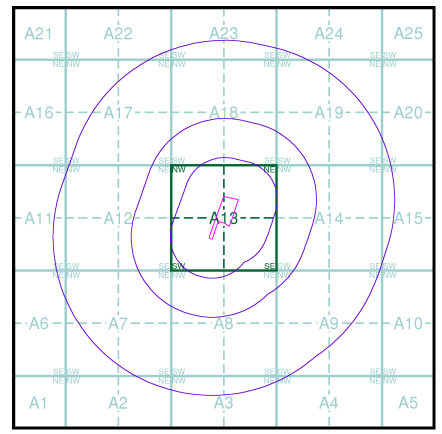
Source map scale - 1:10,000

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities),1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)



Historical Map - Slice A



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Order Details

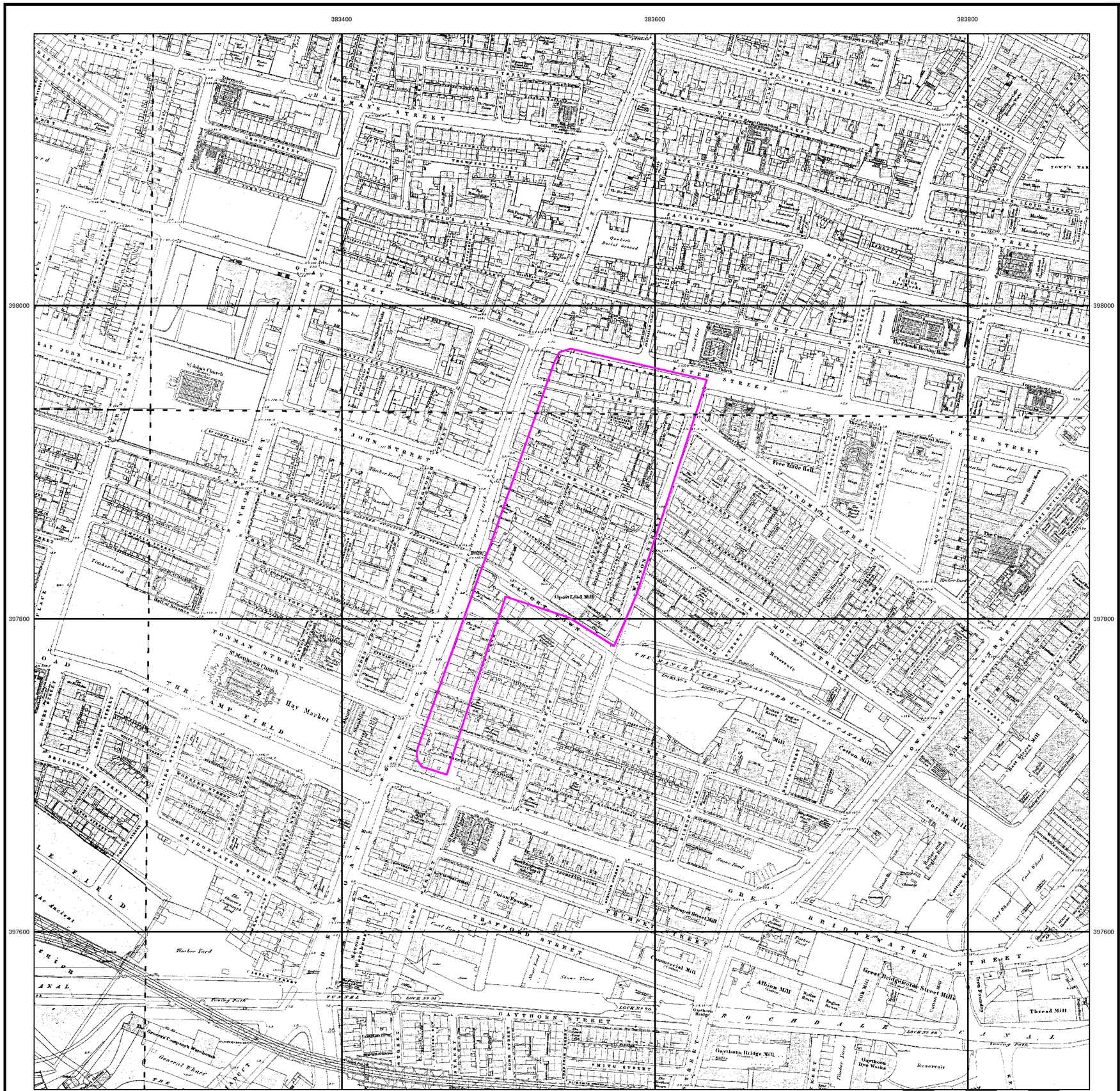
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Lancashire And Furness

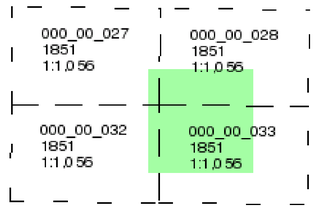
Published 1851

Source map scale - 1:1,056

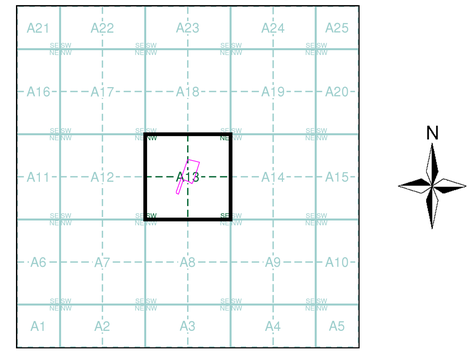
The 1:1056 scale of Ordnance Survey mapping was adopted from Ireland in 1848 and was used to survey towns with a population of over 4000, plus county towns of lesser population, in those counties mapped at the six-inch scale in 1841-55. The scale was the largest scale at which London was mapped by the Ordnance Survey and a 'skeleton' survey of the capital, showing little more than streets, street names, frontages and altitudes, was undertaken between 1848 and 1850. The majority of the 1:1056 surveys were later replaced by 1:500 surveys; although almost all the remainder were revised at this scale, sometimes more than once before 1895. The type of detail shown on the 1:1056 scale is broadly similar to that on 1:500; the apparent omission of minor details such as sewer access points and street lights may be as much a reflection of the generally earlier date of these plans, as of the specification of the map.

Please note: Due to the partial coverage of Historical Town Plans, it is possible that not all segments within an order will contain mapping. Only the segments that have Town Plan coverage will be generated.

Map Name(s) and Date(s)



Historical Town Plan - Segment A13



Order Details

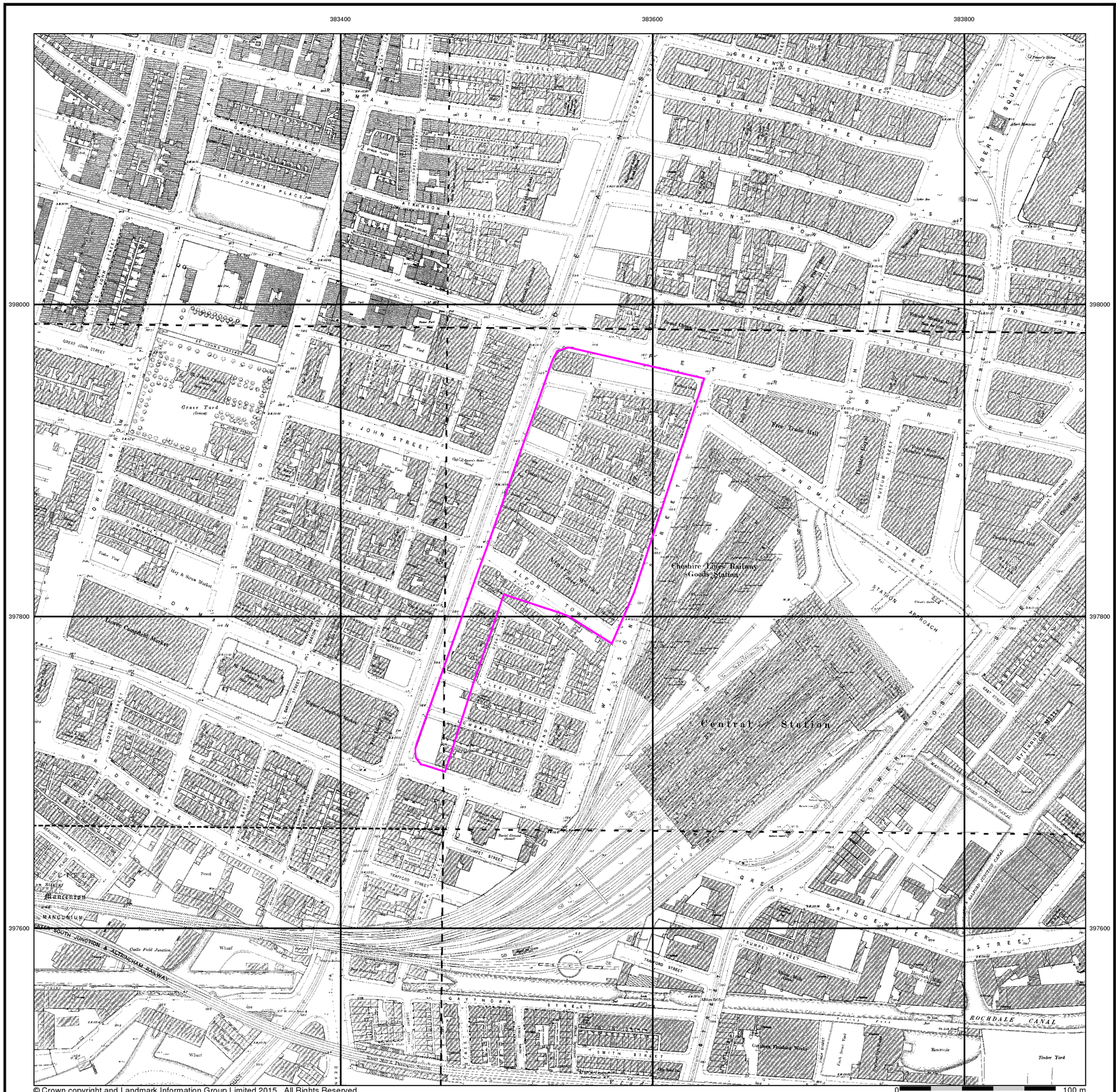
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Customer Ref:	B064582.200
National Grid Reference:	383530, 397840
Slice:	A
Site Area (Ha):	1.9
Search Buffer (m):	0

Site Details

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Lancashire And Furness

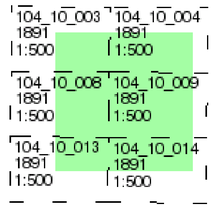
Published 1891

Source map scale - 1:500

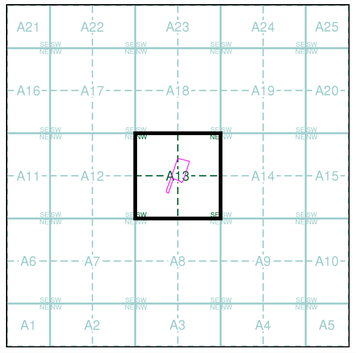
The 1:500 scale Ordnance Survey mapping was introduced in 1855 as a replacement for the 1:528 scale and to compliment the 1:2500 scale that had been implemented in 1853. By 1895, the 1:500 scale covered most towns over a population of about 4000 at the time of survey, although very few towns were mapped more than once at this scale, and none have been since 1910. The 1:500 scale gives particular emphasis to such features as lamp posts, man holes, arched passages and minor building projections. Also often featured are divisions between tenements, interior ground floor layouts of public buildings, and on earlier plans, the functions of the various parts of larger industrial premises are also indicated. Content of the plans does vary however, from one town to the next in terms of, for example, the completeness of railway tracks and the coverage of public buildings.

Please note: Due to the partial coverage of Historical Town Plans, it is possible that not all segments within an order will contain mapping. Only the segments that have Town Plan coverage will be generated.

Map Name(s) and Date(s)



Historical Town Plan - Segment A13



Order Details

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Slice:	A
Site Area (Ha):	1.9
Search Buffer (m):	0

Site Details

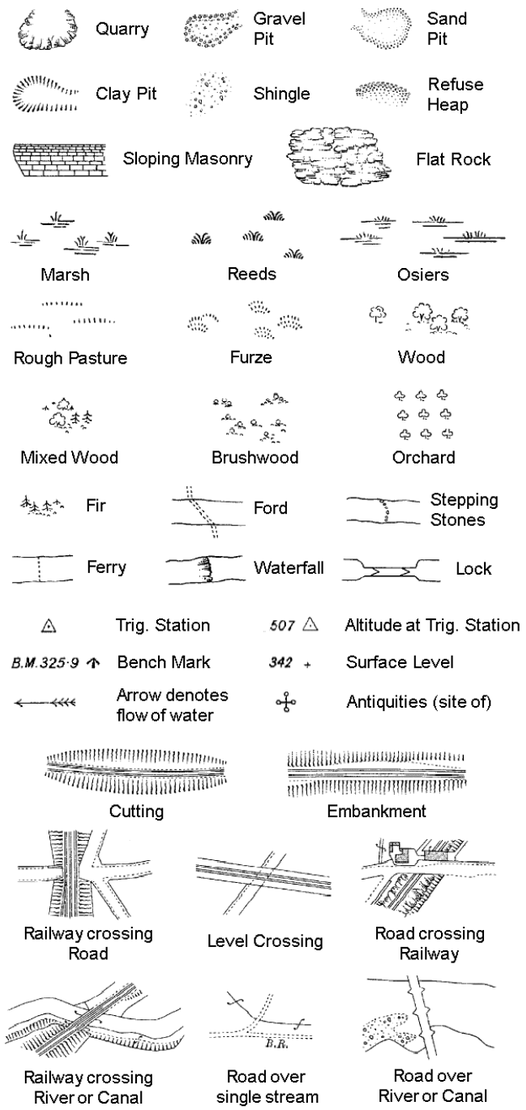
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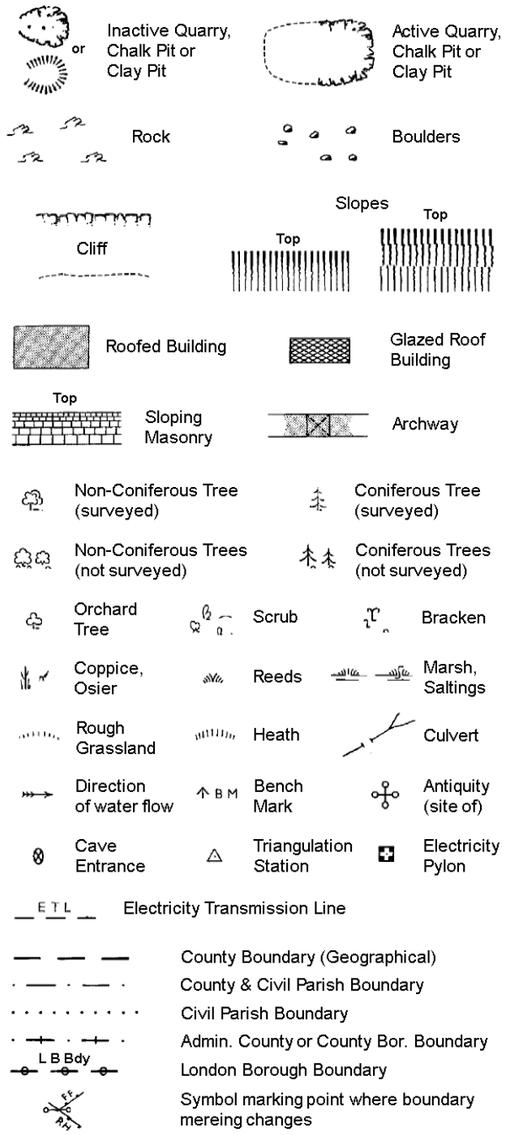
Historical Mapping Legends

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



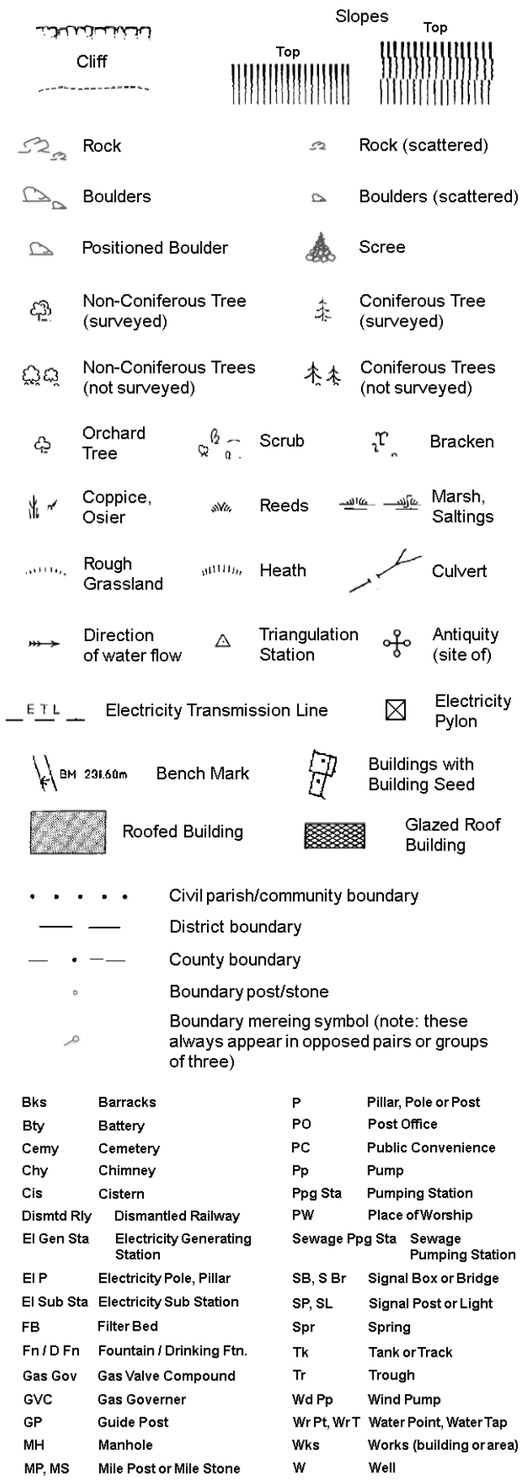
B P B S	Boundary Post or Stone	P.C.B	Police Call Box
B.R.	Bridle Road	P	Pump
E.P	Electricity Pylon	S.P	Signal Post
F.B.	Foot Bridge	St.	Sluice
F.P.	Foot Path	Sp.	Spring
G.P	Guide Post or Board	T.C.B	Telephone Call Box
M.S	Mile Stone	Tr.	Trough
M.P M.R	Mooring Post or Ring	W	Well

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



BH	Beer House	P	Pillar, Pole or Post
BP, BS	Boundary Post or Stone	PO	Post Office
Cn, C	Capstan, Crane	PC	Public Convenience
Chy	Chimney	PH	Public House
D Fn	Drinking Fountain	Pp	Pump
El P	Electricity Pillar or Post	SB, S Br	Signal Box or Bridge
FAP	Fire Alarm Pillar	SP, SL	Signal Post or Light
FB	Foot Bridge	Spr	Spring
GP	Guide Post	Tk	Tank or Track
H	Hydrant or Hydraulic	TCB	Telephone Call Box
LC	Level Crossing	TCP	Telephone Call Post
MH	Manhole	Tr	Trough
MP	Mile Post or Mooring Post	Wr Pt, Wr T	Water Point, Water Tap
MS	Mile Stone	W	Well
NTL	Normal Tidal Limit	Wd Pp	Wind Pump

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



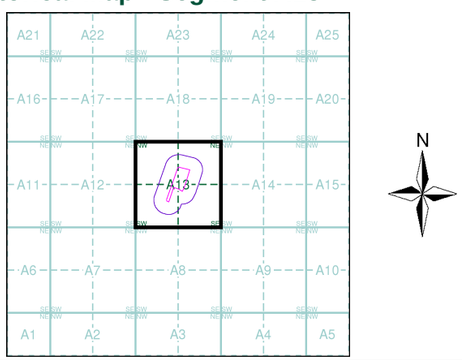
Bks	Barracks	P	Pillar, Pole or Post
Bty	Battery	PO	Post Office
Cemy	Cemetery	PC	Public Convenience
Chy	Chimney	Pp	Pump
Cis	Cistern	Ppg Sta	Pumping Station
Dismtd Rly	Dismantled Railway	PW	Place of Worship
El Gen Sta	Electricity Generating Station	Sewage Ppg Sta	Sewage Pumping Station
El P	Electricity Pole, Pillar	SB, S Br	Signal Box or Bridge
El Sub Sta	Electricity Sub Station	SP, SL	Signal Post or Light
FB	Filter Bed	Spr	Spring
Fn / D Fn	Fountain / Drinking Ftn.	Tk	Tank or Track
Gas Gov	Gas Valve Compound	Tr	Trough
GVC	Gas Governer	Wd Pp	Wind Pump
GP	Guide Post	Wr Pt, Wr T	Water Point, Water Tap
MH	Manhole	Wks	Works (building or area)
MP, MS	Mile Post or Mile Stone	W	Well

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Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:2,500	1908	2
Lancashire And Furness	1:2,500	1922	3
Ordnance Survey Plan	1:1,250	1948	4
Ordnance Survey Plan	1:2,500	1950 - 1951	5
Ordnance Survey Plan	1:1,250	1951 - 1957	6
Ordnance Survey Plan	1:2,500	1956 - 1958	7
Ordnance Survey Plan	1:1,250	1960 - 1973	8
Ordnance Survey Plan	1:2,500	1963 - 1965	9
Ordnance Survey Plan	1:1,250	1969 - 1988	10
Ordnance Survey Plan	1:2,500	1971	11
Supply of Unpublished Survey Information	1:1,250	1974 - 1975	12
Additional SIMs	1:1,250	1980 - 1985	13
Additional SIMs	1:1,250	1985 - 1990	14
Additional SIMs	1:1,250	1987 - 1990	15
Additional SIMs	1:1,250	1990	16
Large-Scale National Grid Data	1:1,250	1992	17
Large-Scale National Grid Data	1:1,250	1994 - 1995	18
Large-Scale National Grid Data	1:1,250	1995	19
Large-Scale National Grid Data	1:1,250	1996	20
Large-Scale National Grid Data	1:1,250	1996	21
Historical Aerial Photography	1:2,500	2000	22

Historical Map - Segment A13



Order Details

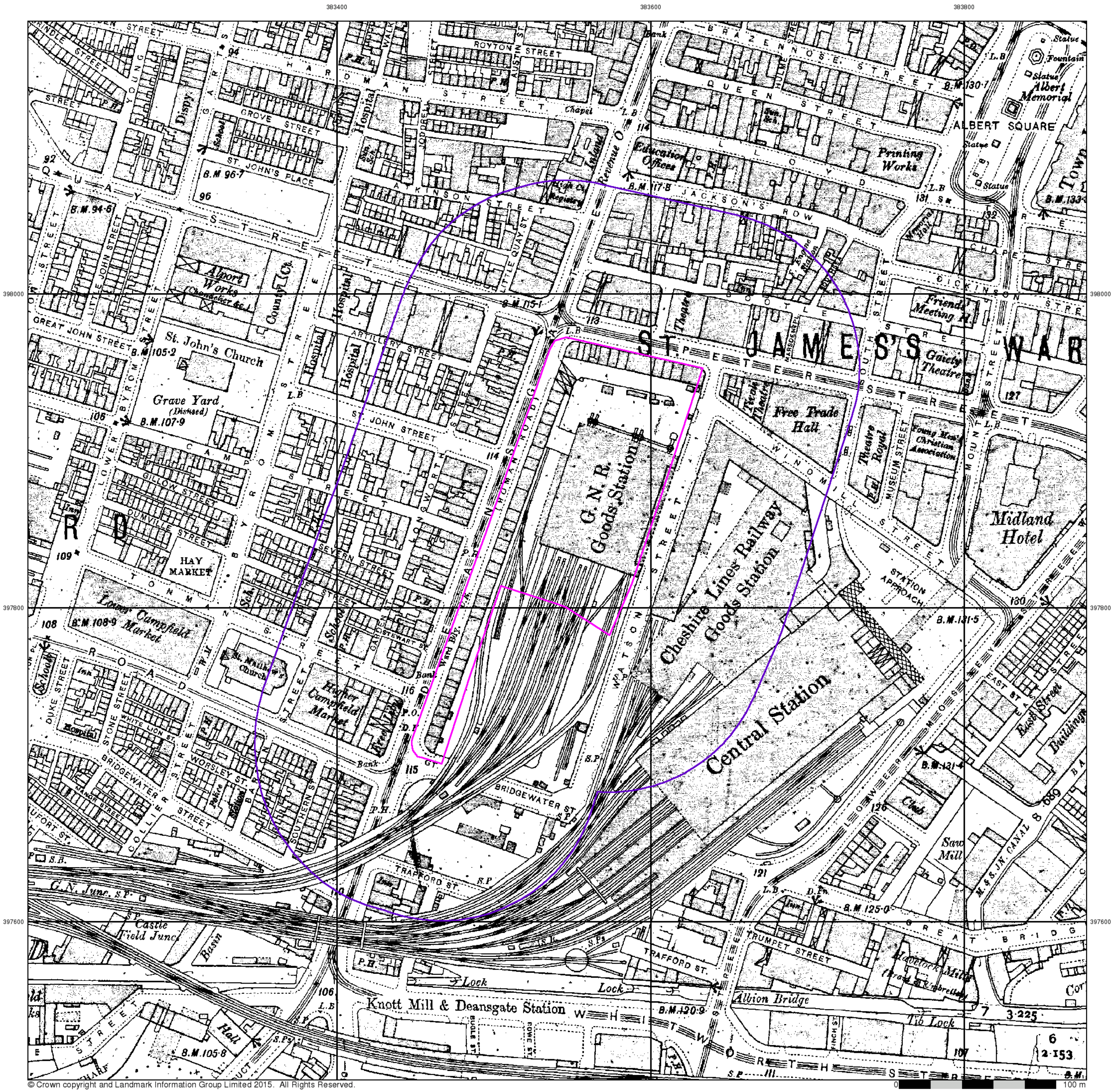
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Customer Ref:	B064582.200
National Grid Reference:	383530, 397840
Slice:	A
Site Area (Ha):	1.9
Search Buffer (m):	100

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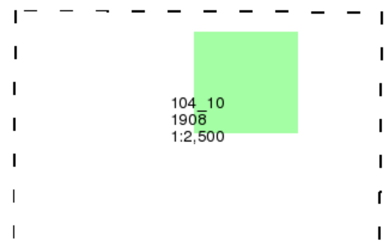
Lancashire And Furness

Published 1908

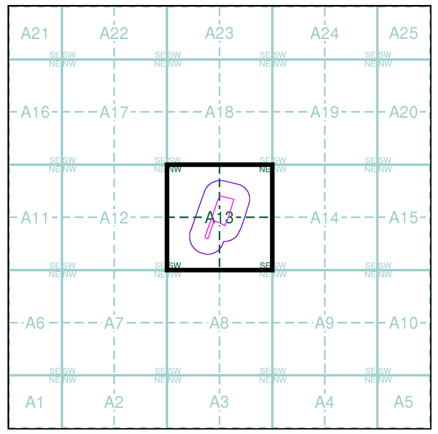
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



N

Order Details

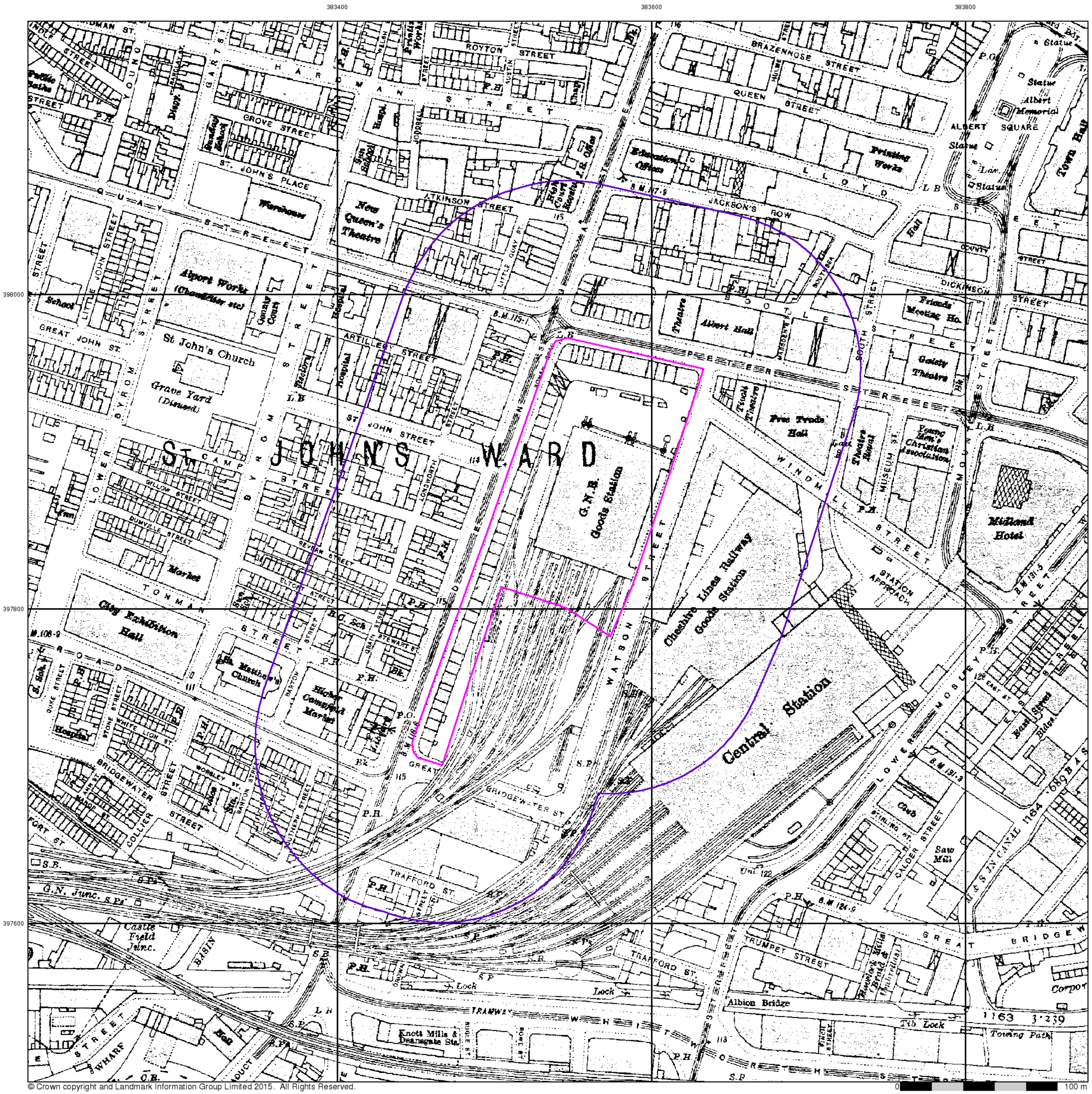
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Customer Ref: B064582.200
National Grid Reference: 383530, 397840
Slice: A
Site Area (Ha): 1.9
Search Buffer (m): 100

Site Details

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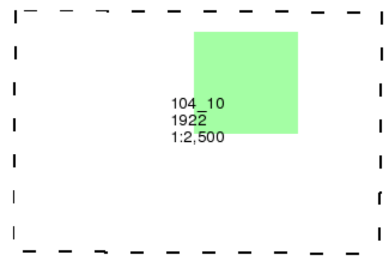
Lancashire And Furness

Published 1922

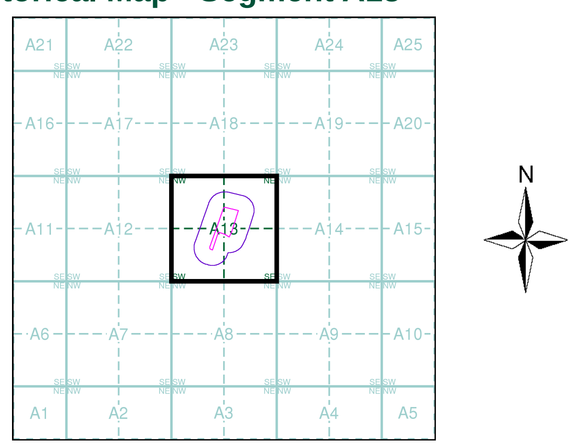
Source map scale - 1:2,500

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Map Name(s) and Date(s)



Historical Map - Segment A13



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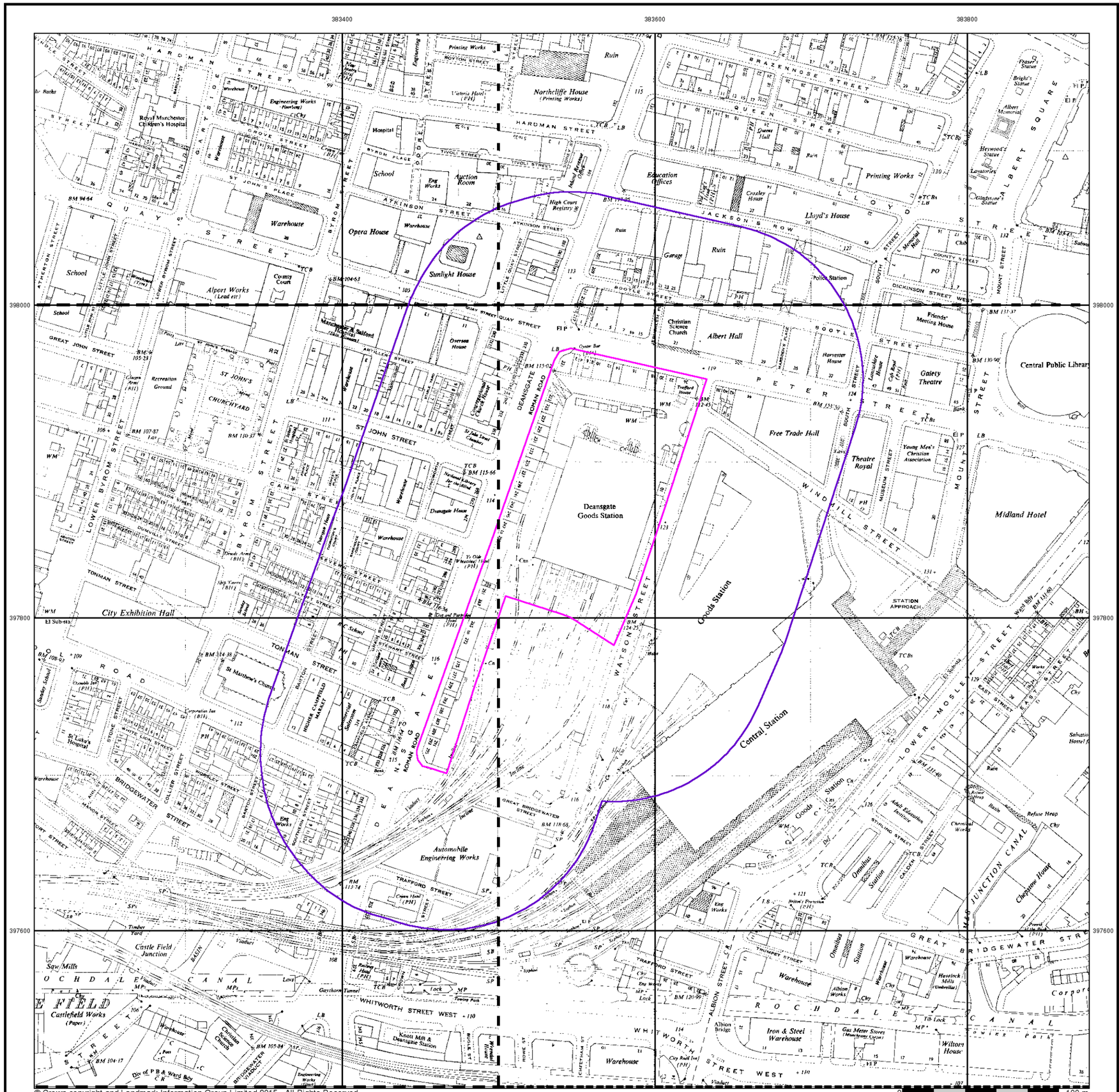
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National Grid Reference:	383530, 397840
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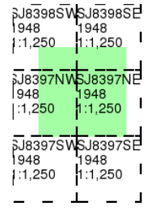
Ordnance Survey Plan

Published 1948

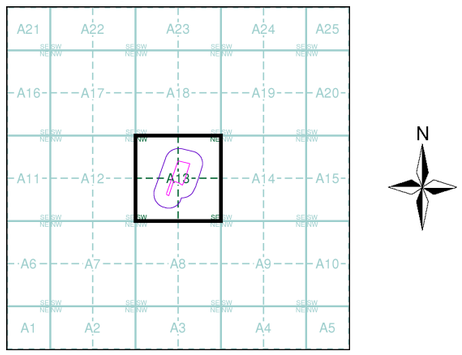
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



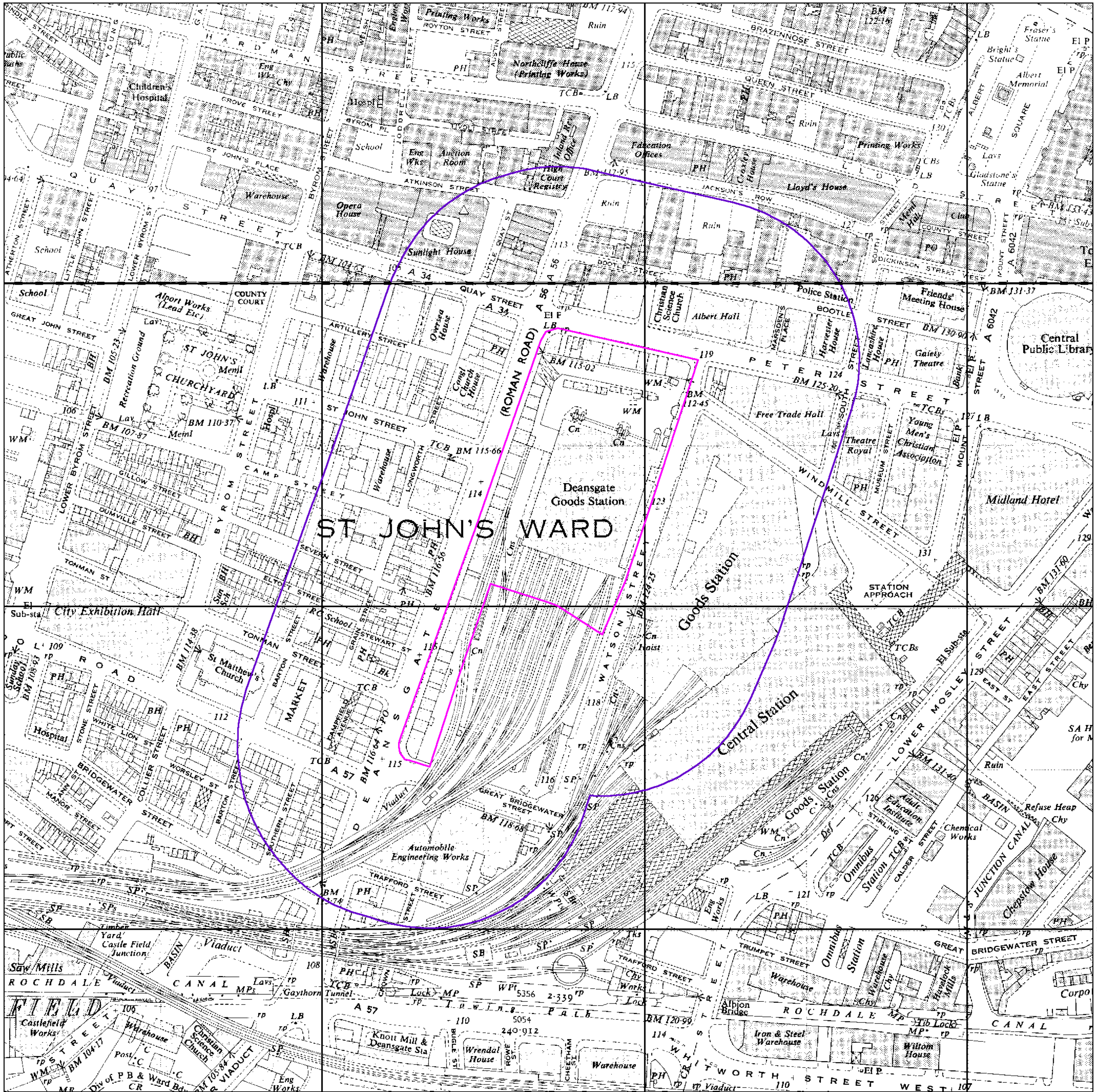
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Customer Ref:	B064582.200
National Grid Reference:	383530, 397840
Slice:	A
Site Area (Ha):	1.9
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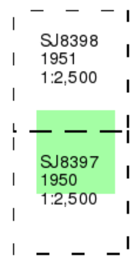
Ordnance Survey Plan

Published 1950 - 1951

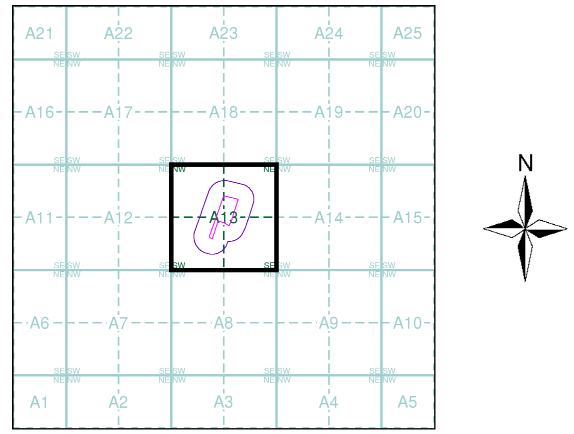
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

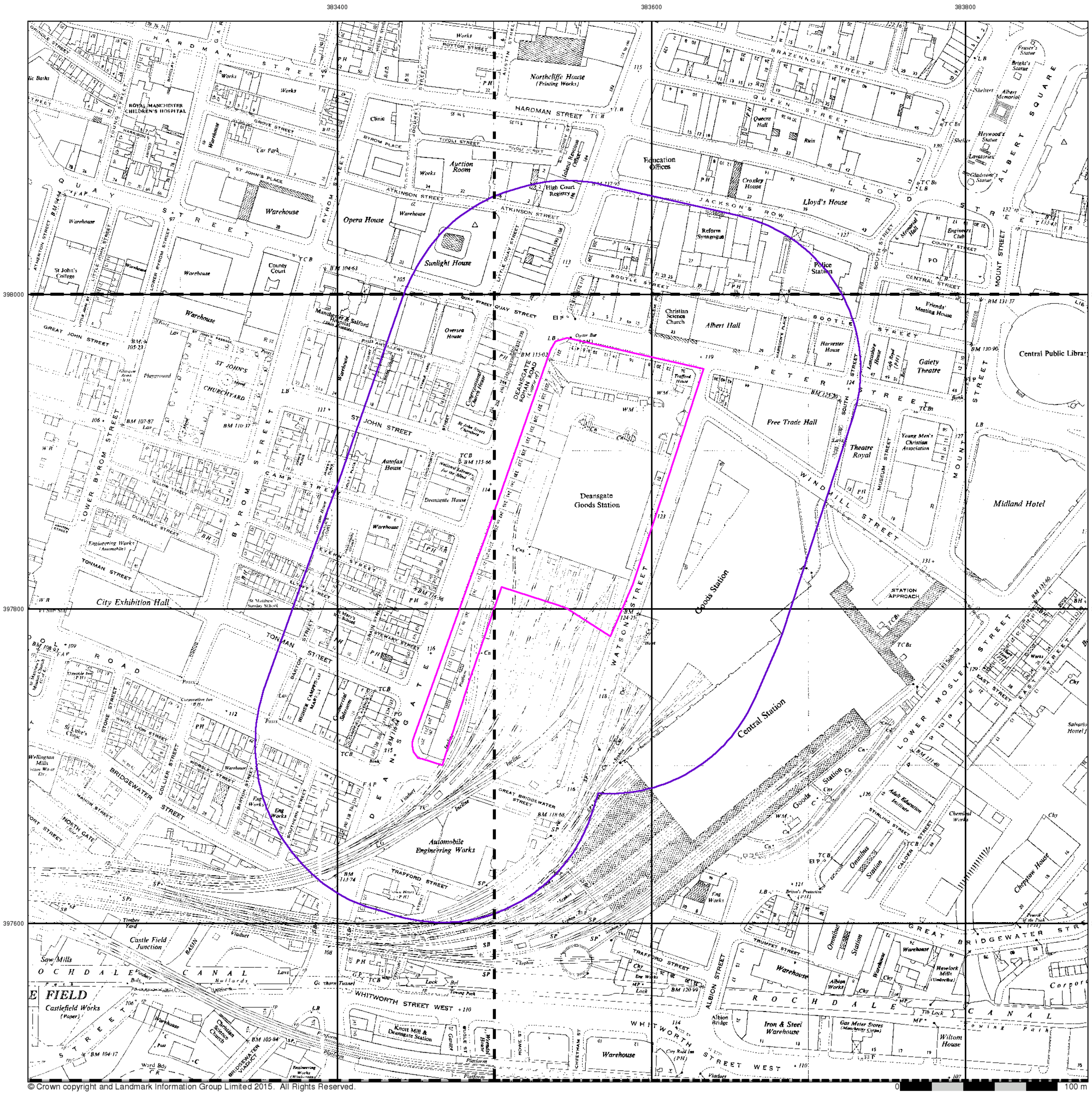
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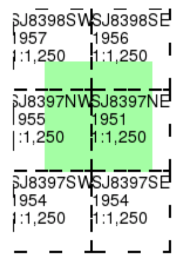
Ordnance Survey Plan

Published 1951 - 1957

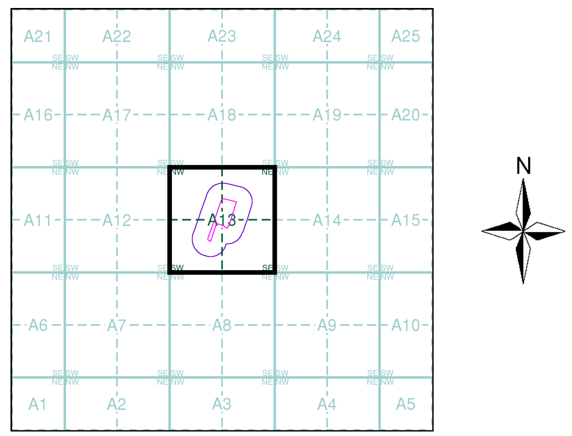
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

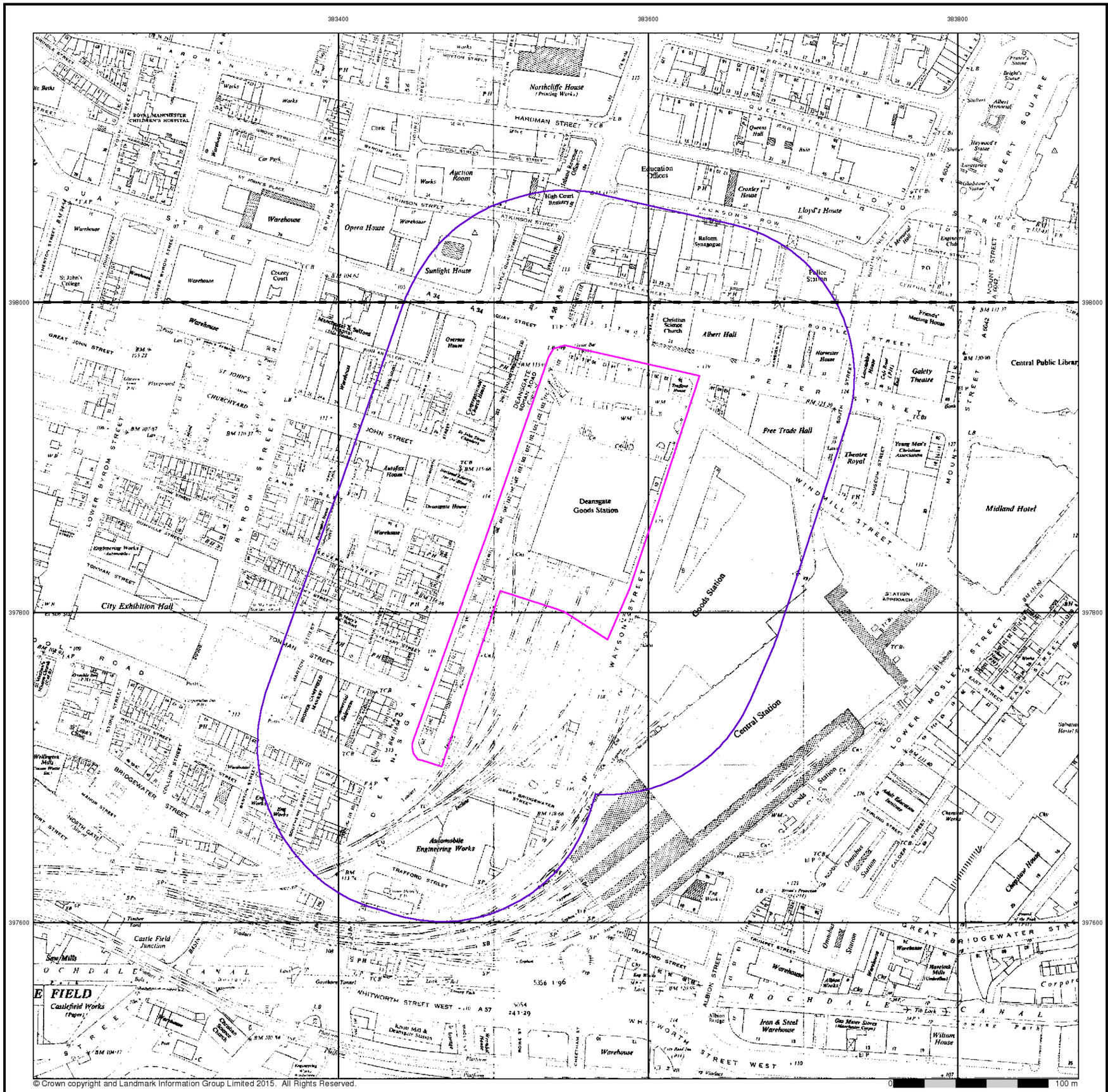
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Ordnance Survey Plan

Published 1956 - 1958

Source map scale - 1:2,500

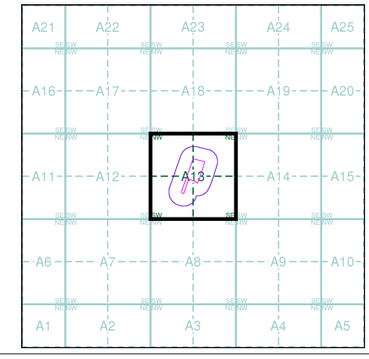
The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SJ8398
1958
1:2,500

SJ8397
1956
1:2,500

Historical Map - Segment A13



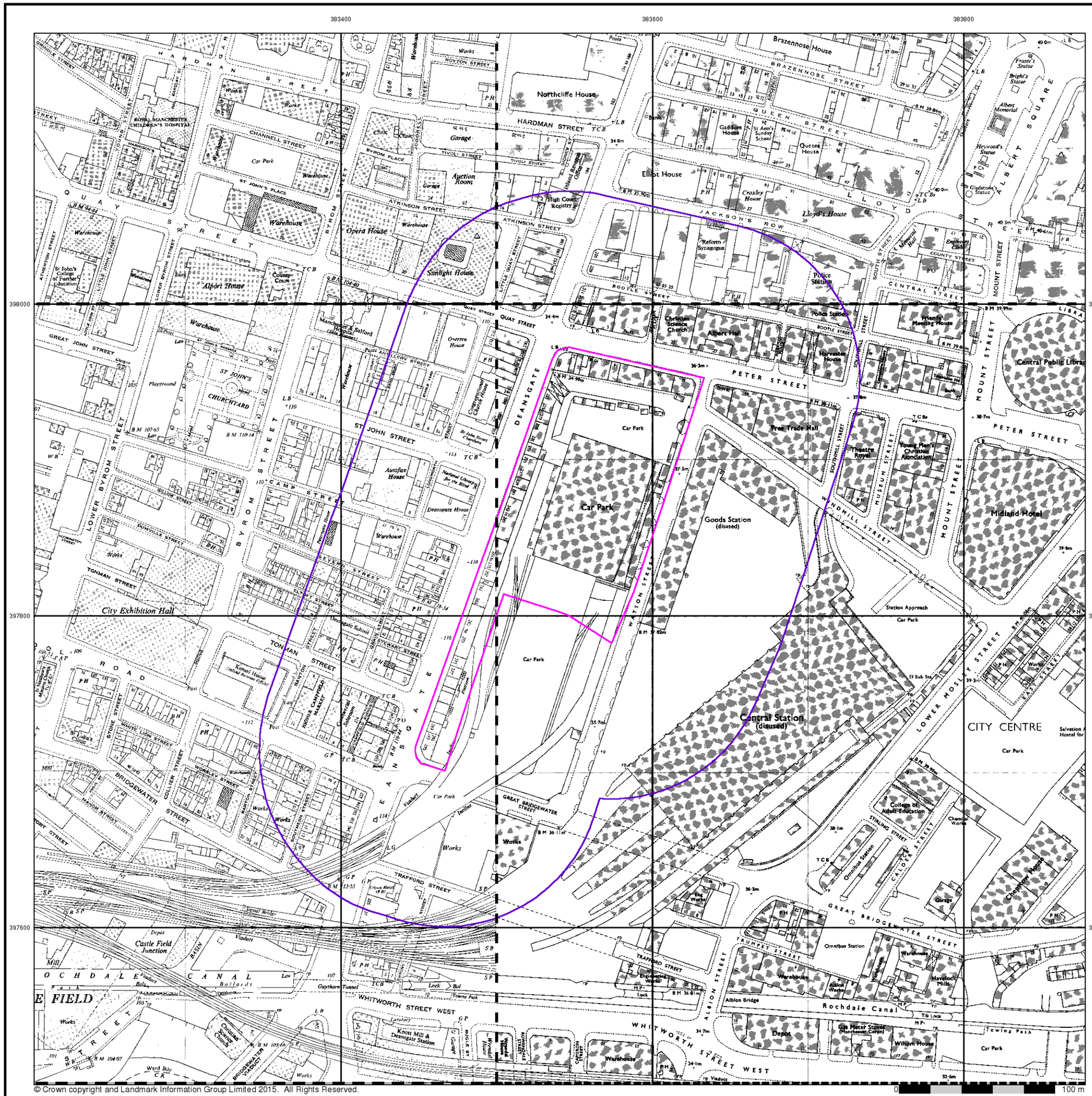
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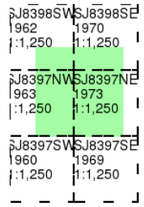
Ordnance Survey Plan

Published 1960 - 1973

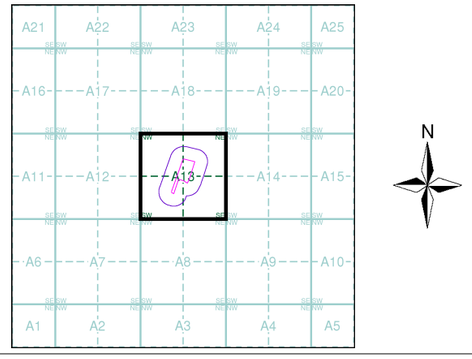
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



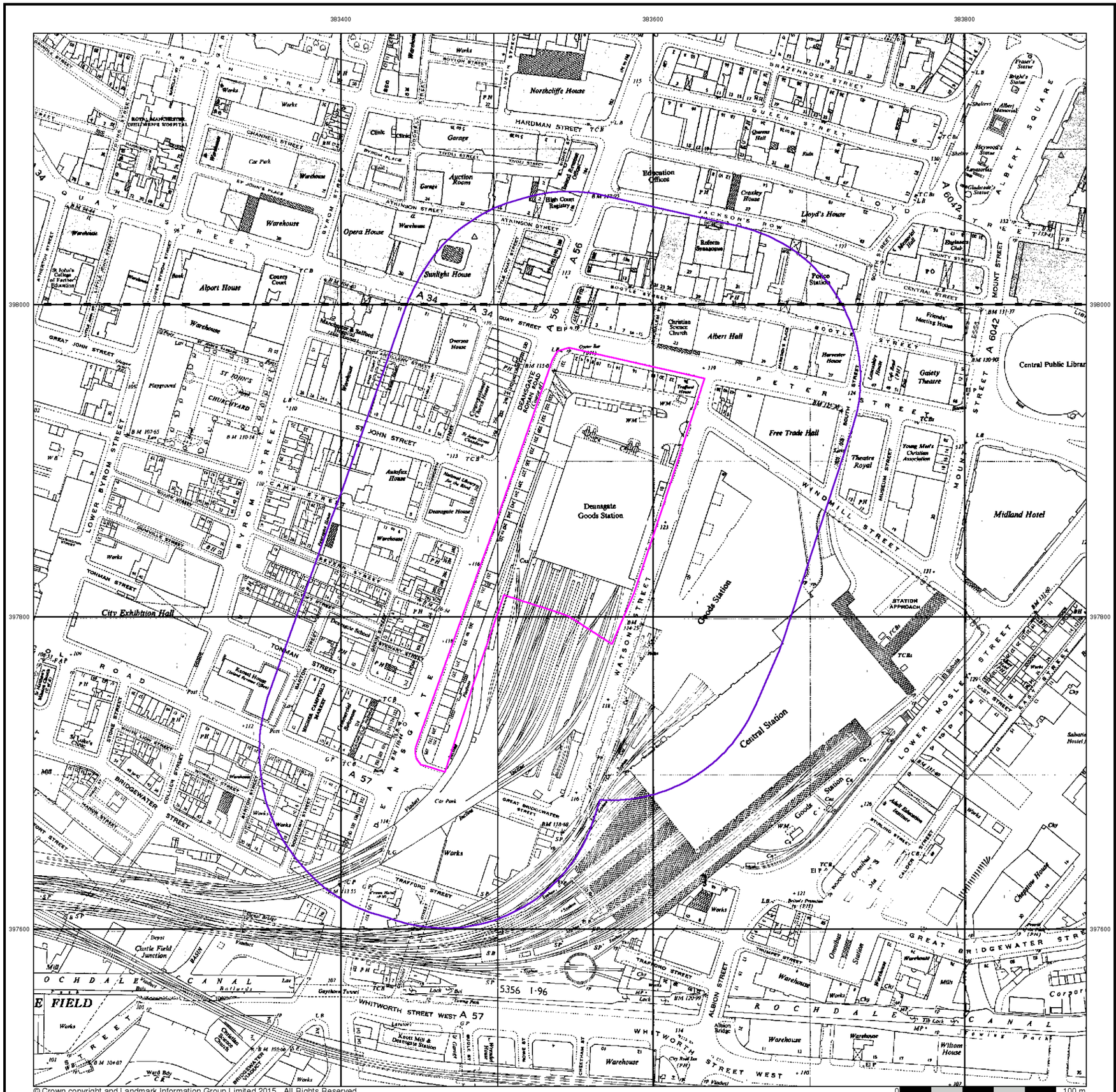
Order Details

Order Number:	122921391_1_1
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Ordnance Survey Plan

Published 1963 - 1965

Source map scale - 1:2,500

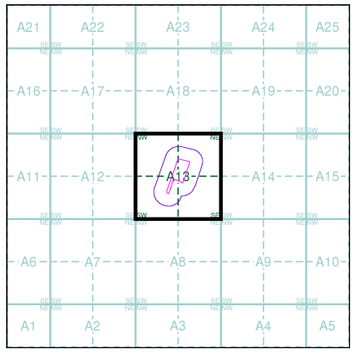
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Map Name(s) and Date(s)

SJ8398
1963
1:2,500

SJ8397
1965
1:2,500

Historical Map - Segment A13



Order Details

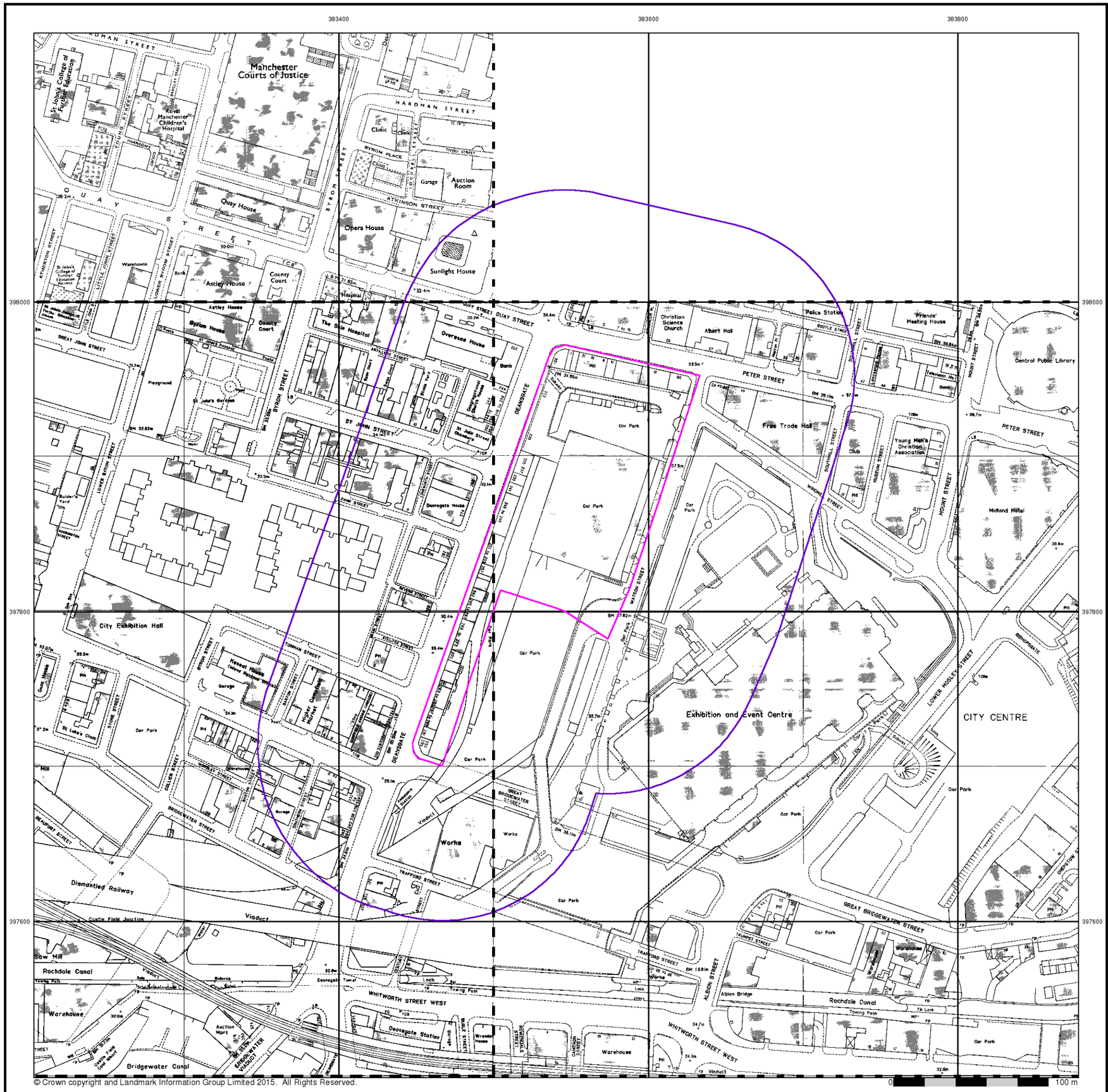
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Customer Ref:	B064582.200
National Grid Reference:	383530, 397840
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Site Area (Ha):	1.9
Search Buffer (m):	100

Site Details

Watson Street, Manchester, M3 4EN

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Ordnance Survey Plan

Published 1969 - 1988

Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

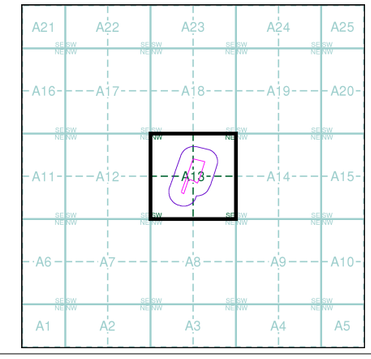
SJ8398SW
1973
1:1,250

SJ8397NW
1981
1:1,250

SJ8397NE
1988
1:1,250

SJ8397SW
1969
1:1,250

Historical Map - Segment A13



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0 100 m

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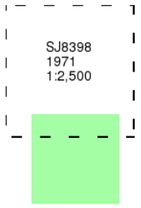
Ordnance Survey Plan

Published 1971

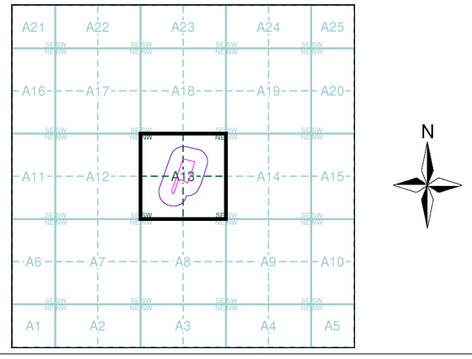
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



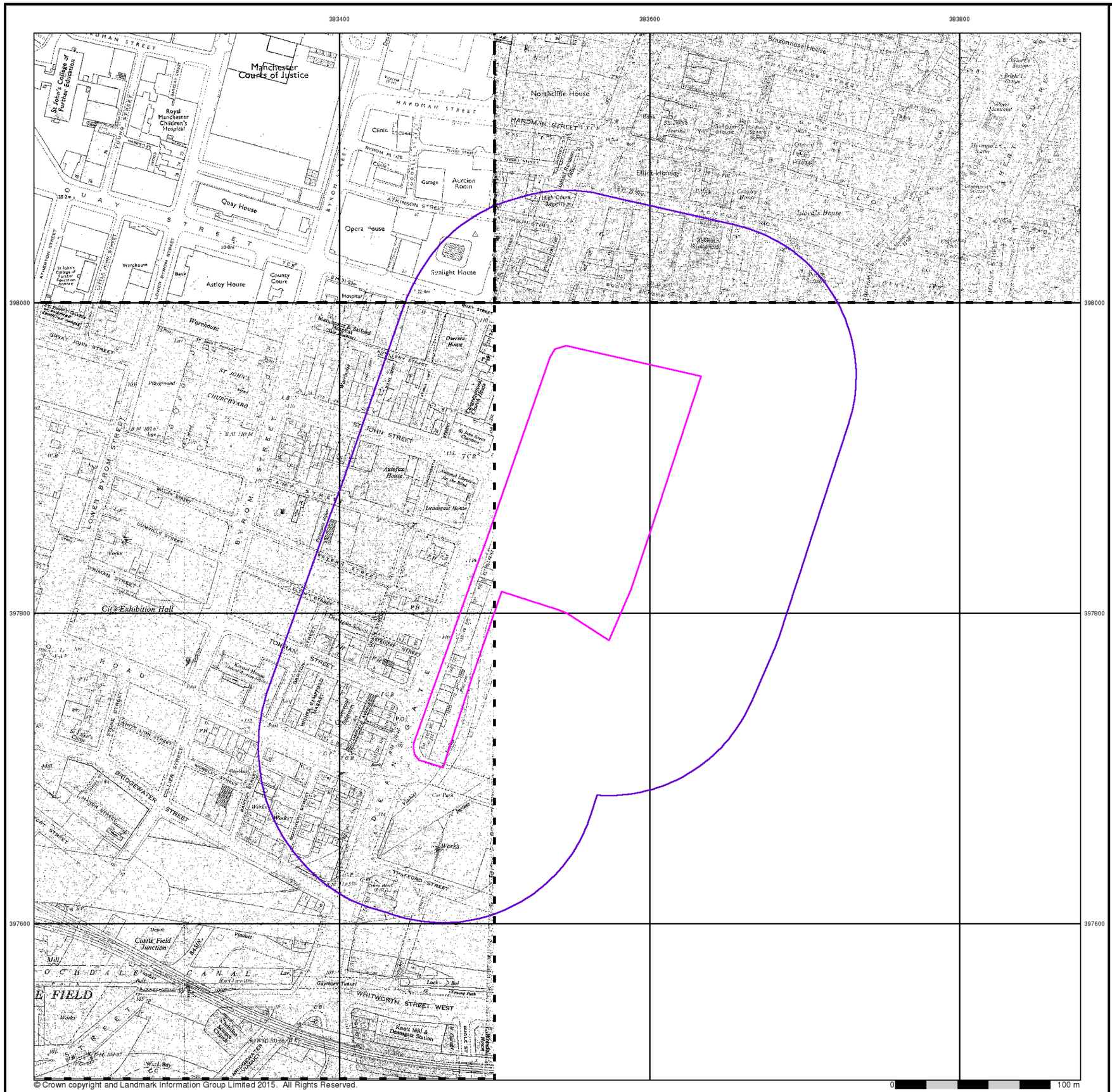
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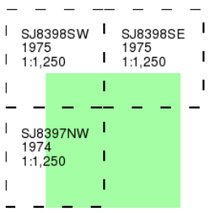
Supply of Unpublished Survey Information

Published 1974 - 1975

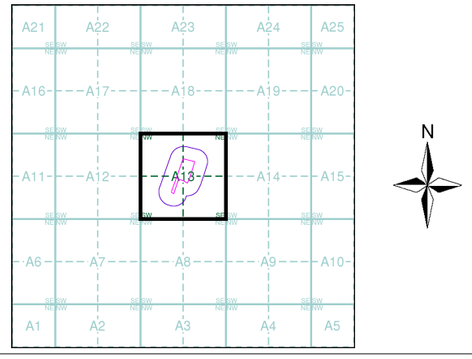
Source map scale - 1:1,250

SUSI maps (Supply of Unpublished Survey Information) were produced between 1972 and 1977, mainly for internal use at Ordnance Survey. These were more of a `work-in-progress' plan as they showed updates of individual areas on a map. These maps were unpublished, and they do not represent a single moment in time. They were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



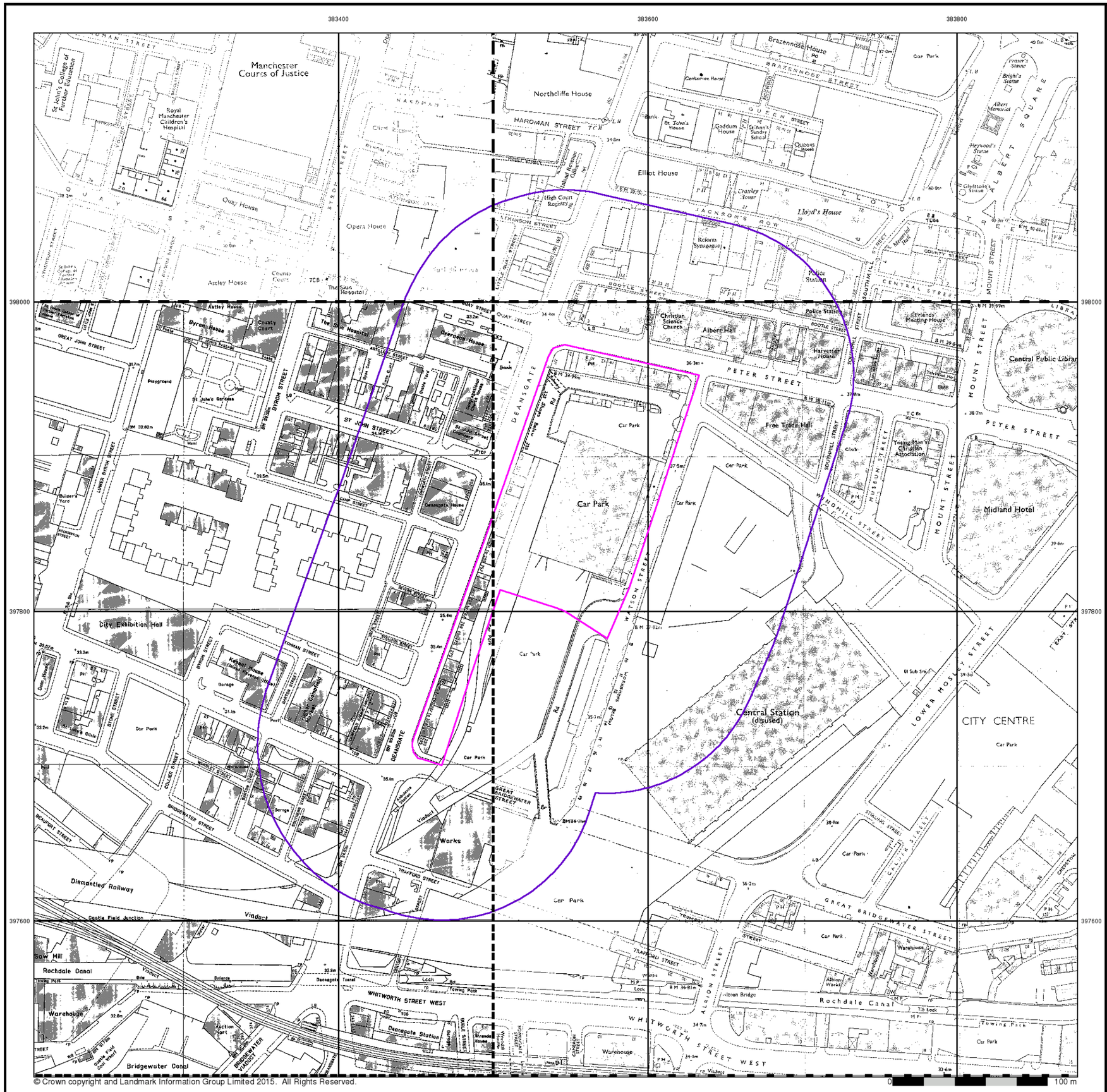
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Additional SIMs

Published 1980 - 1985

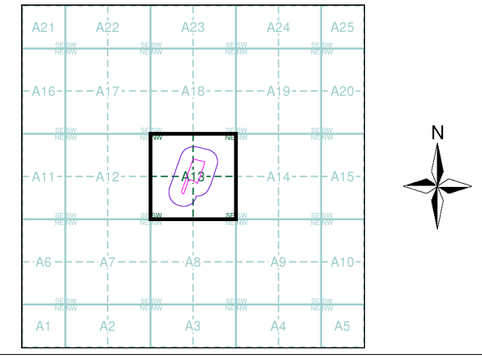
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

SJ8398SW 1984 1:1,250	SJ8398SE 1980 1:1,250
SJ8397NW 1981 1:1,250	SJ8397NE 1985 1:1,250
SJ8397SW 1980 1:1,250	SJ8397SE 1980 1:1,250

Historical Map - Segment A13



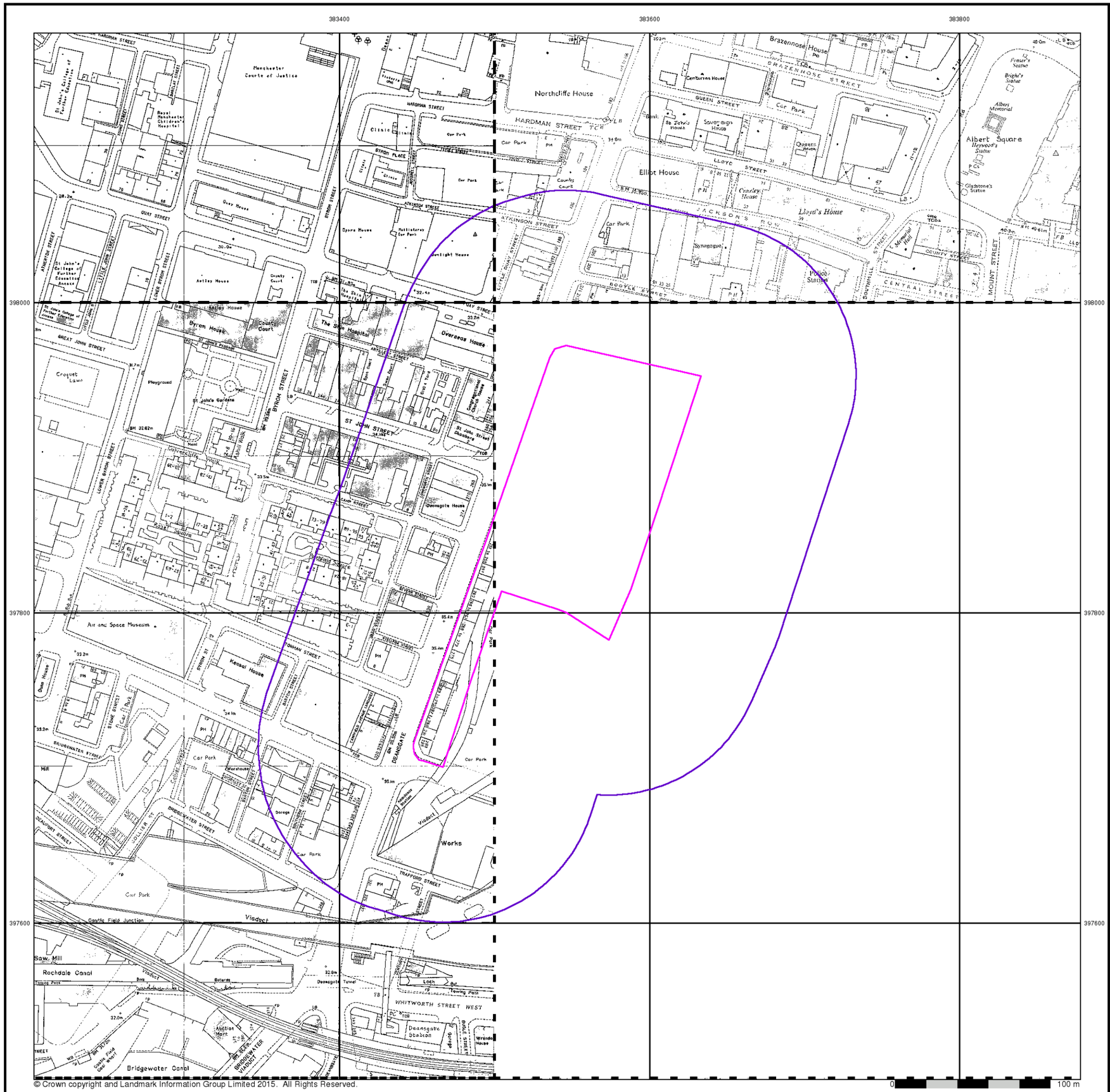
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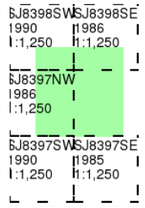
Additional SIMs

Published 1985 - 1990

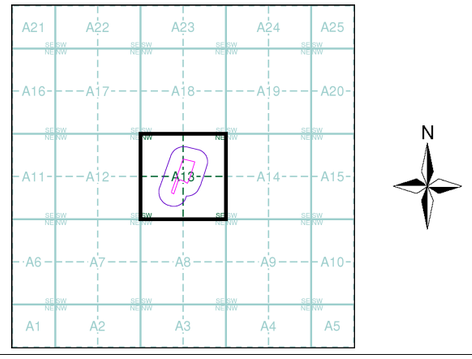
Source map scale - 1:1,250

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Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

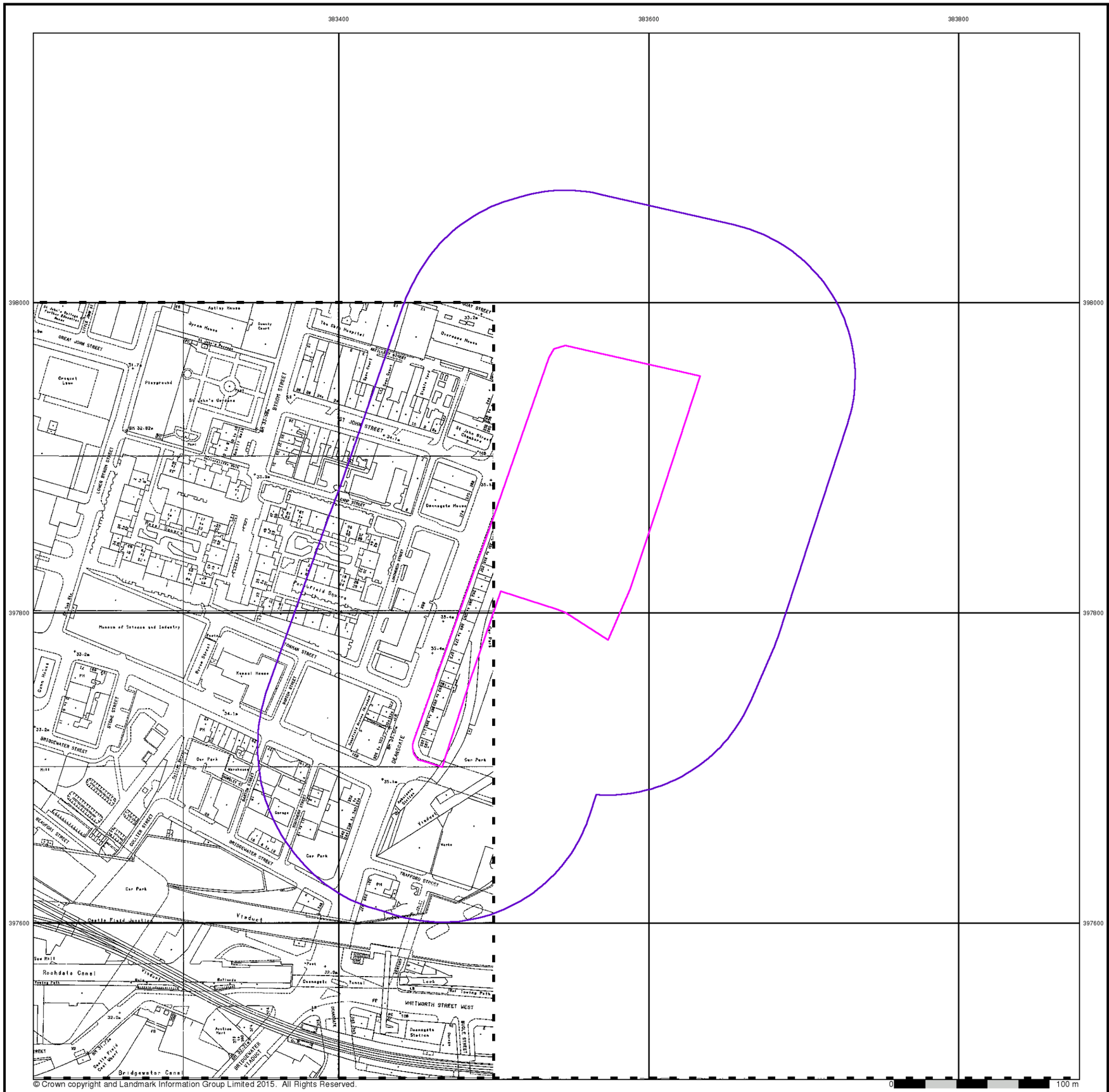
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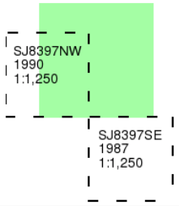
Additional SIMs

Published 1987 - 1990

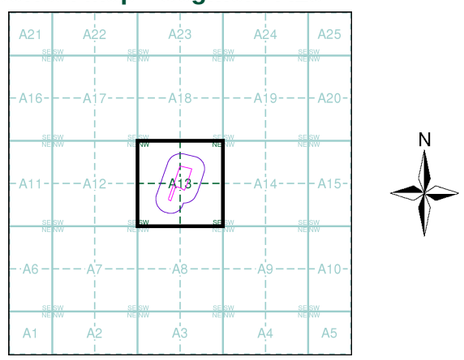
Source map scale - 1:1,250

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Map Name(s) and Date(s)



Historical Map - Segment A13

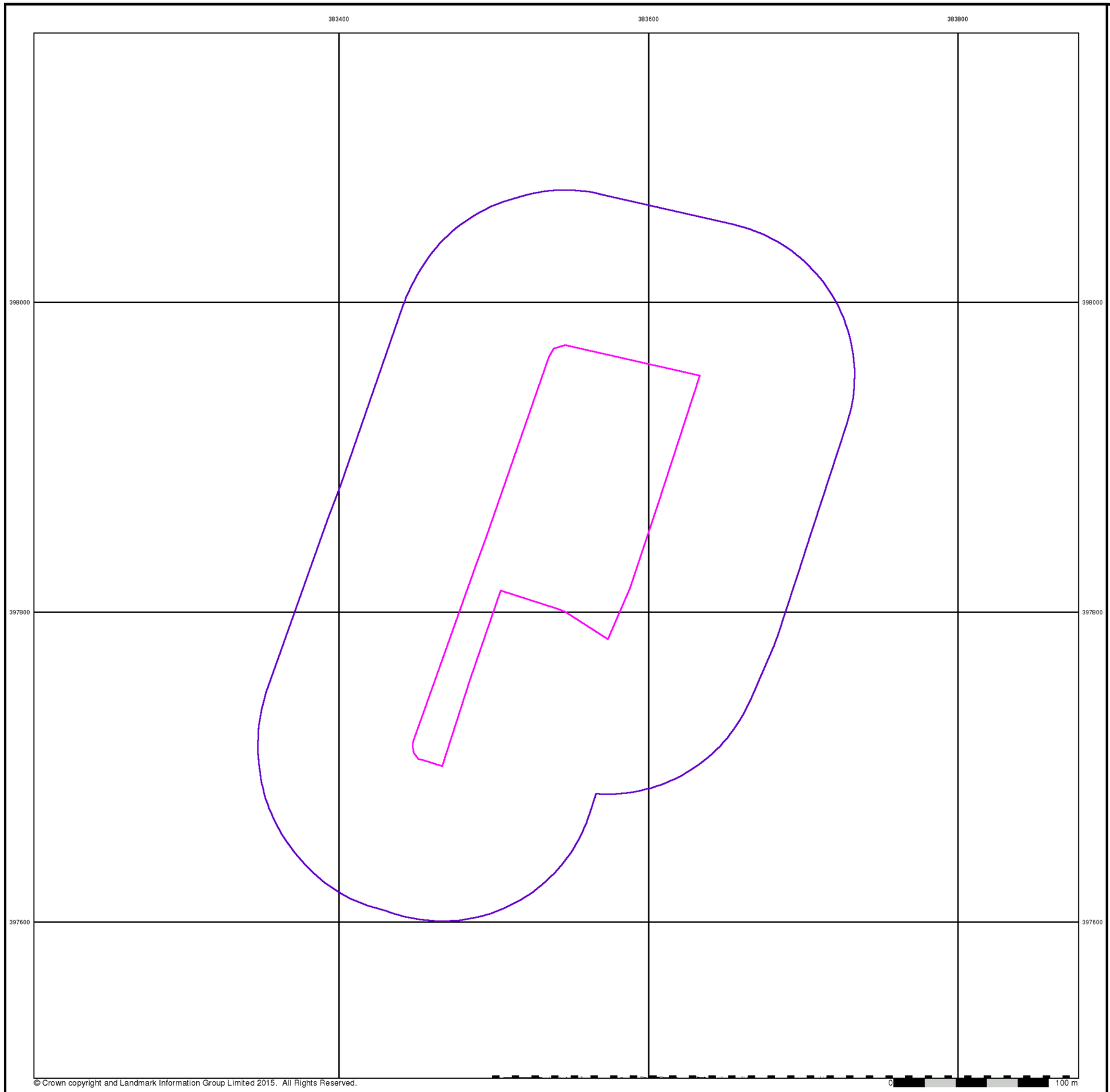


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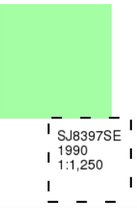
Additional SIMs

Published 1990

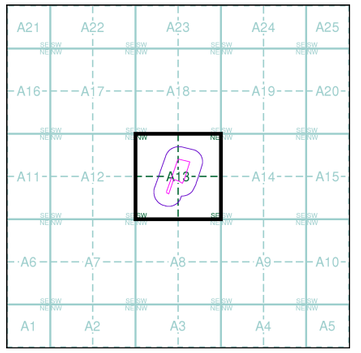
Source map scale - 1:1,250

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Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

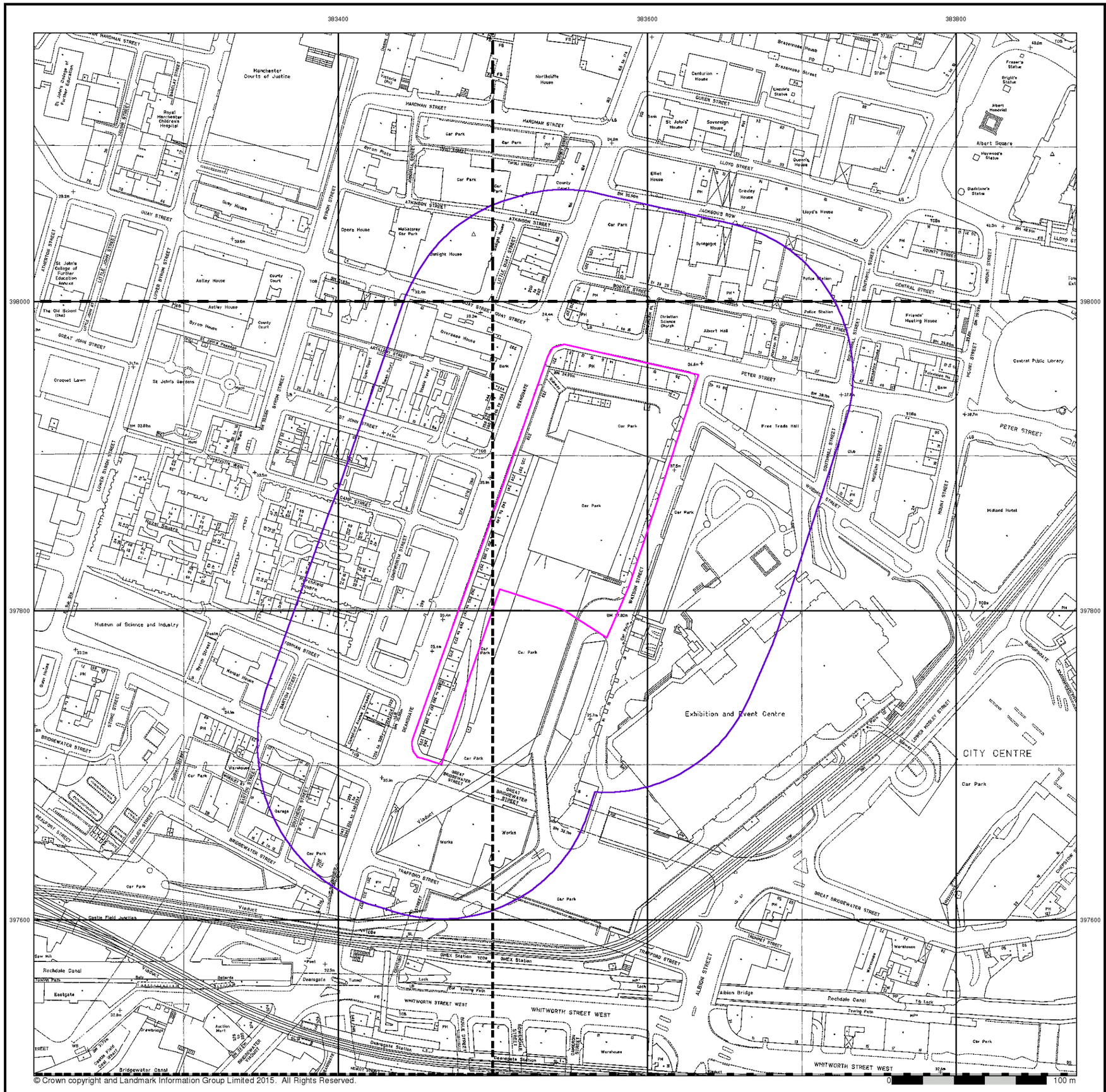
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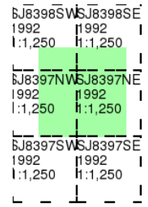
Large-Scale National Grid Data

Published 1992

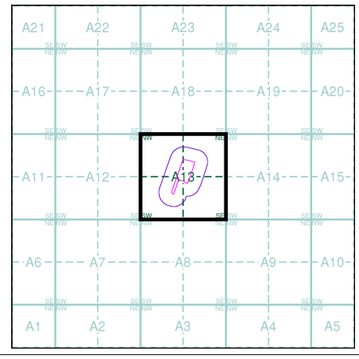
Source map scale - 1:1,250

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

Map Name(s) and Date(s)



Historical Map - Segment A13

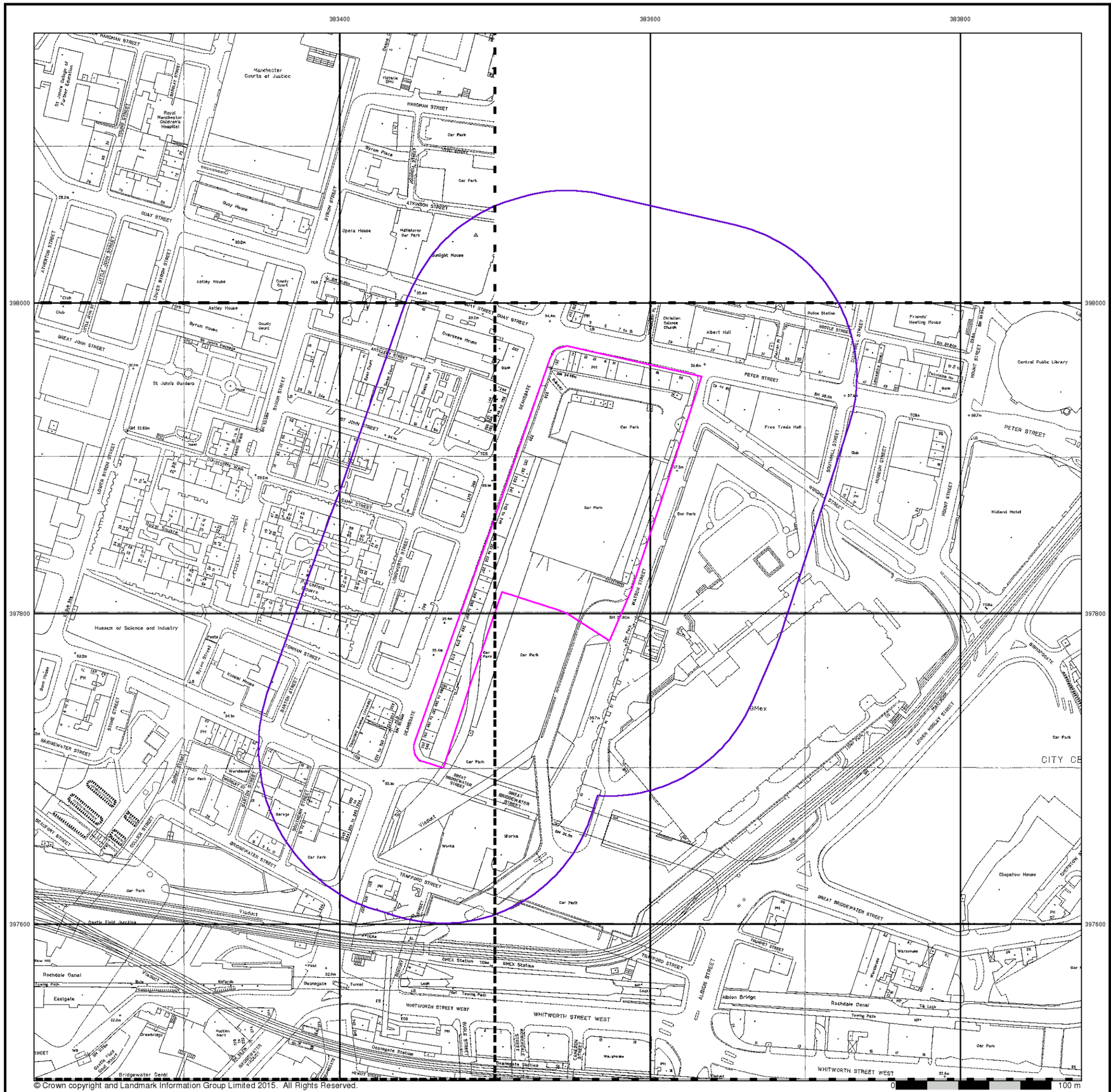


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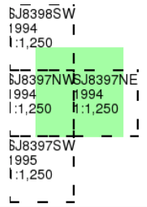
Large-Scale National Grid Data

Published 1994 - 1995

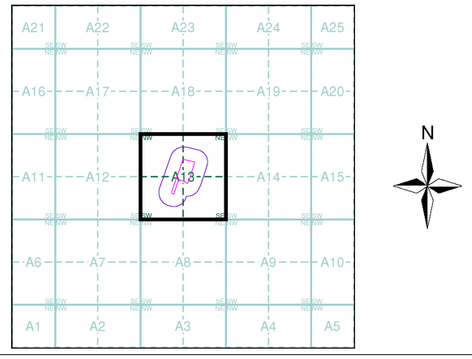
Source map scale - 1:1,250

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Historical Map - Segment A13

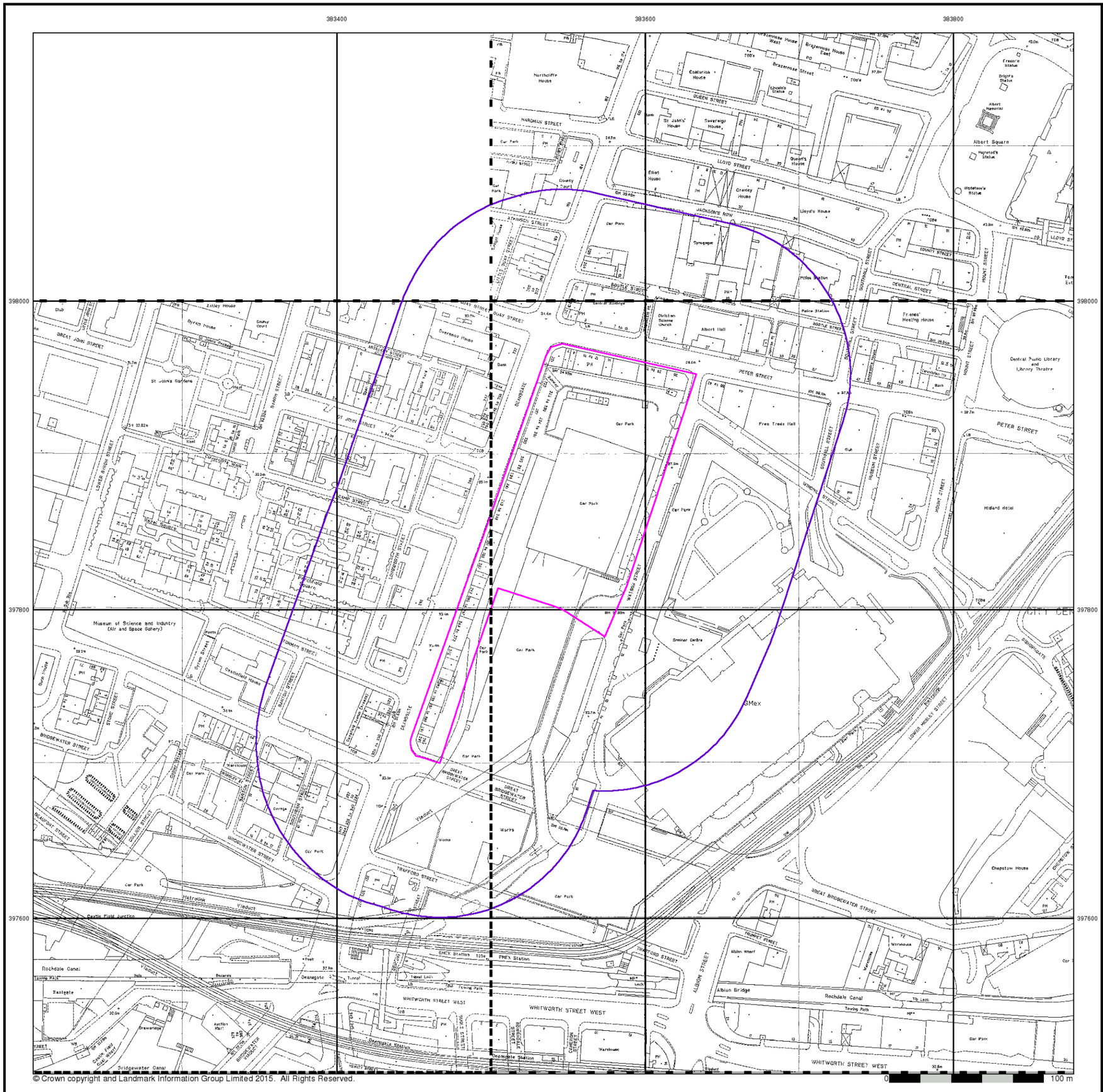


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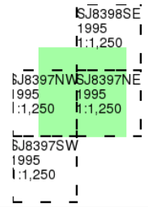
Large-Scale National Grid Data

Published 1995

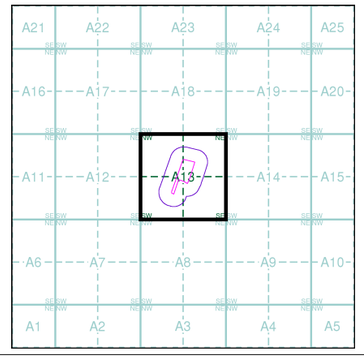
Source map scale - 1:1,250

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Map Name(s) and Date(s)



Historical Map - Segment A13

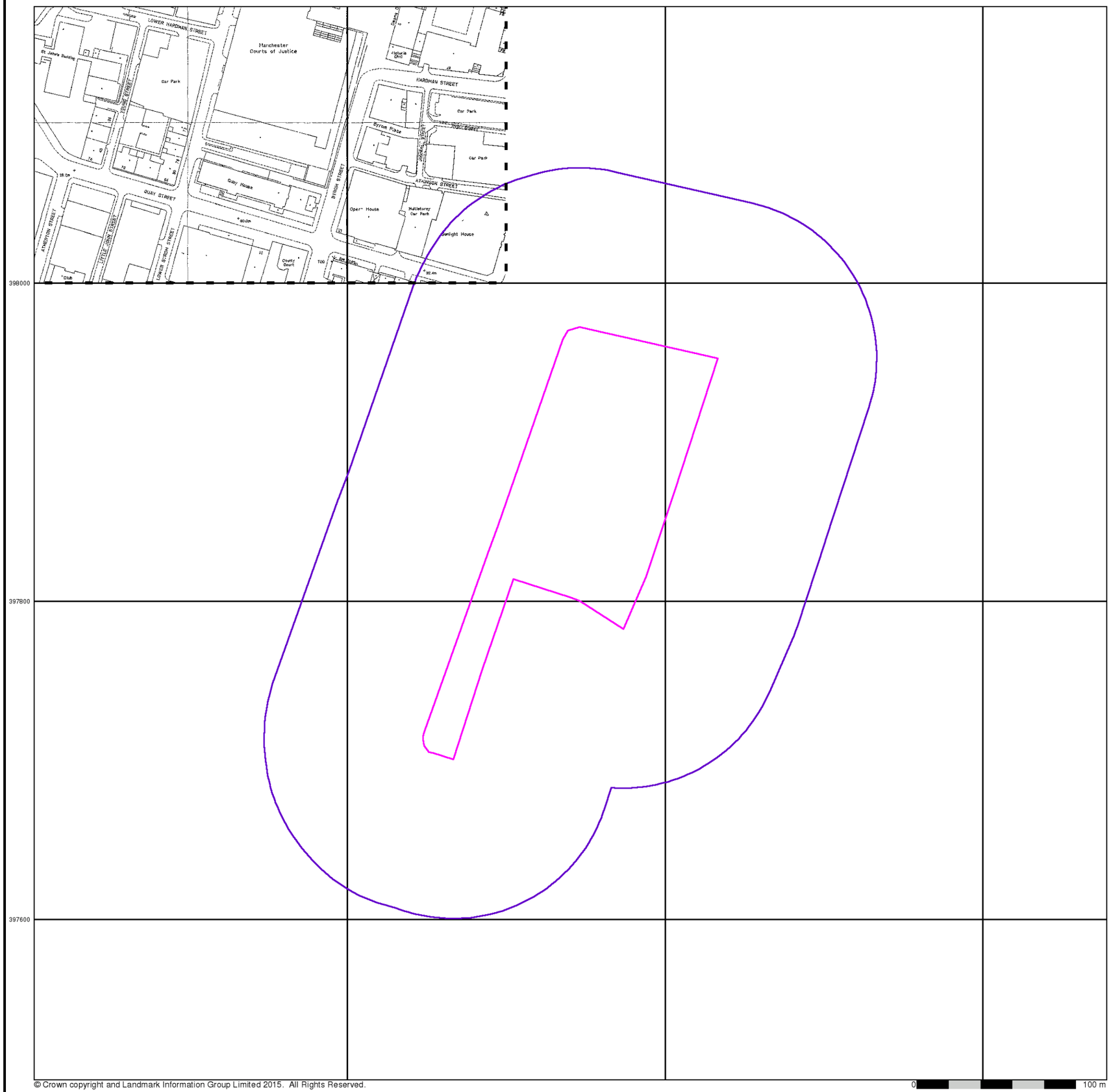


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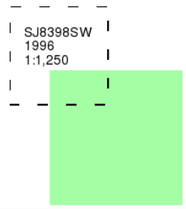
Large-Scale National Grid Data

Published 1996

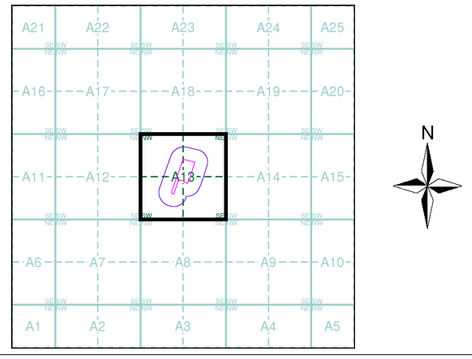
Source map scale - 1:1,250

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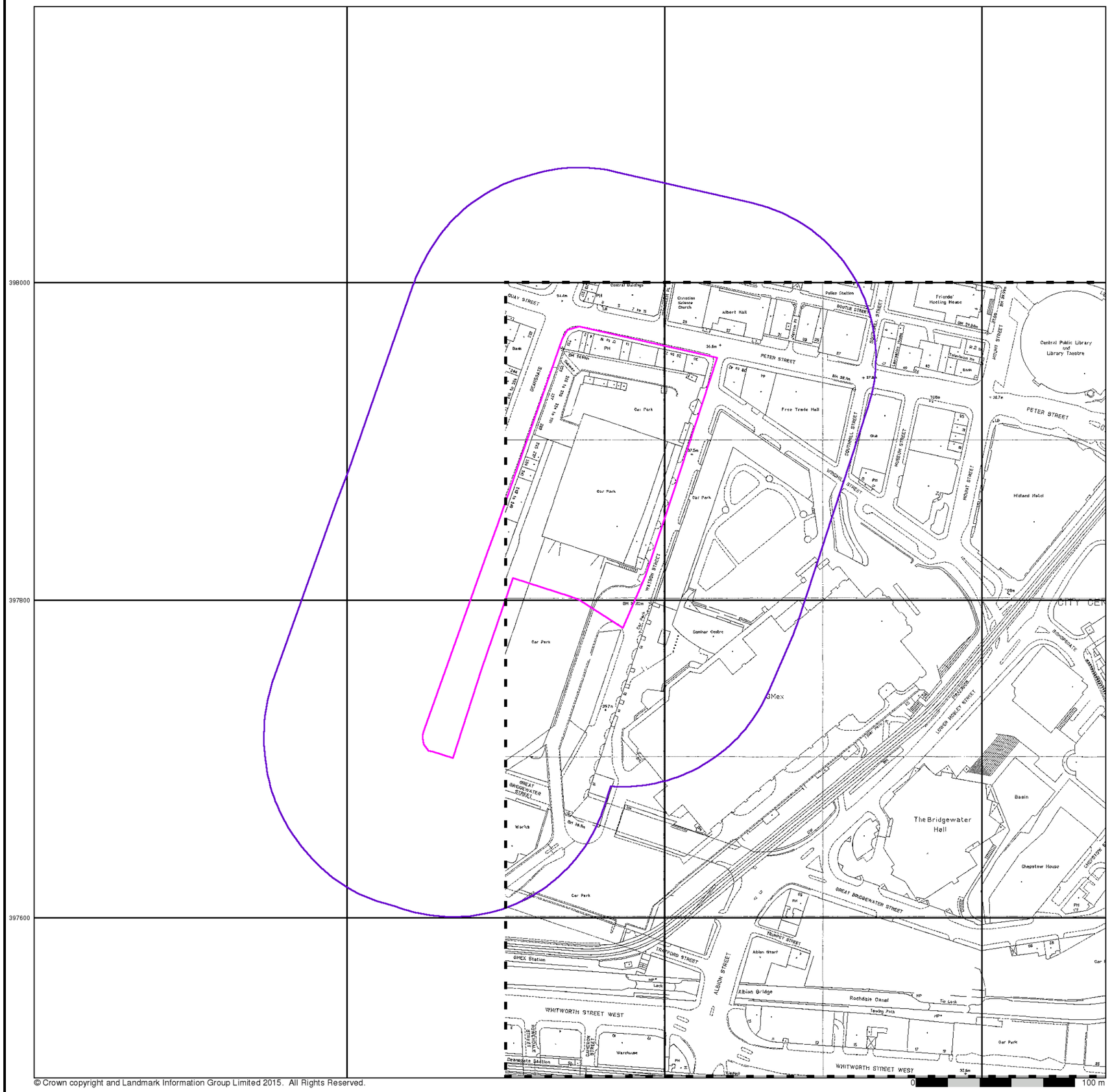
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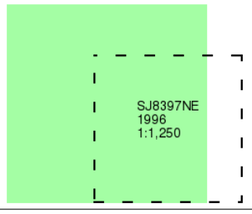
Large-Scale National Grid Data

Published 1996

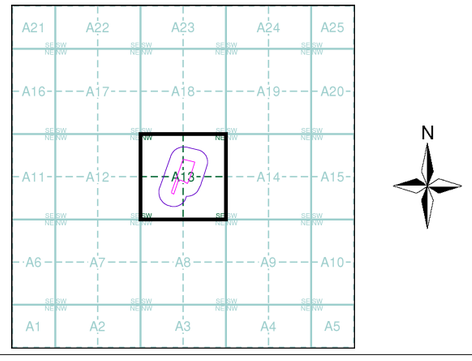
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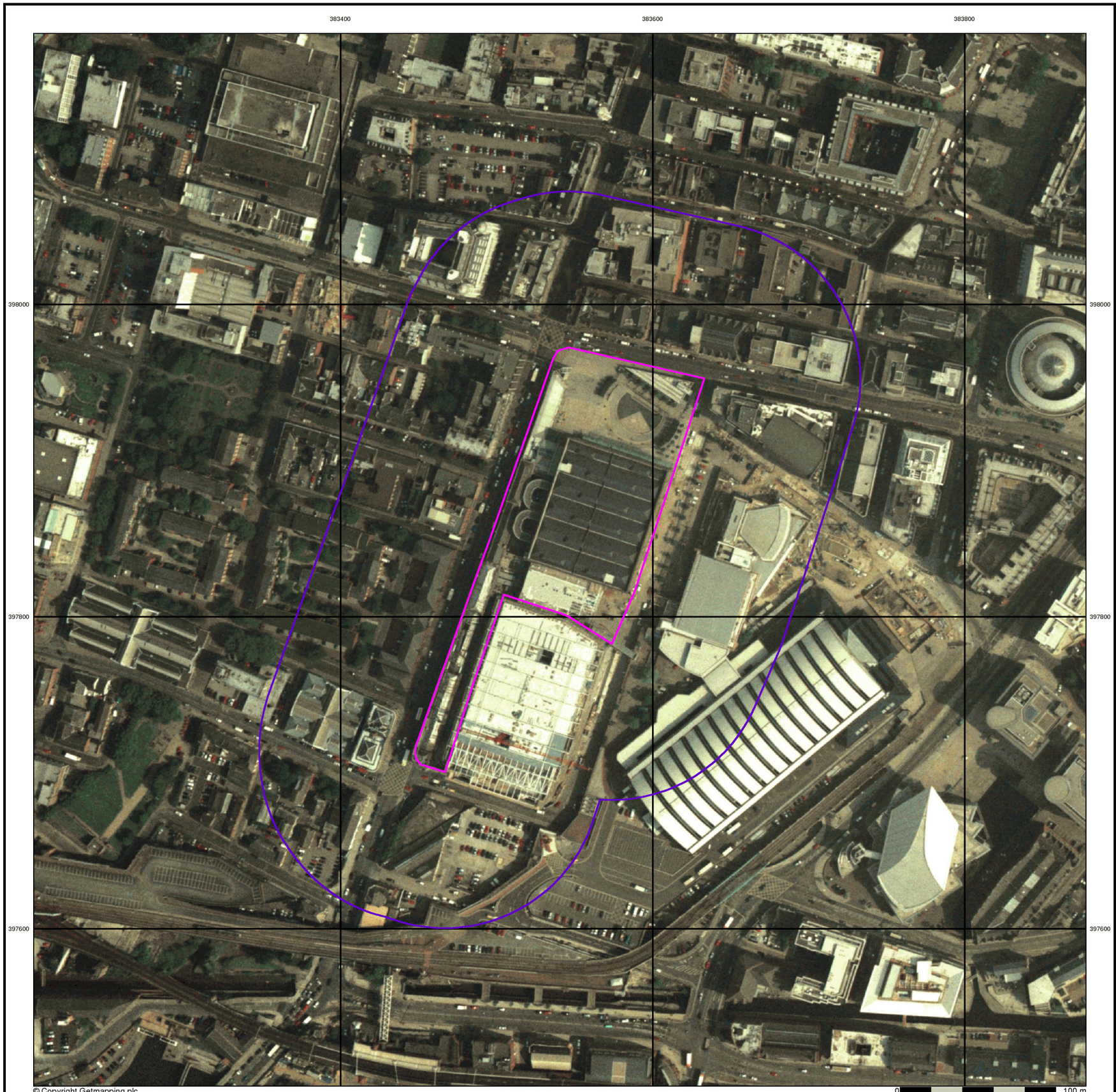
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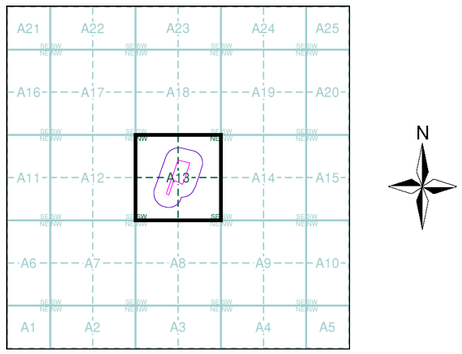
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Historical Aerial Photography

Published 2000

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

Historical Aerial Photography - Segment A13



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Customer Ref:	B064582.200
National Grid Reference:	383530, 397840
Slice:	A
Site Area (Ha):	1.9
Search Buffer (m):	100

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EXPLANATION OF SIGNS
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ABBREVIATIONS

ASB.	ASBESTOS
CORR	CORRUGATED IRON
D.I.D.	DOUBLE IRON DOORS
DRA.	DRAPERY
D.	DWELLING
ELECT.	ELECTRICIAN
(E.M.)	ELECTRIC MOTORS
(ENG.)	STEAM ENGINE
FURNE.	FURNITURE
GAR.	GARAGE
(G.E.)	GAS ENGINE
H.W.	HARDWARE
I.COLS.	IRON COLUMNS OR STEEL STANCHIONS
JWLY.	JEWELLERY
M.CL.	METAL CLAD
M.W.	MANCHESTER WAREHOUSE
m.l.	MATCH (OR WOOD) LINED
OIL	OIL & COLOR
(O.E.)	OIL ENGINE
P.H.	PUBLIC HOUSE
S.	SHOP
S.I.D.	SINGLE IRON DOORS
S.I.S.	SINGLE IRON SHUTTERS
TAI.	TAILORS
TENS.	TENEMENTS
W.G.	WIRED GLASS
W.N.	WIRE NETTING OVER GLASS

COLORS

- BRICK, STONE OR CONCRETE
- WOOD
- AREAS CLEARED DUE TO ENEMY ACTION
- SKYLIGHTS ON 1 & 2 STORY BUILDINGS
- SKYLIGHTS ON HIGHER BUILDINGS
- METAL BUILDINGS
- TIMBER PILED OR STACKED

WALLS



- PARTY WALL 2 STORIES OR OVER, A PROBABLE FIRE CUT OFF
- ENTIRE WALL, BUT DOUBTFUL AS FIRE CUT OFF
- DEFECTIVE WALL — IMPERFECT
- WALL ABOVE, IRON COLS: UNDER
- WALL SOME FLOORS ONLY (OR WOOD OR PLASTER PARTITION)
- ABOVE ROOF 6' TO 1'-6"
- —Dº— 1'-6" TO 2'-6"
- MATCH OR WOOD LINED
- WOOD CLAD WITH CORRUGATED IRON

OPENINGS



- PASSAGE UNDER
- ON ALL FLOORS
- SOME FLOORS ONLY — UNPROTECTED
- ALL FLOORS (PROTECTED)
- ALL FLOORS (SOME PROTECTED) — SINGLE IRON DOORS
- SOME FLOORS ONLY (PROTECTED)
- ALL FLOORS (SOME PROTECTED)
- ALL FLOORS (PROTECTED) — DOUBLE IRON DOORS
- SOME FLOORS ONLY (PROTECTED)
- WOOD LOADING DOOR
- IRON LOADING DOOR

WINDOWS



- ON ALL OR MOST FLOORS
- MORE THAN USUAL
- OVERLOOKING — UNPROTECTED
- NEARLY ALL GLASS
- OPENINGS THRO' & WINDOWS OVER
- ON SOME FLOORS ONLY
- PROTECTED BY WIRED GLASS
- PROTECTED BY SINGLE IRON SHUTTERS
- PROTECTED BY DOUBLE IRON SHUTTERS
- WINDOWS IN FRONT & REAR OF BUILDINGS UNDERSTOOD UNLESS OTHERWISE SHOWN

FLOORS

1.2.3.3½ &c ON BUILDINGS ARE NUMBER OF STORIES ABOVE GROUND (3½=3 FLOORS & ATTIC)

2B2B MEANS 2 STORIES & 2 BASEMENTS BAST & SUB-BASEMENT.

SKYLIGHTS

- LESS THAN 50 SQUARE FEET (SAY 10'x5', OR 7'x7')
- OPENINGS THROUGH 2 FLOORS UNDER (EACH STROKE DENOTES AN OPENING.)
- WITH WELL HOLE THROUGH 3 FLOORS
- LANT. LANTERN LIGHT, SIDES ONLY GLASS. OR VENT OR RAISED VENTILATOR — OVER 50 SQ: FT. TO SCALE

HOISTS & LIFTS

- H. OPEN
- W H. OPEN TO STREET
- H. OPEN (WOOD FLAPS TO FLOORS)
- H. ENCLOSED BRICK OR FIRE RESISTING WIRED GLASS DOORS
- H. ENCLOSED WOOD OR PLASTER

IRON DOORS SHOWN AS EXPLAINED UNDER "OPENINGS"

ROOFS

ASB	ASBESTOS
C	CONCRETE
CORR:	CORRUGATED IRON
⌐	METAL
P	PATENT (FELT &c)
O	SLATE
T	TILE

PROFILES



WITH NORTH LIGHTS

SUNDRIES

- STEAM BOILERS
- —"— BOILER SET IN BRICK
- FACTORY CHIMNEYS
- (ENG.) STEAM ENGINE
- OVERHANGING WOOD CORNICE
- FIRE ALARM BOX
- —Dº— ON KEY PLAN
- HYDRANT
- HYDRAULIC HYDRANT
- PRIVATE HYDRANT OR STAND PIPE
- DOUBLE HYDRANT
- SALT WATER HYDRANT
- SPRINKLER OR AUTO ALARM BELL

REFERENCE NUMBERS



- NUMBERS PARALLEL WITH STREET ARE EXISTING STREET Nºs
- WHERE TWO SETS OF STREET Nºs IN SAME BLOCK COINCIDE, ADDITIONAL ARBITRARY Nºs ARE GIVEN TO ONE SET (500 & UPWARDS)



- WHERE BUILDINGS TO WHICH THEY APPLIED ARE DEMOLISHED, STREET & ARBITRARY Nºs ARE SHOWN & CROSSED THROUGH ON REVISION
- —48'— (37') ARE STREET WIDTHS. ARE HEIGHTS OF GROUND ABOVE ORDNANCE DATUM

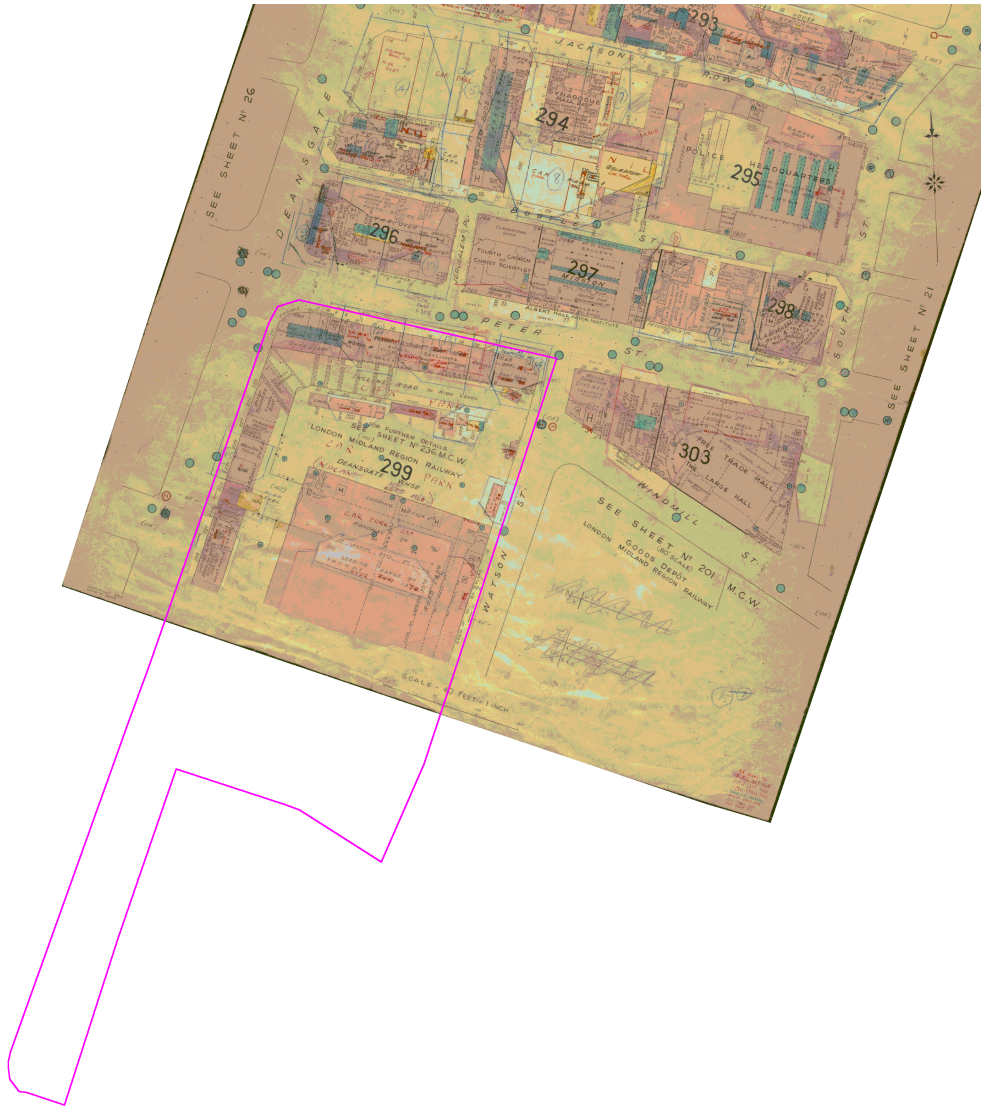


- HEIGHT IN FEET OF ADJOINING BUILDINGS WHERE STORIES DIFFER IN HEIGHT



- SIZES OF WATER MAINS SUPPLYING HYDRANTS

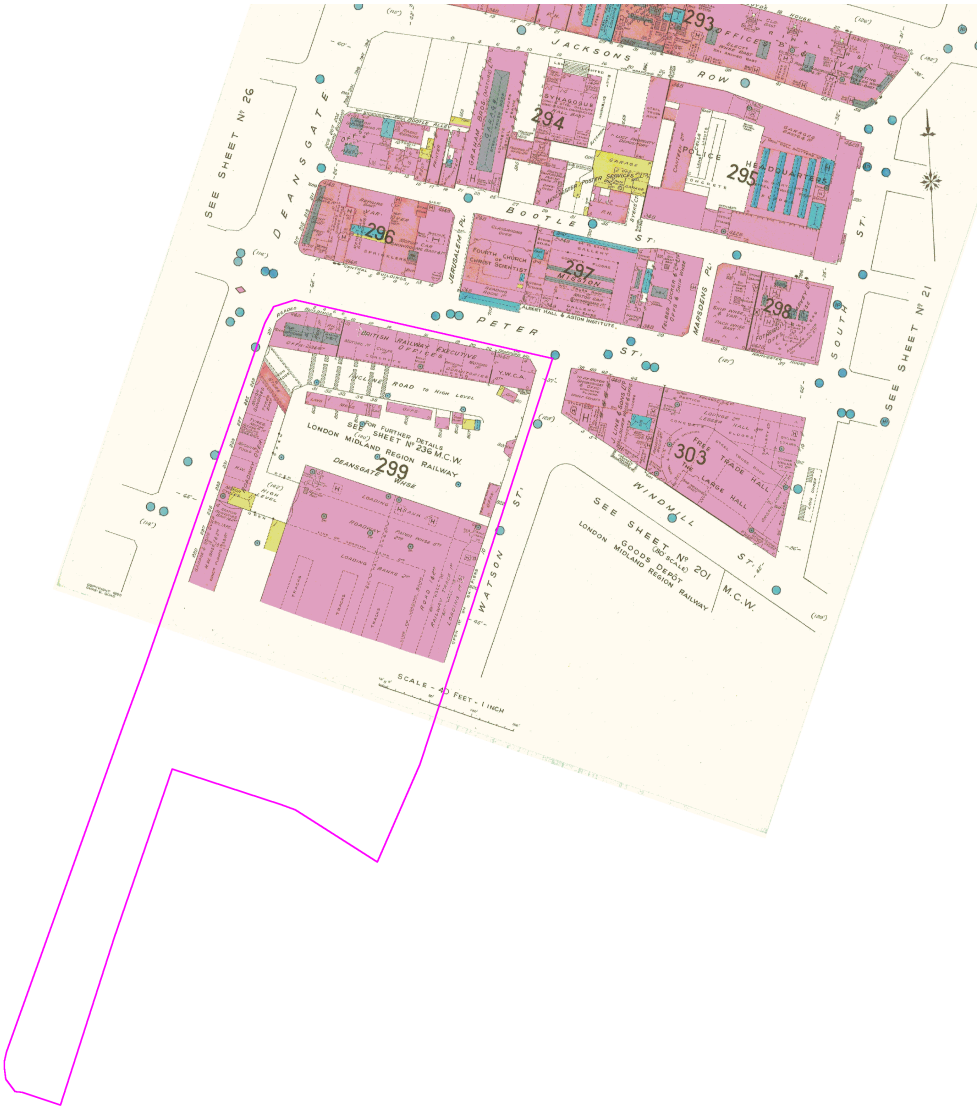
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0 50m



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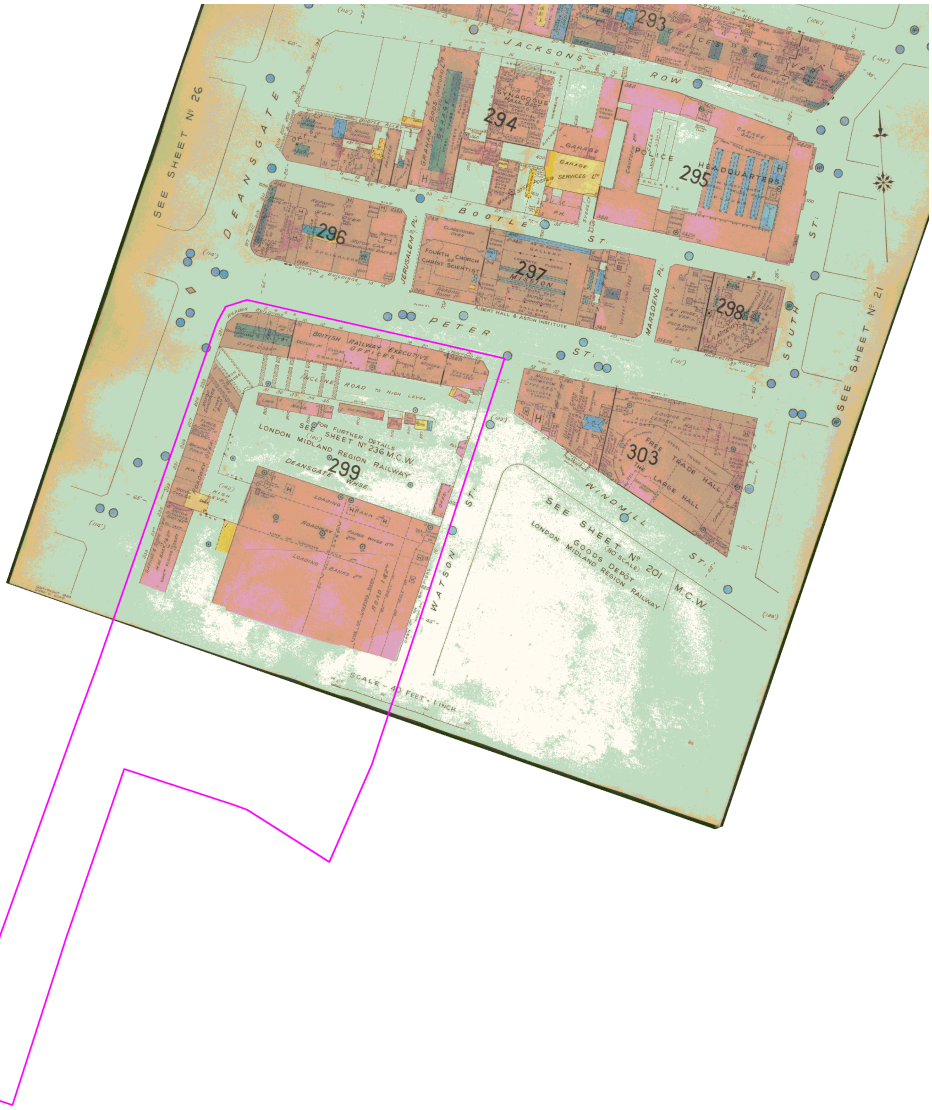
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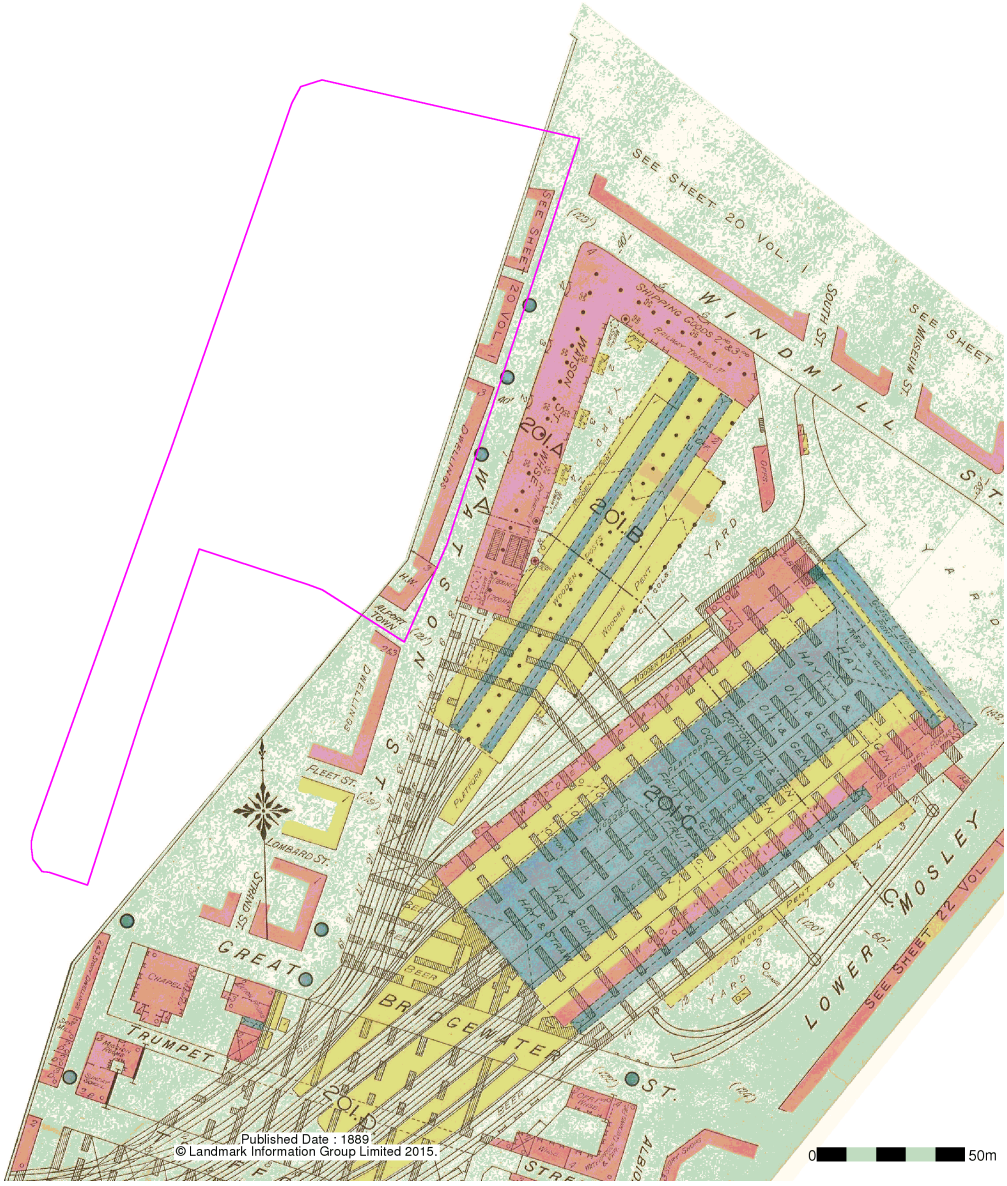


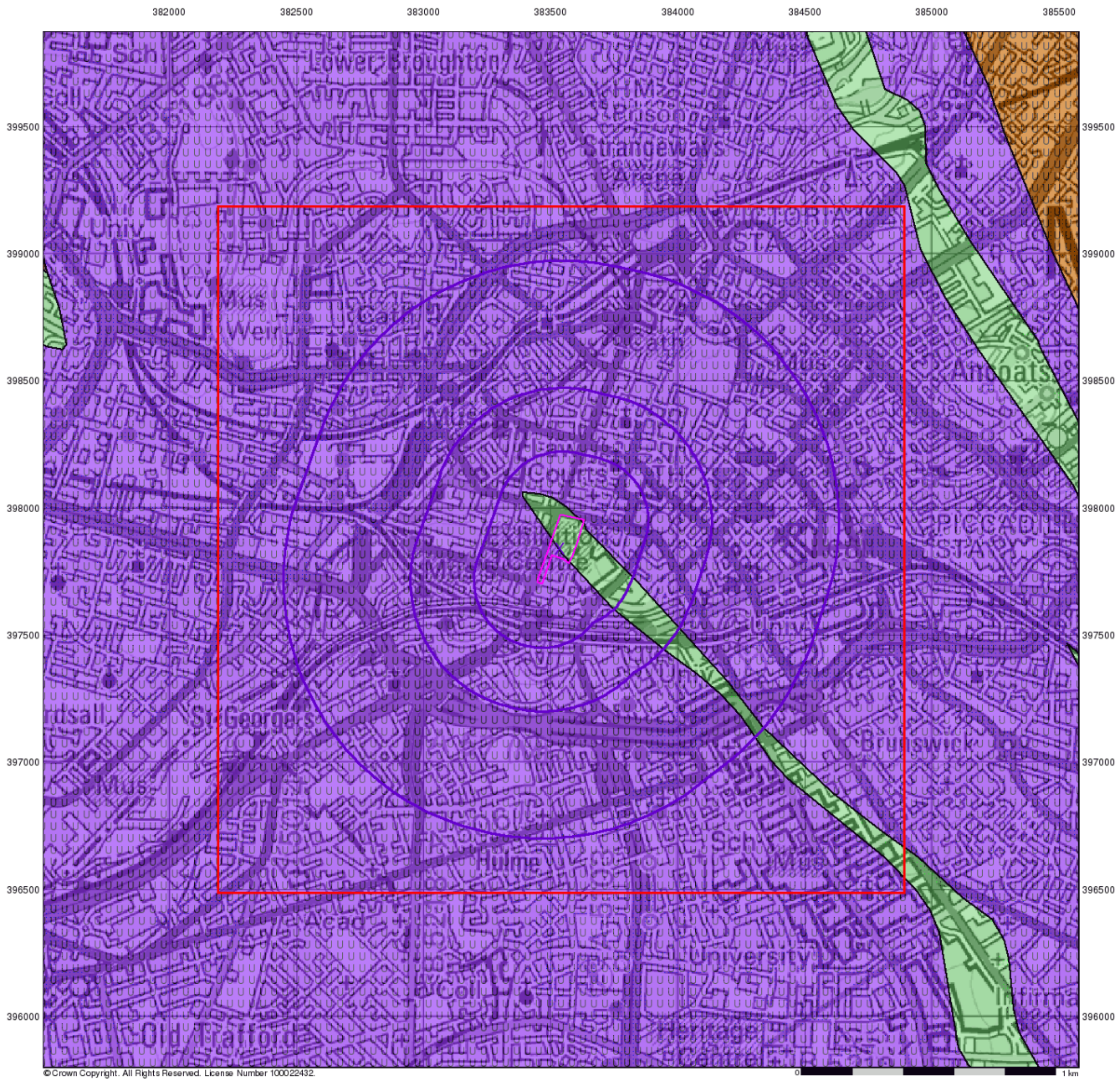
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0 50m

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SEE SHEET 20 VOL. I
WINDMILL ST.
SOUTH ST.
SEE SHEET
SEE SHEET 20 VOL. I
WATSON'S YARD
ROLLS
YARD
POLICE
FLEET ST.
LOMBARD ST.
STRAND ST.
GREAT
TRUMPET
BRIDGEWATER
OLD
ST.
LOWER MOSLEY
SEE SHEET 22 VOL. I
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0
50m



Groundwater Vulnerability

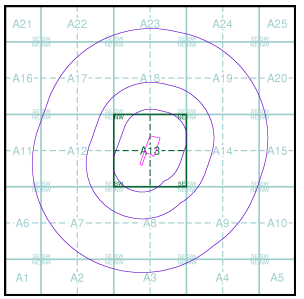
General

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

Agency and Hydrological

Geological Classes	Soil Classes
Major Aquifer (Highly Permeable)	High (H) 1, 2, 3, U
	Intermediate (I) 1, 2
	Low
Minor Aquifer (Variably Permeable)	High (H) 1, 2, 3, U
	Intermediate (I) 1, 2
	Low
Non Aquifer (Negligibly Permeable)	
Water or Sea	
Drift Deposit	

Site Sensitivity Context Map - Slice A



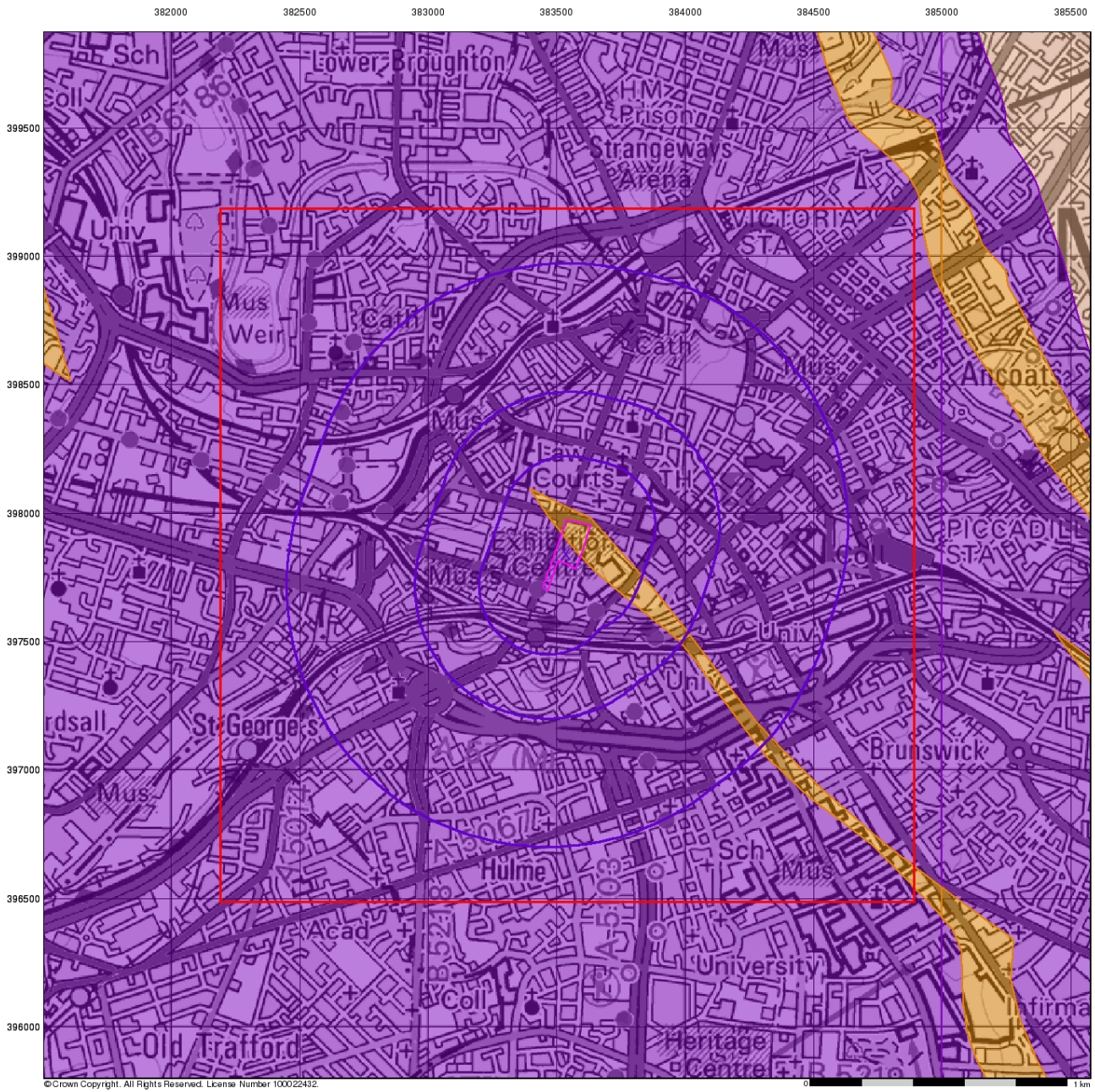
Order Details

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Customer Ref:	B064582.200
National Grid Reference:	383530, 397840
Slice:	A
Site Area (Ha):	1.9
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Bedrock Aquifer Designation

General

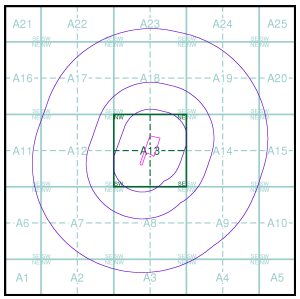
Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Agency and Hydrological

Geological Classes

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

Site Sensitivity Context Map - Slice A

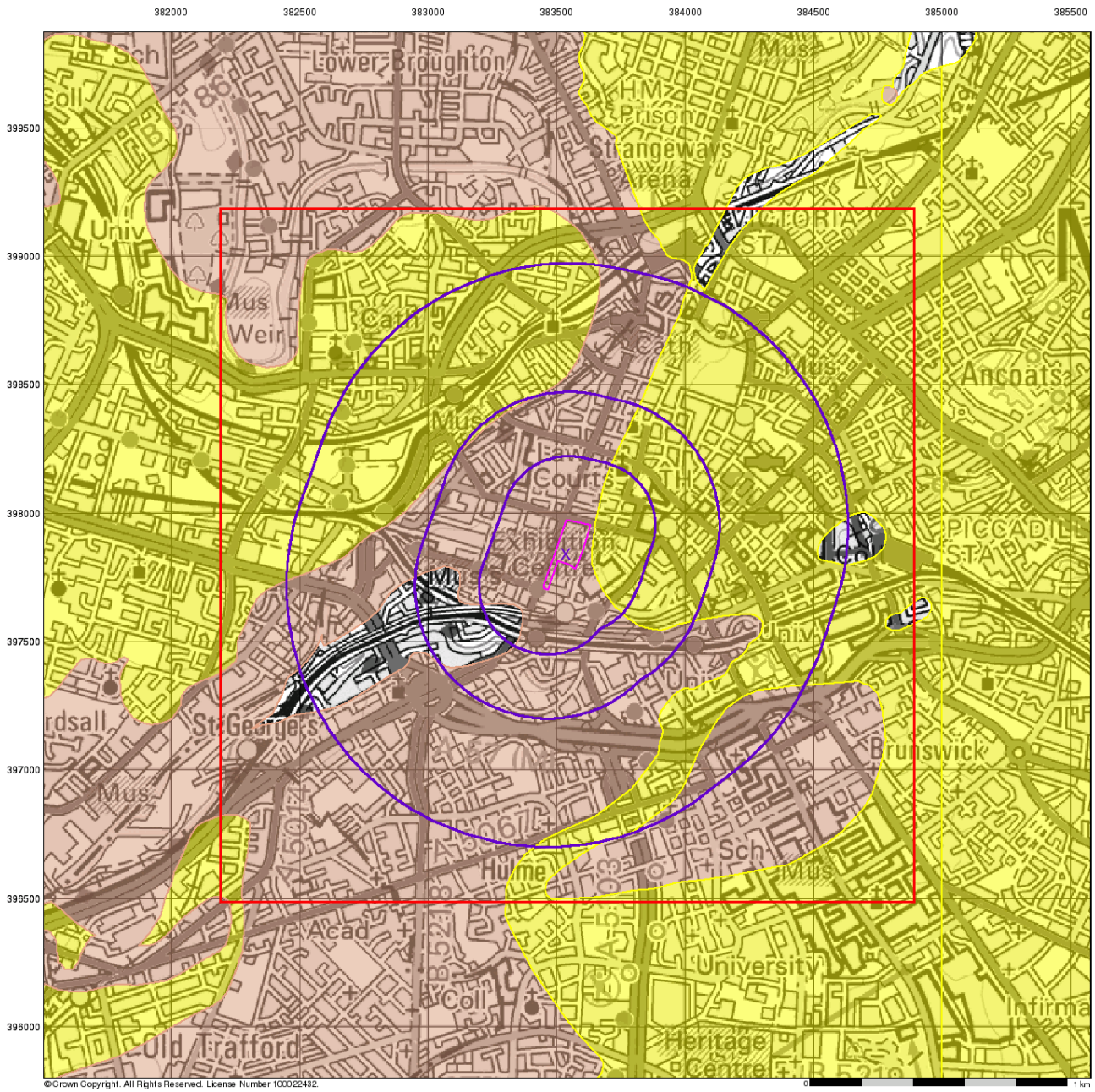


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Superficial Aquifer Designation

General

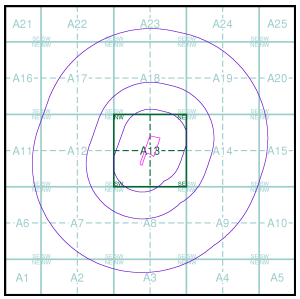
Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Agency and Hydrological

Geological Classes

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

Site Sensitivity Context Map - Slice A

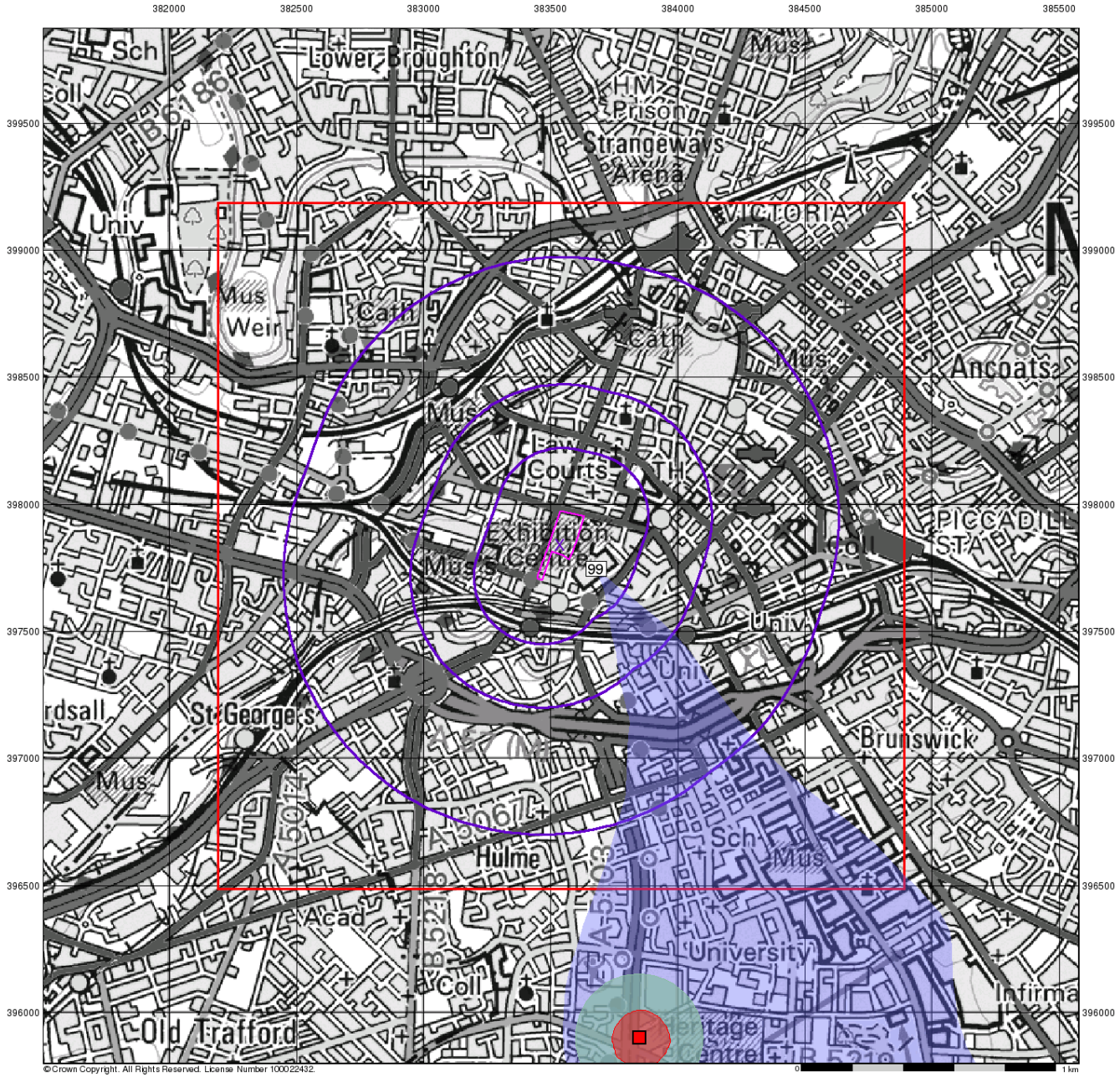


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Source Protection Zones

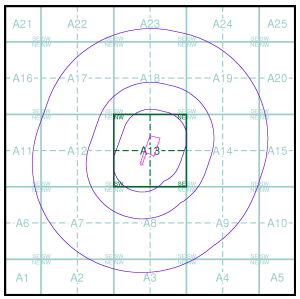
General

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

Agency and Hydrological

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

Site Sensitivity Context Map - Slice A



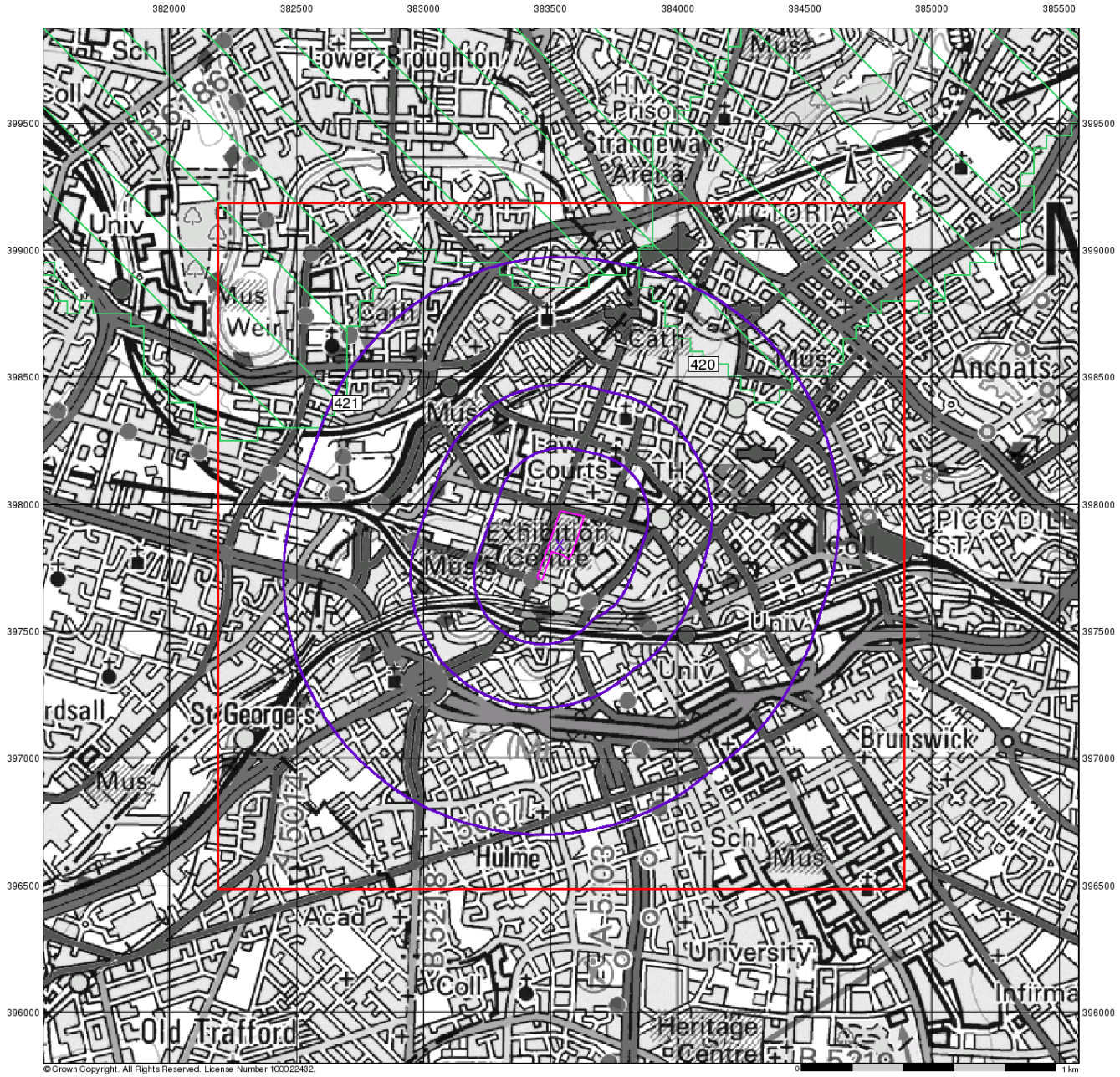
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Sensitive Land Uses

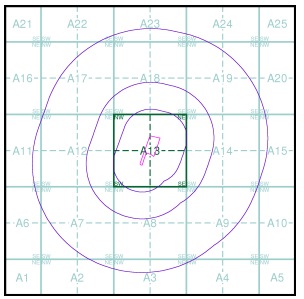
General

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

Sensitive Land Uses

- Ancient Woodland
- Area of Adopted Green Belt
- Area of Unadopted Green Belt
- Area of Outstanding Natural Beauty
- Environmentally Sensitive Area
- Forest Park
- Local Nature Reserve
- Marine Nature Reserve
- National Nature Reserve
- National Park
- Nitrate Sensitive Area
- Nitrate Vulnerable Zone
- Ramsar Site
- Site of Special Scientific Interest
- Special Area of Conservation
- Special Protection Area
- World Heritage Sites

Site Sensitivity Context Map - Slice A

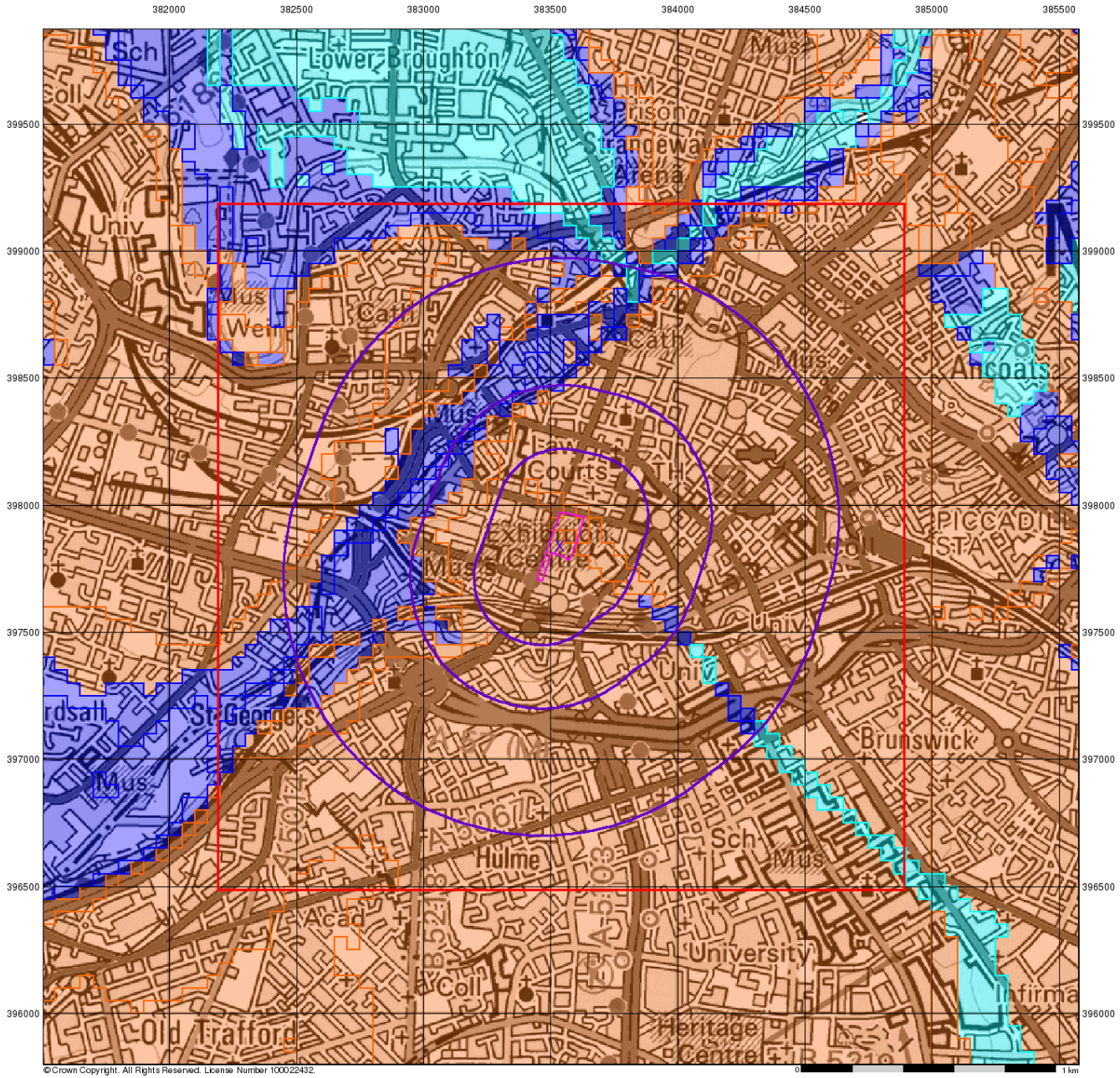


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BGS Flood GFS Data

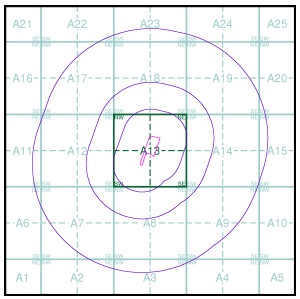
General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice

Agency and Hydrological (Flood)

- Limited Potential for Groundwater Flooding to Occur
- Potential for Groundwater Flooding of Property Situated Below Ground Level
- Potential for Groundwater Flooding to Occur at Surface

Site Sensitivity Context Map - Slice A



Order Details

Order Number:	122921391_1_1
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Datasheet

Order Details:

Order Number:
122921391_1_1

Customer Reference:
B064582.200

National Grid Reference:
383530, 397840

Slice:
A

Site Area (Ha):
1.9

Search Buffer (m):
1000

Site Details:

Watson Street
Manchester
M3 4EN

Client Details:

Miss B Burndred
Curtins Consulting Ltd
Merchant Exchange
17-19 Whitworth Street West
Manchester
M1 5WG

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Report Section	Page Number
Summary	-
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Waste	56
Hazardous Substances	-
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Industrial Land Use	66
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Data Suppliers	129
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Introduction

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

In the attached datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

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Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Agency & Hydrological					
BGS Groundwater Flooding Susceptibility	pg 1	Yes	Yes	Yes	n/a
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 2			34	81
Prosecutions Relating to Controlled Waters			n/a	n/a	n/a
Enforcement and Prohibition Notices	pg 30			1	
Integrated Pollution Controls					
Integrated Pollution Prevention And Control					
Local Authority Integrated Pollution Prevention And Control					
Local Authority Pollution Prevention and Controls	pg 31			4	6
Local Authority Pollution Prevention and Control Enforcements					
Nearest Surface Water Feature	pg 32		Yes		
Pollution Incidents to Controlled Waters	pg 32		1	2	23
Prosecutions Relating to Authorised Processes					
Registered Radioactive Substances	pg 36			1	14
River Quality	pg 39		1	3	3
River Quality Biology Sampling Points					
River Quality Chemistry Sampling Points	pg 41		1		
Substantiated Pollution Incident Register					
Water Abstractions	pg 41			3	14 (*37)
Water Industry Act Referrals					
Groundwater Vulnerability	pg 55	Yes	n/a	n/a	n/a
Drift Deposits			n/a	n/a	n/a
Bedrock Aquifer Designations	pg 55	Yes	n/a	n/a	n/a
Superficial Aquifer Designations	pg 55	Yes	n/a	n/a	n/a
Source Protection Zones	pg 55		1		
Extreme Flooding from Rivers or Sea without Defences	pg 55		Yes	n/a	n/a
Flooding from Rivers or Sea without Defences	pg 55		Yes	n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a

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Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Waste					
BGS Recorded Landfill Sites					
Historical Landfill Sites	pg 56				1
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)					
Licensed Waste Management Facilities (Locations)	pg 56				2
Local Authority Landfill Coverage		1	n/a	n/a	n/a
Local Authority Recorded Landfill Sites					
Potentially Infilled Land (Non-Water)	pg 56			1	1
Potentially Infilled Land (Water)	pg 56		2	12	13
Registered Landfill Sites					
Registered Waste Transfer Sites	pg 58				2
Registered Waste Treatment or Disposal Sites	pg 59			1	
Hazardous Substances					
Control of Major Accident Hazards Sites (COMAH)					
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents					
Planning Hazardous Substance Enforcements					

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Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Geological					
BGS 1:625,000 Solid Geology	pg 60	Yes	n/a	n/a	n/a
BGS Estimated Soil Chemistry	pg 60	Yes	Yes	Yes	Yes
BGS Recorded Mineral Sites					
BGS Urban Soil Chemistry	pg 61		Yes	Yes	Yes
BGS Urban Soil Chemistry Averages	pg 64	Yes			
CBSCB Compensation District			n/a	n/a	n/a
Coal Mining Affected Areas	pg 65	Yes	n/a	n/a	n/a
Mining Instability			n/a	n/a	n/a
Man-Made Mining Cavities					
Natural Cavities					
Non Coal Mining Areas of Great Britain				n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 65	Yes		n/a	n/a
Potential for Compressible Ground Stability Hazards	pg 65	Yes		n/a	n/a
Potential for Ground Dissolution Stability Hazards				n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 65	Yes		n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 65	Yes		n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 65	Yes		n/a	n/a
Radon Potential - Radon Affected Areas			n/a	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a	n/a
Industrial Land Use					
Contemporary Trade Directory Entries	pg 66	15	41	97	283
Fuel Station Entries	pg 103			1	3
Points of Interest - Commercial Services	pg 103	1	7	19	42
Points of Interest - Education and Health					
Points of Interest - Manufacturing and Production	pg 109		5	17	70
Points of Interest - Public Infrastructure	pg 117		4	8	16
Points of Interest - Recreational and Environmental	pg 119				8
Gas Pipelines					
Underground Electrical Cables					

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Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Sensitive Land Use					
Ancient Woodland					
Areas of Adopted Green Belt					
Areas of Unadopted Green Belt					
Areas of Outstanding Natural Beauty					
Environmentally Sensitive Areas					
Forest Parks					
Local Nature Reserves					
Marine Nature Reserves					
National Nature Reserves					
National Parks					
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones	pg 121				2
Ramsar Sites					
Sites of Special Scientific Interest					
Special Areas of Conservation					
Special Protection Areas					
World Heritage Sites					

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (NW)	0	2	383535 397841
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NE (NE)	0	2	383550 397850
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (N)	0	2	383535 397900
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (N)	0	2	383535 397950
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NE (NE)	0	2	383600 397950
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NE (E)	1	2	383600 397841
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (N)	120	2	383450 398050
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SE (SE)	195	2	383750 397700
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (NW)	272	2	383250 398000
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SW (SW)	288	2	383250 397500
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SE (SE)	307	2	383850 397650
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A12SE (SW)	318	2	383150 397600
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A18SW (NW)	338	2	383350 398250
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A14SW (SE)	352	2	383900 397650
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12NE (NW)	363	2	383200 398100
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12SE (SW)	365	2	383150 397500
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A14SW (SE)	374	2	383900 397600
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12SE (SW)	383	2	383100 397550
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A7NE (SW)	395	2	383150 397450
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A18SW (NW)	403	2	383250 398250
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A18SW (N)	405	2	383400 398350
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A18SW (N)	425	2	383350 398350

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A18SW (N)	430	2	383500 398400
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A18SW (NW)	439	2	383250 398300
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A18SW (N)	439	2	383450 398400
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A17SE (NW)	440	2	383200 398250
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A18SW (NW)	449	2	383300 398350
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A17SE (NW)	452	2	383150 398200
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A12SE (SW)	462	2	383000 397600
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12NE (NW)	474	2	383100 398150
1	**Discharge Consents** Operator: Hanson Quarry Products Europe Limited Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Potato Wharf, Off Liverpool Rd, Manchester, Greater Manchester, M3 4la Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 0175/5 Permit Version: 1 Effective Date: 20th January 1975 Issued Date: Not Supplied Revocation Date: 31st March 1991 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Crowton Brook **Status:** **Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 100m	A13SW (SW)	255	3	383300 397500
1	**Discharge Consents** Operator: Hanson Quarry Products Europe Limited Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Potato Wharf, Off Liverpool Rd, Manchester, Greater Manchester, M3 4la Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 0175/5 Permit Version: 2 Effective Date: 1st April 1991 Issued Date: Not Supplied Revocation Date: 31st December 1994 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Crowton Brook **Status:** **Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 100m	A13SW (SW)	255	3	383300 397500
1	**Discharge Consents** Operator: Hanson Quarry Products Europe Limited Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Potato Wharf, Off Liverpool Rd, Manchester, Greater Manchester, M3 4la Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 0175/5 Permit Version: 3 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 30th June 1995 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Crowton Brook **Status:** **Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 100m	A13SW (SW)	255	3	383300 397500

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
1	**Discharge Consents** Operator: Hanson Quarry Products Europe Limited Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Potato Wharf, Off Liverpool Rd, Manchester, Greater Manchester, M3 4la Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 0175/5 Permit Version: 4 Effective Date: 1st July 1995 Issued Date: Not Supplied Revocation Date: 8th March 2016 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Crowton Brook **Status: Surrendered under EPR 2010** Positional Accuracy: Located by supplier to within 100m	A13SW (SW)	255	3	383300 397500
2	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Deansgate, L. Peter St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0157 Permit Version: 2 Effective Date: 3rd September 2010 Issued Date: 3rd September 2010 Revocation Date: 18th July 2014 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: Tunnel To Medlock **Status: Surrendered under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A8NW (SW)	268	3	383370 397450
2	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Deansgate, L. Peter St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0157 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 2nd September 2010 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Into And/Or Watercourse Receiving Water: Tunnel To Medlock **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A8NW (SW)	268	3	383370 397450
2	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Chester Rd At Owen St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0276 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 1st December 1999 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Consent revoked or revised: New Consent issued (Section 37(1))** Positional Accuracy: Located by supplier to within 100m	A8NW (SW)	290	3	383360 397430

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
2	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Chester Rd At Owen St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 016982719 Permit Version: 1 Effective Date: 30th September 1994 Issued Date: Not Supplied Revocation Date: 30th November 1999 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Manually corrected supplier location	A8NW (SW)	290	3	383360 397430
2	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Chester Rd At Owen St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016982719 Permit Version: 2 Effective Date: 1st December 1999 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 100m	A8NW (SW)	295	3	383360 397425
3	**Discharge Consents** Operator: United Utilities Water Limited Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) Location: Trumpet Street, Sso, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01man0168 Permit Version: 1 Effective Date: 15th September 1993 Issued Date: Not Supplied Revocation Date: 15th September 1993 Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company Discharge Environment: Freshwater Stream/River Receiving Water: River Tib Culvert-Medlock **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 100m	A13SE (SE)	275	3	383720 397550
4	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Great Bridgewater St, Opposite Chepstow Street, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01man0163 Permit Version: 1 Effective Date: 15th September 1993 Issued Date: Not Supplied Revocation Date: 15th September 1993 Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company Discharge Environment: Freshwater Stream/River Receiving Water: River Tib Culvert **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 100m	A13SE (SE)	277	3	383790 397610

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
5	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Albion Street/Hewitt St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0251 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 1st January 1995 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Consent revoked or revised: New Consent issued (Section 37(1))** Positional Accuracy: Located by supplier to within 100m	A8NE (SE)	328	3	383700 397470
5	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Albion Street/Hewitt St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016982706 Permit Version: 1 Effective Date: 30th September 1994 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A8NE (SE)	332	3	383700 397465
6	**Discharge Consents** Operator: United Utilities Water Limited Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) Location: Rice St Near Castle St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01man0171 Permit Version: 1 Effective Date: 15th September 1993 Issued Date: Not Supplied Revocation Date: 15th September 1993 Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company Discharge Environment: Canal Receiving Water: Bridgewater Canal **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 100m	A12SE (W)	329	3	383120 397690
7	**Discharge Consents** Operator: Fq Developments Limited Property Type: CONSTRUCTION OF BUILDINGS Location: Owen Street, ., ., Manchester, M15 4pz Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: Eprfb3091rh Permit Version: 1 Effective Date: 4th October 2016 Issued Date: 4th October 2016 Revocation Date: Not Supplied Discharge Type: Trade Effluent Discharge-Site Drainage Discharge Environment: Freshwater Stream/River Receiving Water: The River Medlock **Status: New issued under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A8NW (S)	370	3	383421 397334

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
8	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Great Bridgewater St, Opposite Chepstow Street, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0252 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 1st January 1995 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Consent revoked or revised: New Consent issued (Section 37(1))** Positional Accuracy: Located by supplier to within 100m	A8NE (SE)	400	3	383810 397460
8	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Great Bridgewater St, Opposite Chepstow Street, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016982707 Permit Version: 1 Effective Date: 30th September 1994 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A8NE (SE)	404	3	383810 397455
9	**Discharge Consents** Operator: Bovis Lend Lease Limited Property Type: Trade (Unknown/Other) Location: Manchester Civil Justice Centre, Gartside Street, Manchester, M3 3el Authority: Environment Agency, North West Region Catchment Area: Irwell Reference: 016993601 Permit Version: 1 Effective Date: 1st January 2007 Issued Date: 5th October 2004 Revocation Date: 25th April 2006 Discharge Type: Trade Discharges - Cooling Water Discharge Environment: Freshwater Stream/River Receiving Water: River Irwell **Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 10m	A18SW (N)	425	3	383350 398350
9	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Bridge Street Cso, Bridge Street, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016982898 Permit Version: 3 Effective Date: 14th November 1995 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Irwell **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A18SW (N)	443	3	383330 398360

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
9	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Bridge Street Cso, Bridge Street, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 016982898 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 10th May 1995 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Irwell **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 10m	A18SW (N)	443	3	383330 398360
9	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Bridge Street Cso, Bridge Street, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 016982898 Permit Version: 2 Effective Date: 11th May 1995 Issued Date: Not Supplied Revocation Date: 13th November 1995 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Irwell **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 10m	A18SW (N)	443	3	383330 398360
9	**Discharge Consents** Operator: The Lord Chancellor Property Type: Undefined Or Other Location: Manchester Civil Justice Centre, Gartside Street, Manchester, M3 3el Authority: Environment Agency, North West Region Catchment Area: Irwell Reference: 016993601 Permit Version: 2 Effective Date: 1st January 2007 Issued Date: 26th April 2006 Revocation Date: Not Supplied Discharge Type: Trade Discharges - Cooling Water Discharge Environment: Freshwater Stream/River Receiving Water: River Irwell **Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 10m	A18SW (NW)	444	3	383310 398350
9	**Discharge Consents** Operator: United Utilities Water Plc (?) Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Water St/Bridge St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Irwell Reference: 016993550 Permit Version: 1 Effective Date: 12th April 2006 Issued Date: 12th April 2006 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: The River Irwell **Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 10m	A18SW (N)	447	3	383320 398360

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
9	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Water St/Bridge St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Irwell Reference: 01MAN0174 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: 1st January 1995 Revocation Date: 11th April 2006 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Irwell **Status: Consent revoked or revised: New Consent issued (Section 37(1))** Positional Accuracy: Located by supplier to within 100m	A18SW (N)	447	3	383320 398360
10	**Discharge Consents** Operator: Charles Topham (Developments) Ltd Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Location: Topham Res Development Swo, Liverpool Road/Potato Wharf, Castlefield, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016991276 Permit Version: 1 Effective Date: 18th May 1988 Issued Date: Not Supplied Revocation Date: 1st July 1991 Discharge Type: Discharge Of Other Matter-Surface Water Discharge Environment: Canal Receiving Water: Bridgewater Canal **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 100m	A12SE (W)	448	3	383000 397700
10	**Discharge Consents** Operator: Rmc Roadstone Ltd - North West Property Type: MAKING OF GLASS/CERAMICS/CEMENT/CUTTING STONE Location: Ready Mixed Concrete Depot, Liverpool Road, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016990275 Permit Version: 1 Effective Date: 10th March 1977 Issued Date: Not Supplied Revocation Date: 31st August 1989 Discharge Type: Trade Discharge - Process Water Discharge Environment: Canal Receiving Water: Bridgewater Canal **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 100m	A12SE (W)	449	3	383000 397730
11	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Wilmott St At River St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0184 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 18th October 1999 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 10m	A8NE (SE)	461	3	383830 397400

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
11	**Discharge Consents** Operator: United Utilities Water Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Lower Cambridge St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 016982721 Permit Version: 1 Effective Date: 30th September 1994 Issued Date: Not Supplied Revocation Date: 14th November 1999 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Manually corrected supplier location	A8NE (SE)	461	3	383830 397400
11	**Discharge Consents** Operator: United Utilities Water Plc (?) Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Cambridge Street Cso, Gaythorn, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016982721 Permit Version: 2 Effective Date: 15th November 1999 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 100m	A8NE (SE)	464	3	383850 397410
11	**Discharge Consents** Operator: United Utilities Water Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Lower Cambridge St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0285 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 15th November 1999 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Consent revoked or revised: New Consent issued (Section 37(1))** Positional Accuracy: Located by supplier to within 100m	A8NE (SE)	465	3	383830 397395
12	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Water St/New Quay St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Irwell Reference: 01MAN0172 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: 1st January 1995 Revocation Date: 20th March 2006 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Irwell **Status: Consent revoked or revised: New Consent issued (Section 37(1))** Positional Accuracy: Located by supplier to within 100m	A17SE (NW)	488	3	383120 398220

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
13	**Discharge Consents** Operator: Fearnley Developments Ltd Property Type: CONSTRUCTION OF BUILDINGS Location: Fearnley Developments Ltd, Salford, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016991429 Permit Version: 1 Effective Date: Not Supplied Issued Date: Not Supplied Revocation Date: 1st November 1994 Discharge Type: Discharge Of Other Matter-Surface Water Discharge Environment: Freshwater Stream/River Receiving Water: River Irwell **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 100m	A17SE (NW)	495	3	383180 398310
14	**Discharge Consents** Operator: Fearnley Developments Ltd Property Type: CONSTRUCTION OF BUILDINGS Location: Fearnley Developments Ltd, Salford, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016991429 Permit Version: 1 Effective Date: Not Supplied Issued Date: Not Supplied Revocation Date: 1st November 1994 Discharge Type: Discharge Of Other Matter-Surface Water Discharge Environment: Freshwater Stream/River Receiving Water: River Irwell **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 100m	A17SE (NW)	499	3	383140 398270
15	**Discharge Consents** Operator: United Utilities Water Plc (?) Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Water St/New Quay St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Irwell Reference: 016993831 Permit Version: 1 Effective Date: 21st March 2006 Issued Date: 21st March 2006 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: The River Irwell **Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 10m	A12NE (NW)	500	3	383080 398170
16	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Grape Street, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0170 Permit Version: 2 Effective Date: 3rd September 2010 Issued Date: 3rd September 2010 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Irwell **Status: Varied under EPR 2010** Positional Accuracy: Approximate location provided by supplier	A12NE (W)	518	3	383000 398000

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
16	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Grape Street, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0170 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 2nd September 2010 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Irwell **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A12NE (W)	518	3	383000 398000
17	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Newcastle St/Chester St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0361 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Unknown Receiving Water: Not Supplied **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A8NE (SE)	541	3	383780 397260
18	**Discharge Consents** Operator: Acroy Ltd Property Type: Undefined Or Other Location: Chapel Wharf, Dearmans Place, Salford, Manchester, M3 5lh Authority: Environment Agency, North West Region Catchment Area: Irwell Reference: 016993796 Permit Version: 1 Effective Date: 22nd June 2005 Issued Date: 22nd June 2005 Revocation Date: 10th June 2008 Discharge Type: Trade Effluent Discharge-Site Drainage Discharge Environment: Freshwater Stream/River Receiving Water: Via Ditch To River Irwell **Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 10m	A18NW (N)	548	3	383530 398520
19	**Discharge Consents** Operator: Swinton Insurance Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Car Pk, Malborough St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016991176 Permit Version: 1 Effective Date: 8th September 1987 Issued Date: Not Supplied Revocation Date: 1st July 1991 Discharge Type: Discharge Of Other Matter-Surface Water Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Lapsed (under Environment Act 1995, Schedule 23)** Positional Accuracy: Manually corrected supplier location	A9NW (SE)	573	3	384000 397400

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
20	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Water Street Cso, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016982993 Permit Version: 1 Effective Date: 23rd June 1995 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Irwell **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A12NE (W)	575	3	382950 398030
21	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Booth Street Cso, Salford, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016982902 Permit Version: 3 Effective Date: 14th November 1995 Issued Date: Not Supplied Revocation Date: 3rd December 2014 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Irwell **Status: Surrendered under EPR 2010** Positional Accuracy: Located by supplier to within 100m	A18NE (N)	611	3	383610 398580
21	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Booth Street Cso, Salford, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 016982902 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 10th May 1995 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Irwell **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 10m	A18NE (N)	611	3	383610 398580
21	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Booth Street Cso, Salford, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 016982902 Permit Version: 2 Effective Date: 11th May 1995 Issued Date: Not Supplied Revocation Date: 13th November 1995 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Irwell **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 10m	A18NE (N)	611	3	383610 398580

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
22	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Blackfriars Street, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0156 Permit Version: 2 Effective Date: 3rd September 2010 Issued Date: 3rd September 2010 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Irwell **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A18NE (N)	632	3	383680 398590
22	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Blackfriars Street, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0156 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 2nd September 2010 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Irwell **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A18NE (N)	632	3	383680 398590
23	**Discharge Consents** Operator: United Utilities Water Plc (?) Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Water St/Liverpool Rd Cso, St George'S, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Irwell Reference: 016993597 Permit Version: 2 Effective Date: 31st August 2014 Issued Date: 24th March 2014 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Irwell **Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 10m	A12NW (W)	641	3	382836 397905
23	**Discharge Consents** Operator: United Utilities Water Plc (?) Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Water St/Liverpool Rd Cso, St George'S, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Irwell Reference: 016993597 Permit Version: 1 Effective Date: 5th October 2004 Issued Date: 5th October 2004 Revocation Date: 30th August 2014 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Irwell **Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 10m	A12NW (W)	652	3	382820 397890

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
23	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Water St/Liverpool Rd Cso, St George'S, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01man0169 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 25th October 1995 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Irwell **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 100m	A12NW (W)	652	3	382820 397890
24	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Mancunian Way Roundabout, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0368 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Unknown Receiving Water: Not Supplied **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A7NE (SW)	650	3	382960 397280
25	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Lower Ormomd St/Hulme St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0282 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A9NW (SE)	652	3	384070 397360
25	**Discharge Consents** Operator: United Utilities Water Plc (?) Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Chester Street Cso, Gaythorn, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016983278 Permit Version: 1 Effective Date: 1st December 1999 Issued Date: 19th February 1999 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: The River Medlock **Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 10m	A9NW (SE)	666	3	384080 397350

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
26	**Discharge Consents** Operator: Hanson Quarry Products Europe Limited Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Potato Wharf, Off Liverpool Rd, Manchester, Greater Manchester, M3 4la Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 0175/5 Permit Version: 1 Effective Date: 20th January 1975 Issued Date: Not Supplied Revocation Date: 31st March 1991 Discharge Type: Trade Discharge - Process Water Discharge Environment: Freshwater Stream/River Receiving Water: Crowton Brook **Status: Authorisation revokedRevoked** Positional Accuracy: Manually corrected supplier location	A12SW (W)	658	3	382800 397600
26	**Discharge Consents** Operator: Hanson Quarry Products Europe Limited Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Potato Wharf, Off Liverpool Rd, Manchester, Greater Manchester, M3 4la Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 0175/5 Permit Version: 4 Effective Date: 1st July 1995 Issued Date: Not Supplied Revocation Date: 8th March 2016 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Crowton Brook **Status: Surrendered under EPR 2010** Positional Accuracy: Located by supplier to within 100m	A12SW (W)	658	3	382800 397600
26	**Discharge Consents** Operator: Hanson Quarry Products Europe Limited Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Potato Wharf, Off Liverpool Rd, Manchester, Greater Manchester, M3 4la Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 0175/5 Permit Version: 3 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 30th June 1995 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Crowton Brook **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 100m	A12SW (W)	658	3	382800 397600
26	**Discharge Consents** Operator: Hanson Quarry Products Europe Limited Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Potato Wharf, Off Liverpool Rd, Manchester, Greater Manchester, M3 4la Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 0175/5 Permit Version: 2 Effective Date: 1st April 1991 Issued Date: Not Supplied Revocation Date: 31st December 1994 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Crowton Brook **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 100m	A12SW (W)	658	3	382800 397600

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
27	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Mallard St Off Charles St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016982736 Permit Version: 1 Effective Date: 30th September 1994 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 10m	A14SW (SE)	660	3	384170 397500
27	**Discharge Consents** Operator: United Utilities Water Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Medlock St(Off Charles St), Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0343 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 1st January 1995 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Unknown Receiving Water: Not Supplied **Status: Consent revoked or revised: New Consent issued (Section 37(1))** Positional Accuracy: Located by supplier to within 100m	A14SW (SE)	660	3	384170 397500
27	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Oxford Rd/Grosvenor St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0189 Permit Version: 2 Effective Date: 3rd September 2010 Issued Date: 3rd September 2010 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A9NW (SE)	661	3	384150 397460
27	**Discharge Consents** Operator: United Utilities Water Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Oxford/New Wakefild St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01man0165 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 31st March 1998 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 10m	A9NW (SE)	661	3	384150 397460

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
27	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Oxford Rd/Grosvenor St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0189 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 2nd September 2010 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 10m	A9NW (SE)	661	3	384150 397460
27	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: York St/Charles St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0281 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A14SW (SE)	669	3	384180 397500
28	**Discharge Consents** Operator: United Utilities Water Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Oxford Rd, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0342 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 19th December 1999 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Unknown Receiving Water: Not Supplied **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A9NW (SE)	671	3	384150 397440
28	**Discharge Consents** Operator: United Utilities Water Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Oxford Rd, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016982631 Permit Version: 1 Effective Date: 30th September 1994 Issued Date: Not Supplied Revocation Date: 19th December 1999 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Revoked (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Manually corrected supplier location	A9NW (SE)	671	3	384150 397440

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
29	**Discharge Consents** Operator: United Utilities Water Plc (?) Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Egerton St/Worsley St Cso, Cornbrook, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016983277 Permit Version: 1 Effective Date: 1st November 1999 Issued Date: 19th February 1999 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: The River Medlock **Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 100m	A12SW (SW)	682	3	382791 397530
29	**Discharge Consents** Operator: United Utilities Water Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Chester Rd At York St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016982720 Permit Version: 1 Effective Date: 30th September 1994 Issued Date: Not Supplied Revocation Date: 18th February 1999 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 10m	A12SW (SW)	683	3	382790 397530
29	**Discharge Consents** Operator: United Utilities Water Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Chester Rd/York St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0279 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 19th December 1999 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A12SW (SW)	683	3	382790 397530
29	**Discharge Consents** Operator: United Utilities Water Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Egerton St/Elesmere St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01man0180 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 12th August 1999 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 10m	A12SW (SW)	683	3	382790 397530

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
29	**Discharge Consents** Operator: United Utilities Water Plc (?) Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Chester Rd At York St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 016982720 Permit Version: 2 Effective Date: 19th February 1999 Issued Date: Not Supplied Revocation Date: 14th July 2000 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 100m	A12SW (SW)	683	3	382790 397530
29	**Discharge Consents** Operator: United Utilities Water Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Egerton St/Worsley St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0181 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 1st January 1995 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Consent revoked or revised: New Consent issued (Section 37(1))** Positional Accuracy: Located by supplier to within 100m	A12SW (W)	692	3	382780 397530
30	**Discharge Consents** Operator: West Contracting Limited Property Type: Undefined Or Other Location: Gshp Serving Origin Development 56 Princess Street, Manchester, ., ., M1 6ja Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: Npswqd004449 Permit Version: 3 Effective Date: 1st April 2013 Issued Date: 28th October 2011 Revocation Date: 3rd October 2014 Discharge Type: Trade Discharges - Cooling Water Discharge Environment: Underground Water Receiving Water: Groundwater **Status: Surrendered under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A14SE (E)	694	3	384291 397734
30	**Discharge Consents** Operator: West Contracting Limited Property Type: Undefined Or Other Location: Gshp Serving Origin Development 56 Princess Street, Manchester, ., ., M1 6ja Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: Npswqd004449 Permit Version: 2 Effective Date: 16th April 2009 Issued Date: 16th April 2009 Revocation Date: 31st March 2013 Discharge Type: Trade Discharges - Cooling Water Discharge Environment: Underground Water Receiving Water: Groundwater **Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 10m	A14SE (E)	694	3	384291 397734

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
30	**Discharge Consents** Operator: West Contracting Limited Property Type: Undefined Or Other Location: Gshp Serving Origin Development 56 Princess Street, Manchester, ., ., M1 6ja Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: Npswqd004449 Permit Version: 1 Effective Date: 1st April 2009 Issued Date: 5th March 2009 Revocation Date: 15th April 2009 Discharge Type: Trade Discharges - Cooling Water Discharge Environment: Underground Water Receiving Water: Groundwater **Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 10m	A14SE (E)	694	3	384291 397734
30	**Discharge Consents** Operator: West Contracting Limited Property Type: Undefined Or Other Location: Gshp Serving Origin Development 56 Princess Street, Manchester, ., ., M1 6ja Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: Npswqd004449 Permit Version: 3 Effective Date: 1st April 2013 Issued Date: 28th October 2011 Revocation Date: 3rd October 2014 Discharge Type: Trade Discharges - Cooling Water Discharge Environment: Underground Water Receiving Water: Groundwater **Status: Surrendered under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A14SE (E)	704	3	384306 397746
30	**Discharge Consents** Operator: West Contracting Limited Property Type: Undefined Or Other Location: Gshp Serving Origin Development 56 Princess Street, Manchester, ., ., M1 6ja Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: Npswqd004449 Permit Version: 2 Effective Date: 16th April 2009 Issued Date: 16th April 2009 Revocation Date: 31st March 2013 Discharge Type: Trade Discharges - Cooling Water Discharge Environment: Underground Water Receiving Water: Groundwater **Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 10m	A14SE (E)	704	3	384306 397746
30	**Discharge Consents** Operator: West Contracting Limited Property Type: Undefined Or Other Location: Gshp Serving Origin Development 56 Princess Street, Manchester, ., ., M1 6ja Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: Npswqd004449 Permit Version: 1 Effective Date: 1st April 2009 Issued Date: 5th March 2009 Revocation Date: 15th April 2009 Discharge Type: Trade Discharges - Cooling Water Discharge Environment: Underground Water Receiving Water: Groundwater **Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 10m	A14SE (E)	704	3	384306 397746

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
31	**Discharge Consents** Operator: British Telecommunications Public Limited Company Property Type: OFFICES ADMIN + SUPPORT Location: Bt Dial House Exchange Building, 21 Chapel Street, ., Salford, M3 7ba Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: Eprtb3638al Permit Version: 1 Effective Date: 29th May 2013 Issued Date: 29th May 2013 Revocation Date: Not Supplied Discharge Type: Trade Effluent Discharge-Site Drainage Discharge Environment: Freshwater Stream/River Receiving Water: River Irwell **Status: New issued under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A18NE (N)	713	3	383690 398670
32	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Victoria Street, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0155 Permit Version: 2 Effective Date: 14th April 2009 Issued Date: 14th April 2009 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Irwell **Status: Surrendered under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A18NE (N)	750	3	383770 398690
32	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Victoria Street, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0155 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 13th April 2009 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Irwell **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A18NE (N)	750	3	383770 398690
33	**Discharge Consents** Operator: Factory Communications Ltd Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Location: 112-116 Princess Street, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016991403 Permit Version: 1 Effective Date: 24th April 1989 Issued Date: Not Supplied Revocation Date: 31st March 1992 Discharge Type: Discharge Of Other Matter-Surface Water Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 100m	A14SE (SE)	779	3	384300 397500

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
33	**Discharge Consents** Operator: Factory Communications Ltd Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Location: 112-116 Princess Street, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016991403 Permit Version: 2 Effective Date: 1st April 1992 Issued Date: Not Supplied Revocation Date: 10th February 1993 Discharge Type: Discharge Of Other Matter-Surface Water Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 100m	A14SE (SE)	779	3	384300 397500
33	**Discharge Consents** Operator: Factory Communications Ltd Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Location: 112-116 Princess Street, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 016991403 Permit Version: 3 Effective Date: 11th February 1993 Issued Date: Not Supplied Revocation Date: 1st November 1994 Discharge Type: Discharge Of Other Matter-Surface Water Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 100m	A14SE (SE)	779	3	384300 397500
33	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Charles Street, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0183 Permit Version: 2 Effective Date: 3rd September 2010 Issued Date: 3rd September 2010 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A14SE (SE)	797	3	384320 397500
33	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Charles Street, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0183 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 2nd September 2010 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A14SE (SE)	797	3	384320 397500

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
33	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Princess St/Granby Row Cs, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Upper Mersey Reference: 016982956 Permit Version: 1 Effective Date: 23rd June 1995 Issued Date: Not Supplied Revocation Date: 31st March 1998 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Consent revoked: Discharge ceased (Water Resources Act 1991, Schedule 10 & 6)** Positional Accuracy: Located by supplier to within 100m	A14SE (E)	799	3	384330 397520
33	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Princess St/Whitworth St Cso, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016982950 Permit Version: 1 Effective Date: 23rd June 1995 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 10m	A14SE (E)	799	3	384330 397520
33	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Charles St/Princess St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0166 Permit Version: 2 Effective Date: 3rd September 2010 Issued Date: 3rd September 2010 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A14SE (SE)	803	3	384330 397510
33	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Charles St/Princess St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0166 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 2nd September 2010 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A14SE (SE)	803	3	384330 397510

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
33	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Whitworth St/Sackville St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0253 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 10m	A14SE (SE)	803	3	384330 397510
34	**Discharge Consents** Operator: United Utilities Water Limited Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) Location: Subway - Victoria Avenue, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01man0175 Permit Version: 1 Effective Date: 15th September 1993 Issued Date: Not Supplied Revocation Date: 15th September 1993 Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company Discharge Environment: Freshwater Stream/River Receiving Water: River Irk **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 100m	A18NE (N)	817	3	383850 398740
34	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Victoria Arches, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0357 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Unknown Receiving Water: Not Supplied **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A18NE (N)	819	3	383820 398750
35	**Discharge Consents** Operator: J Sainsbury Plc Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: J Sainsbury Plc Swo Regent Road, End Of Ordsall Alne, Salford, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016991422 Permit Version: 1 Effective Date: 1st November 1994 Issued Date: Not Supplied Revocation Date: 1st November 1994 Discharge Type: Discharge Of Other Matter-Surface Water Discharge Environment: Freshwater Stream/River Receiving Water: River Irwell **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 100m	A12SW (W)	822	3	382630 397790

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
36	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Hampton St/Ordsall Lane, Salford, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01SAL0183 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Unknown Receiving Water: Not Supplied **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A12NW (W)	826	3	382680 398020
37	**Discharge Consents** Operator: Mr P Lane Property Type: FOOD+BEVERAGE SERVICES/CAFE/RESTAURANT/PUB Location: Food & Wine Bar Swo Railway Arches, Chapel Street, Salford, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016991311 Permit Version: 1 Effective Date: 1st November 1994 Issued Date: Not Supplied Revocation Date: 1st November 1994 Discharge Type: Discharge Of Other Matter-Surface Water Discharge Environment: Freshwater Stream/River Receiving Water: River Irwell **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 100m	A18NE (N)	842	3	383700 398800
38	**Discharge Consents** Operator: Manchester Metropolitan University Property Type: EDUCATION/NURSERY/SCHOOL/COLLEGE/UNI/TRAINING VENUE Location: Gshp At Manchester Metropolitan Uni Manchester Metropolitan Uni, Lower Chatham Street, ., Manchester, M15 6bh Authority: Environment Agency, North West Region Catchment Area: Medlock Reference: Eprdp3526gn Permit Version: 1 Effective Date: 1st April 2011 Issued Date: 23rd August 2010 Revocation Date: Not Supplied Discharge Type: Trade Discharges - Cooling Water Discharge Environment: Into Land Receiving Water: Groundwaters **Status: New issued under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A9SW (SE)	849	3	384096 397114
38	**Discharge Consents** Operator: Manchester Metropolitan University Property Type: EDUCATION/NURSERY/SCHOOL/COLLEGE/UNI/TRAINING VENUE Location: Gshp At Manchester Metropolitan Uni Manchester Metropolitan Uni, Lower Chatham Street, ., Manchester, M15 6bh Authority: Environment Agency, North West Region Catchment Area: Medlock Reference: Eprdp3526gn Permit Version: 1 Effective Date: 1st April 2011 Issued Date: 23rd August 2010 Revocation Date: Not Supplied Discharge Type: Trade Discharges - Cooling Water Discharge Environment: Into Land Receiving Water: Groundwaters **Status: New issued under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A9SW (SE)	875	3	384083 397072

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
39	**Discharge Consents** Operator: Factory Communications Ltd Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Location: 112-116 Princess Street, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 016991403 Permit Version: 1 Effective Date: 24th April 1989 Issued Date: Not Supplied Revocation Date: 31st March 1992 Discharge Type: Discharge Of Other Matter-Surface Water Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 100m	A14SE (E)	871	3	384400 397500
39	**Discharge Consents** Operator: Factory Communications Ltd Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Location: 112-116 Princess Street, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 016991403 Permit Version: 2 Effective Date: 1st April 1992 Issued Date: Not Supplied Revocation Date: 10th February 1993 Discharge Type: Discharge Of Other Matter-Surface Water Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 100m	A14SE (E)	871	3	384400 397500
40	**Discharge Consents** Operator: Dandara Limited Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: St Georges Island Projects Office, Hulme Hall Road, Manchester, M15 4ly Authority: Environment Agency, North West Region Catchment Area: Irwell Reference: 016993598 Permit Version: 1 Effective Date: 14th September 2004 Issued Date: 14th September 2004 Revocation Date: 14th January 2005 Discharge Type: Trade Effluent Discharge-Site Drainage Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Consent expired** Positional Accuracy: Located by supplier to within 10m	A7NW (SW)	878	3	382610 397450
41	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Chorlton Street, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0162 Permit Version: 2 Effective Date: 3rd September 2010 Issued Date: 3rd September 2010 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: Dukes Tunnel **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A14SE (E)	887	3	384510 397820

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
41	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Chorlton Street, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0162 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 2nd September 2010 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Into And/Or Watercourse Receiving Water: Dukes Tunnel **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A14SE (E)	887	3	384510 397820
42	**Discharge Consents** Operator: British Broadcasting Corporation Property Type: LAND TRANSPORT + VIA PIPELINES/FREIGHT Location: Bbc Vehicle Maintenance Base Swo, Pritchard Street, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016991346 Permit Version: 1 Effective Date: 22nd September 1994 Issued Date: Not Supplied Revocation Date: 22nd September 1994 Discharge Type: Discharge Of Other Matter-Surface Water Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 100m	A9NE (SE)	911	3	384400 397400
43	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Hulme Walk/Princess Rd, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0363 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Unknown Receiving Water: Not Supplied **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A8SE (S)	916	3	383780 396840
44	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Hulme Walk/Leaf Street, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0364 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Unknown Receiving Water: Not Supplied **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A3NE (S)	919	3	383690 396810

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
45	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Hulme Walk, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0362 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Unknown Receiving Water: Not Supplied **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A8SE (S)	924	3	383870 396870
46	**Discharge Consents** Operator: United Utilities Water Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Brook St/Mount St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016982723 Permit Version: 1 Effective Date: 28th November 1994 Issued Date: Not Supplied Revocation Date: 14th July 2000 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Revoked (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Manually corrected supplier location	A9NE (SE)	945	3	384450 397430
47	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Aytoun St/Auburn St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0370 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 27th March 2015 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Unknown Receiving Water: Not Supplied **Status: Surrendered under EPR 2010** Positional Accuracy: Located by supplier to within 100m	A15NW (E)	949	3	384580 398000
48	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Aytoun St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0318 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 1st January 1995 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: Shooters Brook **Status: Consent revoked or revised: New Consent issued (Section 37(1))** Positional Accuracy: Located by supplier to within 100m	A15NW (E)	950	3	384580 397880

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
48	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Minshull St/Whitworth St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0355 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 18th July 2014 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Unknown Receiving Water: Not Supplied **Status: Surrendered under EPR 2010** Positional Accuracy: Located by supplier to within 100m	A15NW (E)	951	3	384580 397870
48	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Aytoun St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016982630 Permit Version: 1 Effective Date: 30th September 1994 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: Shooters Brook **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A15NW (E)	951	3	384580 397875
49	**Discharge Consents** Operator: United Utilities Water Plc (?) Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Junction Rolls Cres/Yew Street Cso, Hulme, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 016982958 Permit Version: 3 Effective Date: 1st January 2015 Issued Date: 29th March 2010 Revocation Date: 25th February 2015 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Canal Receiving Water: Manchester Ship Canal **Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 10m	A6NE (SW)	992	3	382520 397360
49	**Discharge Consents** Operator: United Utilities Water Plc (?) Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Junction Rolls Cres/Yew Street Cso, Hulme, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 016982958 Permit Version: 2 Effective Date: 31st March 2005 Issued Date: 14th March 2005 Revocation Date: 31st December 2014 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Canal Receiving Water: Manchester Ship Canal **Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 10m	A6NE (SW)	992	3	382520 397360

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
49	**Discharge Consents** Operator: United Utilities Water Plc (?) Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: City Rd Cso, Hulme, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 016982954 Permit Version: 2 Effective Date: 31st March 2005 Issued Date: 7th March 2005 Revocation Date: 31st December 2014 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Canal Receiving Water: Manchester Ship Canal **Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 10m	A6NE (SW)	992	3	382520 397360
49	**Discharge Consents** Operator: United Utilities Water Plc (?) Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Stretford Rd/Upper Moss Lane Cso, Hulme, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0365 Permit Version: 2 Effective Date: 31st March 2005 Issued Date: 7th March 2005 Revocation Date: 31st December 2014 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Canal Receiving Water: Manchester Ship Canal **Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 10m	A6NE (SW)	992	3	382520 397360
49	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: City Rd Cso, Hulme, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016982954 Permit Version: 1 Effective Date: 23rd June 1995 Issued Date: Not Supplied Revocation Date: 30th March 2005 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Canal Receiving Water: Manchester Ship Canal **Status: Consent revoked or revised: New Consent issued (Section 37(1))** Positional Accuracy: Located by supplier to within 100m	A6NE (SW)	992	3	382520 397360
49	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Marple St/Rolls Cres Cso, Hulme, Greater Manchester, M15 5ft Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016982958 Permit Version: 1 Effective Date: 8th August 1995 Issued Date: Not Supplied Revocation Date: 30th March 2005 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Canal Receiving Water: Manchester Ship Canal **Status: Consent revoked or revised: New Consent issued (Section 37(1))** Positional Accuracy: Located by supplier to within 10m	A6NE (SW)	992	3	382520 397360
50	**Enforcement and Prohibition Notices** Location: Manchester Children's Hospital, Gartside Street, MANCHESTER, M3 3FJ Permit Reference: Not Given Enforcement Date: 4th August 1995 Details: Press Release HM269, Breach of conditions relating to accumulation & disposal of radioactive wastes; under RSA93. Positional Accuracy: Unknown	A13NW (NW)	300	3	383285 398129

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
51	**Local Authority Pollution Prevention and Controls** Name: The Laundry Shop (Manchester Ltd) Location: Unit 5 Peter House, Oxford Street, Manchester Authority: Manchester City Council, Environmental Health Department Permit Reference: PPC/DC/RM/01/09 Dated: 1st February 2007 Process Type: Local Authority Pollution Prevention and Control Description: PG6/46 Dry cleaning **Status: Authorisation revokedRevoked** Positional Accuracy: Located by supplier to within 10m	A14NW (E)	304	4	383915 397839
52	**Local Authority Pollution Prevention and Controls** Name: Johnson Cleaners Uk Ltd - Manchester Location: 59 Cross Street, Albert Square, Manchester Authority: Manchester City Council, Environmental Health Department Permit Reference: PPC/DC/RM/12/07 Dated: 1st February 2007 Process Type: Local Authority Pollution Prevention and Control Description: PG6/46 Dry cleaning **Status: Permitted** Positional Accuracy: Located by supplier to within 10m	A18SE (NE)	325	4	383845 398199
53	**Local Authority Pollution Prevention and Controls** Name: Granada Dry Cleaners Location: 71-73 Bridge Street, Manchester Authority: Manchester City Council, Environmental Health Department Permit Reference: PPC/DC/RM/20/07 Dated: 26th February 2007 Process Type: Local Authority Pollution Prevention and Control Description: PG6/46 Dry cleaning **Status: Permitted** Positional Accuracy: Located by supplier to within 10m	A18SE (N)	328	4	383558 398300
54	**Local Authority Pollution Prevention and Controls** Name: Tom Garner Motors Location: Chester Road, MANCHESTER, Lancashire, M15 4GA Authority: Manchester City Council, Environmental Health Department Permit Reference: 43/93 Dated: 21st June 1993 Process Type: Local Authority Air Pollution Control Description: PG6/34 Respraying of road vehicles **Status: Authorised** Positional Accuracy: Automatically positioned to the address	A8NW (SW)	378	4	383280 397369
55	**Local Authority Pollution Prevention and Controls** Name: Dunlop LtdGrg Division Location: P O Box 151, MANCHESTER, Lancashire, M60 1PD Authority: Manchester City Council, Environmental Health Department Permit Reference: PPC/58/93 Dated: 2nd December 1993 Process Type: Local Authority Air Pollution Control Description: PG6/28 Rubber processes **Status: Authorisation revokedRevoked** Positional Accuracy: Manually positioned to the address or location	A9NW (SE)	587	4	383890 397289
56	**Local Authority Pollution Prevention and Controls** Name: Hanson Aggregates Location: Potato Wharf, Off Liverpool Road, MANCHESTER, M3 4NB Authority: Manchester City Council, Environmental Health Department Permit Reference: PPC/B/03/05/AW Dated: 7th August 1992 Process Type: Local Authority Air Pollution Control Description: PG3/1Blending, packing, loading and use of bulk cement **Status: Authorised** Positional Accuracy: Manually positioned to the address or location	A12SW (W)	615	4	382848 397577
57	**Local Authority Pollution Prevention and Controls** Name: Jessop & Baird Ltd Location: Medlock House, Hulme Street, Hulme, MANCHESTER, Lancashire, M15 6AL Authority: Manchester City Council, Environmental Health Department Permit Reference: 41/93 Dated: 14th June 1993 Process Type: Local Authority Air Pollution Control Description: PG6/32 Adhesive coating **Status: Authorisation revokedRevoked** Positional Accuracy: Automatically positioned to the address	A8NE (S)	626	4	383796 397169

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
58	**Local Authority Pollution Prevention and Controls** Name: Johnsons Cleaners Uk Ltd - Manchester Location: 24 High Street, Manchester Authority: Manchester City Council, Environmental Health Department Permit Reference: PPC/DC/RM/13/07 Dated: 1st February 2007 Process Type: Local Authority Pollution Prevention and Control Description: PG6/46 Dry cleaning **Status: Permitted** Positional Accuracy: Located by supplier to within 10m	A19SE (NE)	816	4	384254 398481
59	**Local Authority Pollution Prevention and Controls** Name: Ryland Honda Location: Blackfriars Road, SALFORD, Lancashire, M3 7AP Authority: Salford City Council, Environmental Health Department Permit Reference: Not Given Dated: Not Supplied Process Type: Local Authority Air Pollution Control Description: PG6/34 Respraying of road vehicles **Status: Authorised** Positional Accuracy: Manually positioned to the address or location	A23SW (N)	898	5	383408 398859
60	**Local Authority Pollution Prevention and Controls** Name: Sainsbury'S Plc Location: 100 Regent Road, SALFORD, Lancashire, M5 4QU Authority: Salford City Council, Environmental Health Department Permit Reference: 23071/010311 Dated: Not Supplied Process Type: Local Authority Air Pollution Control Description: PG1/14 Petrol filling station **Status: Authorised** Positional Accuracy: Manually positioned to the address or location	A11SE (W)	931	5	382524 397829
	Nearest Surface Water Feature	A13SW (S)	131	-	383465 397570
61	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Oils - Unknown Note: Not Supplied Incident Date: 8th July 1992 Incident Reference: 92611241 Catchment Area: Bridgewater Canal Receiving Water: Not Given Cause of Incident: Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13SW (S)	212	3	383400 397500
62	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Moorefield Cres, LOWTON Authority: Environment Agency, North West Region Pollutant: Oils - Unknown Note: Stream Discoloured Incident Date: 30th May 1998 Incident Reference: SO980959 Catchment Area: Glaze Receiving Water: Freshwater Stream/River Cause of Incident: Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A8NW (S)	308	3	383400 397400
63	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Miscellaneous - Inert Suspended Solids Note: River Medlock; Cement Washings Incident Date: 21st February 1995 Incident Reference: 95650362 Catchment Area: Medlock Receiving Water: Not Given Cause of Incident: Land Runoff Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A8NW (SW)	341	3	383300 397400

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
64	**Pollution Incidents to Controlled Waters** Property Type: Road Location: Mancunian Way , HULME Authority: Environment Agency, North West Region Pollutant: Chemicals - Unknown Note: 20 Litres Of Chemical Irgasol In Drains Incident Date: 7th September 1998 Incident Reference: SO981631 Catchment Area: Manchester Ship Canal Receiving Water: Freshwater Stream/River Cause of Incident: Road Traffic Accident Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A8NW (S)	502	3	383500 397200
65	**Pollution Incidents to Controlled Waters** Property Type: Private Sewage (Non-PLC): Sewerage Systems Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Unknown Sewage Note: River Irwell Incident Date: 14th May 1993 Incident Reference: 93611003 Catchment Area: Irwell Receiving Water: Not Given Cause of Incident: Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A18SW (N)	530	3	383500 398500
66	**Pollution Incidents to Controlled Waters** Property Type: Pollution Found Source Not Determined Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Miscellaneous - Unknown Note: River Irwell Incident Date: 26th May 1992 Incident Reference: 92610872 Catchment Area: Irwell Receiving Water: Not Given Cause of Incident: Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A18SE (N)	531	3	383600 398500
67	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Miscellaneous - Colour Note: Not Supplied Incident Date: 12th May 1995 Incident Reference: 95611111 Catchment Area: Irwell Receiving Water: Not Given Cause of Incident: Other Incident/Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A18NE (N)	630	3	383600 398600
67	**Pollution Incidents to Controlled Waters** Property Type: No Premises Identified Location: St Marys Parsonage, Off Blackfriars Street, Manchester City Centre, MANCHESTER, Greater Manchester Authority: Environment Agency, North West Region Pollutant: Contaminated Material : Fire Fighting Run Off Note: Not Supplied Incident Date: 2nd May 1999 Incident Reference: 28749 Catchment Area: Irwell Receiving Water: River Stretch (Freshwater) Cause of Incident: Fire Incident Severity: Category 3 - Minor Incident Positional Accuracy: Manually positioned to the road within the address or location	A18NE (N)	646	3	383629 398613
68	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Unknown Note: None Affected; Diesel Spill Incident Date: 22nd August 1996 Incident Reference: 96631887 Catchment Area: Irwell Receiving Water: Not Given Cause of Incident: Accidental Spillage/Leakage Incident Severity: Category 3 - Minor Incident Positional Accuracy: Unknown	A14SW (SE)	687	3	384200 397500

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
68	**Pollution Incidents to Controlled Waters** Property Type: Private Sewage (Non-PLC): Sewerage Systems Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Crude Sewage Note: River Medlock; Crude Sewage Incident Date: 25th March 1996 Incident Reference: 96630555 Catchment Area: Medlock Receiving Water: Not Given Cause of Incident: Blocked Sewer Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A9NW (SE)	690	3	384200 397495
69	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Unknown Note: None Pollution Found Incident Date: 11th March 1996 Incident Reference: 96610444 Catchment Area: Irwell Receiving Water: Not Given Cause of Incident: Other Incident/Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A18NW (N)	729	3	383500 398700
70	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Oils - Unknown Note: River Irwell Incident Date: 10th May 1993 Incident Reference: 93610965 Catchment Area: Irwell Receiving Water: Not Given Cause of Incident: Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A18NE (N)	730	3	383600 398700
71	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Unknown Note: None Pollution Found Incident Date: 11th January 1996 Incident Reference: 96630052 Catchment Area: Medlock Receiving Water: Not Given Cause of Incident: Other Incident/Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A14SE (SE)	779	3	384300 397500
72	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Unknown Note: None Pollution Found Incident Date: 8th November 1996 Incident Reference: 96632326 Catchment Area: Rochdale Canal Receiving Water: Not Given Cause of Incident: Other Incident/Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Unknown	A14SE (E)	782	3	384400 397800
73	**Pollution Incidents to Controlled Waters** Property Type: Pollution Found Source Not Determined Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Miscellaneous - Other Note: General Debris Incident Date: 13th September 1994 Incident Reference: 94652060 Catchment Area: Manchester Ship Canal Receiving Water: Not Given Cause of Incident: Other Incident/Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A7SE (SW)	838	3	383000 397000

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
74	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Oils - Unknown Note: Not Supplied Incident Date: 27th October 1992 Incident Reference: 92741897 Catchment Area: Bridgewater Canal Receiving Water: Not Given Cause of Incident: Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A7NW (SW)	853	3	382700 397300
75	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Unknown Note: Oil To Drains Incident Date: 10th July 1996 Incident Reference: 96631536 Catchment Area: Medlock Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A14NE (E)	869	3	384500 398000
76	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Miscellaneous - Foam Note: River Medlock; Detergent Incident Date: 30th March 1995 Incident Reference: 95630655 Catchment Area: Medlock Receiving Water: Not Given Cause of Incident: Other Incident/Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A14SE (E)	871	3	384400 397500
77	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Not Given Note: Not Supplied Incident Date: 16th March 1992 Incident Reference: 92610433 Catchment Area: Irk Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A19NW (N)	889	3	383900 398800
78	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Chemicals - Detergents/Surfactant Note: Manchester Ship Canal; Detergent Incident Date: 1st February 1996 Incident Reference: 96650187 Catchment Area: Manchester Ship Canal Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A7NW (SW)	903	3	382600 397400
79	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Unknown Note: None Affected Incident Date: 8th November 1996 Incident Reference: 96632315 Catchment Area: Medlock Receiving Water: Not Given Cause of Incident: Other Incident/Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A14SE (E)	934	3	384500 397600

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
80	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Not Given Note: None Pollution Found Incident Date: 27th October 1992 Incident Reference: 92741898 Catchment Area: Bridgewater Canal Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A7NW (SW)	940	3	382605 397295
80	**Pollution Incidents to Controlled Waters** Property Type: Private Sewage: Sewage Works And Septic Tanks Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Unknown Sewage Note: Not Supplied Incident Date: 8th November 1992 Incident Reference: 92611933 Catchment Area: Bridgewater Canal Receiving Water: Not Given Cause of Incident: Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A7NW (SW)	942	3	382600 397300
80	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Unknown Note: Bridgewater Canal Incident Date: 20th April 1995 Incident Reference: 95650862 Catchment Area: Bridgewater Canal Receiving Water: Not Given Cause of Incident: Other Incident/Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A7NW (SW)	945	3	382600 397295
81	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Oils - Other Oil Note: Engine Oil Incident Date: 8th January 1995 Incident Reference: 95650025 Catchment Area: Bridgewater Canal Receiving Water: Not Given Cause of Incident: Land Runoff Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A6NE (SW)	995	3	382505 397395
81	**Pollution Incidents to Controlled Waters** Property Type: Connection To Surface Drains Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Crude Sewage Note: Not Supplied Incident Date: 2nd November 1995 Incident Reference: 95652741 Catchment Area: Manchester Ship Canal Receiving Water: Not Given Cause of Incident: Wrong Connection Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A6NE (SW)	1000	3	382500 397395
82	**Registered Radioactive Substances** Name: National Vulcan Eng Ins Group Ltd Location: St Marys Parsonage, MANCHESTER, M60 9AP Authority: Scottish Environment Protection Agency, Head Office Permit Reference: IPB/3/3/023 Dated: 24th April 1980 Process Type: Registration under S10 RSA for the keeping and use of mobile Radioactive sources (was RSA60 S3) Description: Registration under S7 or S10 RSA for the keeping and use of radioactive material or apparatus for 1 or more tracer test sources dated pre April 1991 **Status: Not Given** Positional Accuracy: Manually positioned to the road within the address or location	A18SW (N)	455	6	383532 398427

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
83	**Registered Radioactive Substances** Name: Manchester Metropolitan University Location: John Dalton Building, Chester Street, MANCHESTER, Lancashire, M1 5GD Authority: Environment Agency, North West Region Permit Reference: Bw5861 Dated: 1st December 2003 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA **Status: Authorisation superseded by a substantial or non substantial variationSuperseded** Positional Accuracy: Automatically positioned to the address	A9NW (SE)	749	3	384070 397222
83	**Registered Radioactive Substances** Name: Manchester Metropolitan University Location: John Dalton Building, Chester Street, MANCHESTER, Greater Manchester, M1 5GD Authority: Environment Agency, North West Region Permit Reference: Bl0324 Dated: 23rd May 2001 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Minor variation to a registration under the Act of an open source which is also the subject of an authorisation **Status: Application has been authorised and any conditions apply to the operatorAuthorised** Positional Accuracy: Automatically positioned to the address	A9NW (SE)	749	3	384070 397222
83	**Registered Radioactive Substances** Name: Manchester Metropolitan University Location: John Dalton Building, Chester Street, MANCHESTER, Greater Manchester, M1 5GD Authority: Environment Agency, North West Region Permit Reference: AP8403 Dated: 9th March 1995 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA **Status: Authorisation superseded by a substantial or non substantial variationSuperseded** Positional Accuracy: Automatically positioned to the address	A9NW (SE)	749	3	384070 397222
83	**Registered Radioactive Substances** Name: Manchester Metropolitan University Location: John Dalton Building, Chester Street, MANCHESTER, Greater Manchester, M1 5GD Authority: Environment Agency, North West Region Permit Reference: AO3155 Dated: 16th October 1994 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Substantial variation to authorisation under RSA **Status: Authorisation superseded by a substantial or non substantial variationSuperseded** Positional Accuracy: Automatically positioned to the address	A9NW (SE)	749	3	384070 397222
83	**Registered Radioactive Substances** Name: Manchester Metropolitan University Location: John Dalton Building, Chester Street, MANCHESTER, Greater Manchester, M1 5GD Authority: Environment Agency, North West Region Permit Reference: AC9718 Dated: 31st March 1991 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Registration under the Act of an open source which is also the subject of an authorisation **Status: Authorisation superseded by a substantial or non substantial variationSuperseded** Positional Accuracy: Automatically positioned to the address	A9NW (SE)	749	3	384070 397222

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
83	**Registered Radioactive Substances** Name: Manchester Metropolitan University Location: John Dalton Building, Chester Street, MANCHESTER, Greater Manchester, M1 5GD Authority: Environment Agency, North West Region Permit Reference: AC9688 Dated: 31st March 1991 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Authorisation under RSA **Status: Authorisation superseded by a substantial or non substantial variationSuperseded** Positional Accuracy: Automatically positioned to the address	A9NW (SE)	749	3	384070 397222
84	**Registered Radioactive Substances** Name: Manchester Metropolitan University Location: John Dalton Building, Chester Street, MANCHESTER, M1 5GD Authority: Environment Agency, North West Region Permit Reference: Ca1464 Dated: 17th February 2006 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Substantial variation to authorisation under RSA **Status: Application has been authorised and any conditions apply to the operatorAuthorised** Positional Accuracy: Automatically positioned to the address	A9NW (SE)	778	3	384195 397314
85	**Registered Radioactive Substances** Name: University Of Manchester Location: North Campus, Sackville Street, Manchester, M60 1qd Authority: Environment Agency, North West Region Permit Reference: Bx8661 Dated: 1st October 2004 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Registration under the Act of an open source which is also the subject of an authorisation **Status: Application has been authorised and any conditions apply to the operatorAuthorised** Positional Accuracy: Manually positioned to the road within the address or location	A14SE (E)	783	3	384399 397792
86	**Registered Radioactive Substances** Name: University Of Manchester Location: North Campus, Sackville Street, Manchester, M60 1qd Authority: Environment Agency, North West Region Permit Reference: Bx8645 Dated: 2nd September 2004 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Authorisation under RSA **Status: Application has been authorised and any conditions apply to the operatorAuthorised** Positional Accuracy: Manually positioned to the road within the address or location	A14SE (E)	896	3	384479 397657
87	**Registered Radioactive Substances** Name: Umist Location: Po Box 88, Sackville Street, MANCHESTER, M60 1QD Authority: Environment Agency, North West Region Permit Reference: AZ8692 Dated: 13th November 1997 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA **Status: Authorisation superseded by a substantial or non substantial variationSuperseded** Positional Accuracy: Manually positioned to the address or location	A14SE (E)	940	3	384477 397512
87	**Registered Radioactive Substances** Name: Umist Location: Po Box 88, Sackville Street, MANCHESTER, M60 1QD Authority: Environment Agency, North West Region Permit Reference: AX0526 Dated: 30th January 1997 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA **Status: Authorisation superseded by a substantial or non substantial variationSuperseded** Positional Accuracy: Manually positioned to the address or location	A14SE (E)	941	3	384478 397512

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
87	**Registered Radioactive Substances** Name: Umist Location: Po Box 88, Sackville Street, MANCHESTER, M60 1QD Authority: Environment Agency, North West Region Permit Reference: AP0143 Dated: 16th January 1995 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA **Status: Authorisation superseded by a substantial or non substantial variationSuperseded** Positional Accuracy: Manually positioned to the address or location	A14SE (E)	941	3	384478 397512
87	**Registered Radioactive Substances** Name: Umist Location: PO Box 88, MANCHESTER, Lancashire, M60 1QD Authority: Environment Agency, North West Region Permit Reference: Bq2154 Dated: 9th April 2002 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Substantial variation to authorisation under RSA **Status: Authorisation either revoked or cancelledCancelled** Positional Accuracy: Located by supplier to within 100m	A14SE (E)	965	3	384500 397500
87	**Registered Radioactive Substances** Name: Umist Location: PO Box 88, MANCHESTER, Lancashire, M60 1QD Authority: Environment Agency, North West Region Permit Reference: AC8878 Dated: 31st March 1991 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Authorisation under RSA **Status: Authorisation either revoked or cancelledCancelled** Positional Accuracy: Located by supplier to within 100m	A14SE (E)	965	3	384500 397500
	River Quality Name: Rochdale Canal GQA Grade: River Quality B Reach: Ashton Canal To Knott Mill Estimated Distance (km): 1.8 Flow Rate: Flow greater than 80 cumecs Flow Type: Canal Year: 2000	A13SW (S)	191	3	383535 397510
	River Quality Name: Bridgewater Canal GQA Grade: River Quality B Reach: Conf Rochdale Canal To Tilting Weir Estimated Distance (km): .4 Flow Rate: Flow greater than 80 cumecs Flow Type: Canal Year: 2000	A8NW (SW)	329	3	383335 397398
	River Quality Name: Irwell (Msc) GQA Grade: River Quality E Reach: Salford University To Salford Docks Estimated Distance (km): 8.2 Flow Rate: Flow less than 40 cumecs Flow Type: River Year: 2000	A18SW (NW)	393	3	383322 398303
	River Quality Name: Medlock GQA Grade: River Quality E Reach: Lords Bk To Irwell Estimated Distance (km): 9.5 Flow Rate: Flow less than 0.31 cumecs Flow Type: River Year: 2000	A7NE (SW)	411	3	383178 397398

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	River Quality Name: Bridgewater Canal GQA Grade: River Quality B Reach: Waters Meeting To Conf Rochdale Canal Estimated Distance (km): 3.6 Flow Rate: Flow greater than 80 cumecs Flow Type: Canal Year: 2000	A7NE (SW)	507	3	382988 397498
	River Quality Name: Corn Bk GQA Grade: River Quality C Reach: Qsl At Openshaw To Msc Estimated Distance (km): 5.6 Flow Rate: Flow less than 0.31 cumecs Flow Type: River Year: 2000	A8SE (S)	791	3	383582 396918
	River Quality Name: Irk GQA Grade: River Quality E Reach: Moston Bk To Irwell Estimated Distance (km): 1.7 Flow Rate: Flow less than 2.5 cumecs Flow Type: River Year: 2000	A23SE (N)	934	3	383705 398893

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
88	**River Quality Chemistry Sampling Points** Name: Rochdale Canal Reach: Ashton Canal To Knott Mill Estimated Distance: 1.80 Objective: Not Supplied Positional Accuracy: Located by supplier to within 10m Year: 1990 GQA Grade: River Quality Chemistry GQA Grade D - Fair Compliance: Not Supplied Year: 1993 GQA Grade: River Quality Chemistry GQA Grade B - Good Compliance: Not Supplied Year: 1994 GQA Grade: River Quality Chemistry GQA Grade B - Good Compliance: Not Supplied Year: 1995 GQA Grade: River Quality Chemistry GQA Grade A - Very Good Compliance: Not Supplied Year: 1996 GQA Grade: River Quality Chemistry GQA Grade A - Very Good Compliance: Not Supplied Year: 1997 GQA Grade: River Quality Chemistry GQA Grade A - Very Good Compliance: Not Supplied Year: 1998 GQA Grade: River Quality Chemistry GQA Grade A - Very Good Compliance: Not Supplied Year: 1999 GQA Grade: River Quality Chemistry GQA Grade A - Very Good Compliance: Not Supplied Year: 2000 GQA Grade: River Quality Chemistry GQA Grade A - Very Good Compliance: Not Supplied Year: 2001 GQA Grade: River Quality Chemistry GQA Grade A - Very Good Compliance: Not Supplied Year: 2002 GQA Grade: River Quality Chemistry GQA Grade A - Very Good Compliance: Not Supplied Year: 2003 GQA Grade: River Quality Chemistry GQA Grade A - Very Good Compliance: Not Supplied Year: 2004 GQA Grade: River Quality Chemistry GQA Grade A - Very Good Compliance: Not Supplied Year: 2005 GQA Grade: River Quality Chemistry GQA Grade A - Very Good Compliance: Not Supplied Year: 2006 GQA Grade: River Quality Chemistry GQA Grade A - Very Good Compliance: Not Supplied Year: 2007 GQA Grade: River Quality Chemistry GQA Grade A - Very Good Compliance: Not Supplied Year: 2008 GQA Grade: River Quality Chemistry GQA Grade A - Very Good Compliance: Not Supplied Year: 2009 GQA Grade: River Quality Chemistry GQA Grade A - Very Good Compliance: Not Supplied	A13SW (SW)	191	3	383330 397558
89	**Water Abstractions** Operator: Her Majesty'S Court Service Licence Number: 2569007089 Permit Version: 2 Location: 2 Boreholes At Gartside Street Manchester Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: Non-Evaporative Cooling Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Land At Gartside Street Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 10th July 2008 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A18SW (NW)	397	3	383335 398310

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
89	**Water Abstractions** Operator: Bovis Lend Lease Ltd Licence Number: 2569007089 Permit Version: 1 Location: 2 Boreholes At Gartside Street Manchester Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: Non-Evaporative Cooling Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Land At Gartside Street Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 28th January 2005 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A18SW (NW)	397	3	383335 398310
90	**Water Abstractions** Operator: British Telecommunications Plc Licence Number: 2569007069 Permit Version: 100 Location: Borehole At George St, Manchester Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: General Cooling (Existing Licences Only) (Low Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 860 Yearly Rate (m3): 1100 Details: Premises At Rutherford Hse, York St Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st April 2007 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A14NW (E)	470	3	384100 398000
91	**Water Abstractions** Operator: North Western Electricity Board Licence Number: 2569006023 Permit Version: Not Supplied Location: Rochdale Canal, Dickinson Street, MANCHESTER Authority: Environment Agency, North West Region Abstraction: Cooling Abstraction Type: Not Supplied Source: Canal Daily Rate (m3): 82 Yearly Rate (m3): 25230 Details: Licence Status: Revoked Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A14SW (E)	523	3	384100 397700
92	**Water Abstractions** Operator: Dunlop Rubber Co Limited Licence Number: 2569007027 Permit Version: Not Supplied Location: Borehole, Cambridge Street, MANCHESTER Authority: Environment Agency, North West Region Abstraction: Cooling Abstraction Type: Not Supplied Source: Groundwater Daily Rate (m3): 1811 Yearly Rate (m3): 154564 Details: Licence Status: Revoked Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A9NW (SE)	722	3	384000 397200

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
93	**Water Abstractions** Operator: British Telecommunications Plc Licence Number: 2569007070 Permit Version: 101 Location: Borehole At Dial House Chapel Street Salford Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: General Cooling (Existing Licences Only) (High Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Premises At Dial House, Salford Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st April 2007 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A18NE (N)	744	3	383700 398700
93	**Water Abstractions** Operator: British Telecom Licence Number: 2569007070 Permit Version: 100 Location: Borehole At Dial House, Chapel St, Salford Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: General Cooling (Existing Licences Only) (High Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 30 Yearly Rate (m3): 45 Details: Premises At Dial House, Salford Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 27th January 1971 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A18NE (N)	744	3	383700 398700
94	**Water Abstractions** Operator: West Contracting Licence Number: Nw0690006001 Permit Version: 1 Location: Boreholes At Origin Developments, Manchester Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: Non-Evaporative Cooling Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 May Authorised End: 30 September Permit Start Date: 19th January 2009 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A14SE (E)	777	3	384378 397733
94	**Water Abstractions** Operator: West Contracting Licence Number: Nw/069/0006/001 Permit Version: 1 Location: Boreholes At Origin Developments, Manchester Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: Non-Evaporative Cooling Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 May Authorised End: 30 September Permit Start Date: 19th January 2009 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A14SE (E)	777	3	384378 397733

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
95	**Water Abstractions** Operator: Threlfalls (Salford) Ltd. Licence Number: 2569006009 Permit Version: Not Supplied Location: Four Boreholes, Cook Street, SALFORD Authority: Environment Agency, North West Region Abstraction: Cooling & Manufacturing Abstraction Type: Not Supplied Source: Groundwater Daily Rate (m3): 977 Yearly Rate (m3): 227300 Details: Additional Purpose: Cooling; Licence Status: Revoked Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A17NE (N)	897	3	383200 398800
96	**Water Abstractions** Operator: Manchester Metropolitan University Licence Number: Nw/069/0006/003 Permit Version: 2 Location: Borehole 1 At Lower Chatham Street Authority: Environment Agency, North West Region Abstraction: Schools and Colleges: General Use (Medium Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 4th April 2014 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A9SW (SE)	920	3	384180 397091
96	**Water Abstractions** Operator: Manchester Metropolitan University Licence Number: Nw/069/0006/003 Permit Version: 2 Location: Borehole 1 At Lower Chatham Street Authority: Environment Agency, North West Region Abstraction: Schools and Colleges: Heat Pump Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 4th April 2014 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A9SW (SE)	920	3	384180 397091
96	**Water Abstractions** Operator: Manchester Metropolitan University Licence Number: Nw/069/0006/003 Permit Version: 1 Location: Borehole 1 At Lower Chatham Street Authority: Environment Agency, North West Region Abstraction: Schools and Colleges: General Use (Medium Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 1st April 2011 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A9SW (SE)	920	3	384180 397091

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
96	**Water Abstractions** Operator: Manchester Metropolitan University Licence Number: Nw/069/0006/003 Permit Version: 1 Location: Borehole 1 At Lower Chatham Street Authority: Environment Agency, North West Region Abstraction: Schools and Colleges: Heat Pump Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 1st April 2011 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A9SW (SE)	920	3	384180 397091
97	**Water Abstractions** Operator: Manchester Metropolitan University Licence Number: Nw/069/0004/003 Permit Version: 1 Location: Borehole At Manchester Metropolitan University Authority: Environment Agency, North West Region Abstraction: Schools and Colleges: Heat Pump Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 20th September 2013 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A3NE (S)	987	3	383715 396746
97	**Water Abstractions** Operator: Manchester Metropolitan University Licence Number: Nw/069/0004/003 Permit Version: 1 Location: Borehole At Manchester Metropolitan University Authority: Environment Agency, North West Region Abstraction: Schools and Colleges: General Use (Medium Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 20th September 2013 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A3NE (S)	987	3	383715 396746
98	**Water Abstractions** Operator: Cds Computer Design Systems Ltd Licence Number: 2569007053 Permit Version: 100 Location: R Irwell At Irwell Works, Ordsall Lane, Salford Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: General Cooling (Existing Licences Only) (Low Loss) Abstraction Type: Water may be abstracted from a single point Source: Surface Daily Rate (m3): 455 Yearly Rate (m3): 22730 Details: Irwell Works, Ordsall Lane, Salford Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st November 1987 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A6NE (SW)	998	3	382500 397400

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 102 Location: Borehole Number 2 At Premises Strangeways Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 2004 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A23NE (N)	1248	3	383820 399190
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 102 Location: Borehole (No 2) At Premises, Strangeways, Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Drinking, Cooking, Sanitary, Washing, (Small Garden) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 2004 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A23NE (N)	1248	3	383820 399190
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 102 Location: Borehole Number 2 At Premises Strangeways Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Drinking, Cooking, Sanitary, Washing, (Small Garden) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 2004 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A23NE (N)	1248	3	383820 399190
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 102 Location: Borehole Number 2 At Premises Strangeways Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Drinking, Cooking, Sanitary, Washing, (Small Garden) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 2004 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A23NE (N)	1248	3	383820 399190

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 101 Location: Borehole (No 2) At Premises, Strangeways, Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Drinking, Cooking, Sanitary, Washing, (Small Garden) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 682 Yearly Rate (m3): 194755 Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 25th May 2000 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A23NE (N)	1248	3	383820 399190
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 101 Location: Borehole (No 2) At Premises, Strangeways, Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 25th May 2000 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A23NE (N)	1248	3	383820 399190
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 102 Location: Borehole Number 3 At Premises Strangeways Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Drinking, Cooking, Sanitary, Washing, (Small Garden) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 2004 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A23NE (N)	1280	3	383830 399220
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 102 Location: Borehole Number 3 At Premises Strangeways Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 2004 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A23NE (N)	1280	3	383830 399220

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 102 Location: Borehole Number 3 At Premises Strangeways Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Drinking, Cooking, Sanitary, Washing, (Small Garden) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 2004 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A23NE (N)	1280	3	383830 399220
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 102 Location: Borehole (No 3) At Premises, Strangeways, Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Borehole At Strangeways Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 2004 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A23NE (N)	1280	3	383830 399220
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 101 Location: Borehole (No 3) At Premises, Strangeways, Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Drinking, Cooking, Sanitary, Washing, (Small Garden) Abstraction Type: Not Supplied Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 25th May 2000 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A23NE (N)	1280	3	383830 399220
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 101 Location: Borehole (No 3) At Premises, Strangeways, Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Not Supplied Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 25th May 2000 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A23NE (N)	1280	3	383830 399220

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 102 Location: Borehole Number 1 At Premises Strangeways Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Drinking, Cooking, Sanitary, Washing, (Small Garden) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 2004 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A23NE (N)	1314	3	383850 399250
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 102 Location: Borehole (No 1) At Premises, Strangeways, Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 2004 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A23NE (N)	1314	3	383850 399250
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 102 Location: Borehole (No 1) At Premises, Strangeways, Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Drinking, Cooking, Sanitary, Washing, (Small Garden) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Borehole At Strangeways, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 2004 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A23NE (N)	1314	3	383850 399250
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 102 Location: Borehole Number 1 At Premises Strangeways Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 2004 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A23NE (N)	1314	3	383850 399250

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 101 Location: Borehole (No 1) At Premises, Strangeways, Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Drinking, Cooking, Sanitary, Washing, (Small Garden) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 25th May 2000 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A23NE (N)	1314	3	383850 399250
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 101 Location: Borehole (No 1) At Premises, Strangeways, Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 25th May 2000 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A23NE (N)	1314	3	383850 399250
	Water Abstractions Operator: Cemex Uk Materials Ltd Licence Number: 2569007085 Permit Version: 3 Location: Borehole At Hope Street, Salford, Manchester Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Land At Hope Street, Salford, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 17th October 2007 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A16SW (W)	1391	3	382190 398330
	Water Abstractions Operator: Cemex Uk Materials Ltd Licence Number: 2569007085 Permit Version: 2 Location: Borehole At Hope Street, Salford, Manchester Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Land At Hope Street, Salford, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 22nd March 2004 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A16SW (W)	1391	3	382190 398330

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Ready Mixed Concrete (North West) Limited Licence Number: 2569007085 Permit Version: 1 Location: Borehole At Hope Street, Salford, Manchester Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Land At Hope Street, Salford, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st November 2000 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A16SW (W)	1391	3	382190 398330
	Water Abstractions Operator: Moseley Rubber Co Ltd Licence Number: 2569006001 Permit Version: 100 Location: Borehole At Premises, Broadie St, Ardwick, Manchester Authority: Environment Agency, North West Region Abstraction: Rubber: General Cooling (Existing Licences Only) (Low Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 909 Yearly Rate (m3): 331858 Details: Premises At Broadie St., Ardwick Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 8th February 1966 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(E)	1660	3	385240 397540
	Water Abstractions Operator: Joseph Holt Ltd Licence Number: 2569004011 Permit Version: 100 Location: Borehole At Derby Brewery, Cheetham, Manchester 3 Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: General Cooling (Existing Licences Only) (Low Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 182 Yearly Rate (m3): 45460 Details: Derby Brewery, Cheetham, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 17th February 1966 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	(N)	1809	3	384100 399700
	Water Abstractions Operator: Joseph Holt Ltd Licence Number: 2569004011 Permit Version: 100 Location: Borehole At Derby Brewery, Cheetham, Manchester 3 Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Derby Brewery, Cheetham, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 17th February 1966 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1809	3	384100 399700

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Heineken Uk Ltd Licence Number: 2569007007 Permit Version: 103 Location: Borehole At Premises Moss Side Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Premises At Moss Side, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 8th May 2014 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(S)	1836	3	383865 395909
	Water Abstractions Operator: Heineken Uk Ltd Licence Number: 2569007007 Permit Version: 103 Location: Borehole At Premises Moss Side Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: General Cooling (Existing Licences Only) (High Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Premises At Moss Side, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 8th May 2014 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(S)	1836	3	383865 395909
	Water Abstractions Operator: Heineken Uk Ltd Licence Number: 2569007007 Permit Version: 102 Location: Borehole At Premises Moss Side Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: General Cooling (Existing Licences Only) (High Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Premises At Moss Side, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 23rd November 2009 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	(S)	1852	3	383900 395900
	Water Abstractions Operator: Heineken Uk Ltd Licence Number: 2569007007 Permit Version: 102 Location: Borehole At Premises Moss Side Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Premises At Moss Side, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 23rd November 2009 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	(S)	1852	3	383900 395900

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Scottish And Newcastle Uk Ltd Licence Number: 2569007007 Permit Version: 101 Location: Borehole At Premises Moss Side Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: General Cooling (Existing Licences Only) (High Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Premises At Moss Side, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 17th April 2008 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	(S)	1852	3	383900 395900
	Water Abstractions Operator: Scottish And Newcastle Uk Ltd Licence Number: 2569007007 Permit Version: 101 Location: Borehole At Premises Moss Side Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Premises At Moss Side, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 17th April 2008 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	(S)	1852	3	383900 395900
	Water Abstractions Operator: Scottish Courage Brewing Ltd Licence Number: 2569007007 Permit Version: 100 Location: Borehole At Premises Moss Side Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: General Cooling (Existing Licences Only) (High Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 900 Yearly Rate (m3): 227000 Details: Premises At Moss Side, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 31st December 2003 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	(S)	1852	3	383900 395900
	Water Abstractions Operator: Scottish Courage Brewing Ltd Licence Number: 2569007007 Permit Version: 100 Location: Borehole At Premises Moss Side Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Premises At Moss Side, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 31st December 2003 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(S)	1852	3	383900 395900

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Lancashire Dairies Ltd Licence Number: 2569004021 Permit Version: 100 Location: Borehole At Premises, Derby Street, Cheetham, Manchester Authority: Environment Agency, North West Region Abstraction: Dairies: Drinking, Cooking, Sanitary, Washing, (Small Garden) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 436 Yearly Rate (m3): 159110 Details: Premises At Derby St,Cheetham Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st April 1993 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	(N)	1862	3	383900 399800
	Water Abstractions Operator: Lancashire Dairies Ltd Licence Number: 2569004021 Permit Version: 100 Location: Borehole At Premises, Derby Street, Cheetham, Manchester Authority: Environment Agency, North West Region Abstraction: Dairies: General Cooling (Existing Licences Only) (Low Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Premises At Derby St,Cheetham Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st April 1993 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1862	3	383900 399800
	Water Abstractions Operator: Hydes Brewery Ltd Licence Number: 2569007009 Permit Version: 102 Location: Borehole At Premises, Moss Lane West Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: 46 Moss Lane West, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 12th April 2006 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(S)	1867	3	383220 395850
	Water Abstractions Operator: Hydes Brewery Ltd Licence Number: 2569007009 Permit Version: 101 Location: Borehole At Premises, Moss Lane West Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: General Cooling (Existing Licences Only) (Low Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 373 Yearly Rate (m3): 66826 Details: 46 Moss Lane West, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 7th October 2000 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(S)	1867	3	383220 395850

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Hydes Brewery Ltd Licence Number: 2569007009 Permit Version: 101 Location: Borehole At Premises, Moss Lane West Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: 46 Moss Lane West, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 7th October 2000 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(S)	1867	3	383220 395850
	Groundwater Vulnerability Soil Classification: Soils of High Leaching Potential (U) - Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) assumed, until proved otherwise Map Sheet: Sheet 17 Derbyshire & North Staffordshire Scale: 1:100,000	A13NW (SW)	0	3	383533 397839
	Groundwater Vulnerability Soil Classification: Not classified Map Sheet: Sheet 17 Derbyshire & North Staffordshire Scale: 1:100,000	A13NW (NW)	0	3	383535 397841
	Drift Deposits None				
	Bedrock Aquifer Designations Aquifer Designation: Secondary Aquifer - B	A13NE (NE)	0	2	383565 397865
	Bedrock Aquifer Designations Aquifer Designation: Principal Aquifer	A13NW (NW)	0	2	383535 397841
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - A	A13NW (NW)	0	2	383535 397841
99	**Source Protection Zones** Name: Moss Side Source: Environment Agency, Head Office Reference: Nw097 Type: Zone III (Total Catchment): The total area needed to support the discharge from the protected groundwater source.	A13SE (SE)	113	3	383680 397744
	Extreme Flooding from Rivers or Sea without Defences Type: Extent of Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13SW (SW)	150	3	383397 397566
	Extreme Flooding from Rivers or Sea without Defences Type: Extent of Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13SW (SW)	208	3	383368 397515
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13SW (SW)	238	3	383324 397505
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A8NW (SW)	242	3	383337 397492
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
100	**Historical Landfill Sites** Licence Holder: Not Supplied Location: Salford, Greater Manchester Name: Wilburn Street Operator Location: Not Supplied Boundary Accuracy: As Supplied Provider Reference: EAHLD16529 First Input Date: Not Supplied Last Input Date: Not Supplied Specified Waste Type: Not Supplied EA Waste Ref: 0 Regis Ref: Not Supplied WRC Ref: Not Supplied BGS Ref: Not Supplied Other Ref: E052	A12NW (W)	680	3	382806 397938
101	**Licensed Waste Management Facilities (Locations)** Licence Number: 50191 Location: Little Ireland Phase B, Great Marlborough Street, Manchester, M1 5NN Operator Name: Terra Vac (uk) Ltd Operator Location: Strategic Business Centre, Blue Ridge Park, Thunderhead Ridge, Glasshoughton, Castleford, WF10 4UA Authority: Environment Agency - North East Region, Ridings Area Site Category: Mobile Plant **Licence Status: Issued** Issued: 17th June 2002 Last Modified: Not Supplied Expires: Not Supplied Suspended: Not Supplied Revoked: Not Supplied Surrendered: Not Supplied IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 10m	A9NW (SE)	589	3	383998 397374
102	**Licensed Waste Management Facilities (Locations)** Licence Number: 50480 Location: Mobile Plant Permit Operator Name: Soil & Water Remediation Ltd Operator Location: Not Supplied Authority: Environment Agency - South East Region, Solent & South Downs Area Site Category: Mobile Plant **Licence Status: Transferred** Issued: 12th December 2006 Last Modified: Not Supplied Expires: Not Supplied Suspended: Not Supplied Revoked: Not Supplied Surrendered: Not Supplied IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 10m	A12SW (W)	608	3	382841 397739
	Local Authority Landfill Coverage Name: Manchester City Council - Had landfill data but passed it to the relevant environment agency		0	7	383535 397841
	Local Authority Landfill Coverage Name: Salford Metropolitan District Council - Has no landfill data to supply		463	5	383208 398305
103	**Potentially Infilled Land (Non-Water)** Bearing Ref: SW Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1994	A7NE (SW)	471	-	383044 397469
104	**Potentially Infilled Land (Non-Water)** Bearing Ref: SW Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1994	A7NE (SW)	675	-	382872 397358
105	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A13SE (SE)	10	-	383588 397790
106	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1938	A13SE (SE)	215	-	383777 397711
107	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1896	A8NW (SW)	269	-	383339 397462

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
108	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1909	A13SE (SE)	293	-	383844 397670
109	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1896	A14SW (E)	331	-	383919 397764
110	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1896	A8NE (SE)	332	-	383799 397488
111	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A12SE (SW)	363	-	383100 397611
112	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A8NW (S)	413	-	383440 397289
113	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A14SW (E)	432	-	384046 397827
114	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1956	A12SE (W)	433	-	383021 397645
115	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1896	A8NE (SE)	463	-	383874 397430
116	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1909	A9NW (SE)	463	-	383885 397441
117	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A14NW (E)	463	-	384086 397859
118	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A12SE (SW)	464	-	383030 397504
119	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1896	A9NW (SE)	517	-	383949 397428
120	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1956	A14SW (E)	525	-	384134 397798
121	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1956	A12SE (SW)	530	-	382939 397565
122	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A12SE (SW)	564	-	382904 397564
123	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A12NE (W)	602	-	382938 398076
124	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A12NE (W)	637	-	382877 398010
125	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A12NW (W)	694	-	382854 398116
126	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A7NW (SW)	794	-	382782 397279
127	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A17SW (NW)	795	-	382783 398222
128	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1956	A12NW (W)	819	-	382718 398107

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
129	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1923	A14NE (E)	844	-	384476 397921
130	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A14NE (E)	871	-	384499 398038
131	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1956	A14SE (E)	886	-	384422 397517
132	**Registered Waste Transfer Sites** Licence Holder: Spray Shop Supplies Ltd Licence Reference: 00858/92 Site Location: 2A Manchester Trading Estate, New Elm Road, Water Street, MANCHESTER, Greater Manchester, M3 4JV Operator Location: As Site Address Authority: Environment Agency - North West Region, South Area Site Category: Transfer Max Input Rate: Very Small (Less than 10,000 tonnes per year) Waste Source Restrictions: No known restriction on source of waste Licence Status: Site exempt from licenceExempt Dated: 1st May 1993 Preceded By Licence: Not Given Superseded By Licence: Not Given Positional Accuracy: Manually positioned to the address or location Boundary Quality: Not Supplied Authorised Waste: Max.Storage In Licence Solvents & Thinners Prohibited Waste: Explosive Waste Malodorous Waste Pressurized Containers/Waste Therein Violently Reactive Wastes Waste N.O.S.	A12SE (W)	547	3	382903 397754
133	**Registered Waste Transfer Sites** Licence Holder: Supertune Automotive Ltd Licence Reference: 00604/90 Site Location: Gore Street, SALFORD, Greater Manchester, M3 5FP Operator Location: Oldham Central Trading Park, Coulton Close, OLDHAM, Lancashire, OL1 4EB Authority: Environment Agency - North West Region, South Area Site Category: Transfer Max Input Rate: Undefined Waste Source Restrictions: No known restriction on source of waste Licence Status: Site exempt from licenceExempt Dated: 1st August 1990 Preceded By Licence: Not Given Superseded By Licence: Not Given Positional Accuracy: Manually positioned to the road within the address or location Boundary Quality: Not Supplied Authorised Waste: Hydrocarbons Oxygen Containing Organic Compounds Paint Waste $	A17SE (NW)	673	3	383100 398480

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
134	**Registered Waste Treatment or Disposal Sites** Licence Holder: Manchester Wharf Steel Ltd Licence Reference: 00587 Site Location: Potato Wharf, MANCHESTER, Greater Manchester, M3 4LA Operator Location: As Site Address Authority: Environment Agency - North West Region, South Area Site Category: Scrapyard Max Input Rate: Small (Equal to or greater than 10,000 and less than 25,000 tonnes per year) Waste Source Restrictions: No known restriction on source of waste Licence Status: Licence lapsed/cancelled/defunct/not applicable/surrenderedCancelled Dated: 1st May 1996 Preceded By Licence: Not Given Superseded By Licence: Not Given Positional Accuracy: Manually positioned to the road within the address or location Boundary Quality: Not Supplied Authorised Waste: Associated Non-Scrap; Max.Storage Of Ferrous Scrap; Pre-Sorted Scrap Metal Incl. Scrap Vehicles Prohibited Waste: Asbestos (Other Than Integral To Veh.); Bulk Powders; Clinical Wastes; Explosive Waste; Highly Reactive Wastes; Pcbs And Analogues; Pressurised Wastes Or Cont'Rs; Special Wastes N.O.S.; Waste Drums (Unless Pre-Cleaned); Waste N.O.S.	A12SE (W)	488	3	382960 397720

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Triassic Rocks (Undifferentiated)	A13NW (NW)	0	2	383535 397841
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 30 - 45 mg/kg	A13NW (NW)	0	2	383535 397841
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 30 - 45 mg/kg	A13NE (NE)	0	2	383565 397865
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13NE (E)	18	2	383638 397841
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13NW (N)	28	2	383535 398000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: <15 mg/kg	A13SW (SW)	121	2	383353 397635
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 30 - 45 mg/kg	A14SW (SE)	421	2	383923 397548

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 15 - 30 mg/kg	A9NW (SE)	683	2	384098 397345
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 15 - 30 mg/kg	A12SW (W)	777	2	382678 397830
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 30 - 45 mg/kg	A9NW (SE)	802	2	384169 397246
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: <15 mg/kg	A14NE (E)	888	2	384515 397843
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 383250, 397700 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 16.40 mg/kg Cadmium Measured Concentration: 0.50 mg/kg Chromium Measured Concentration: 48.80 mg/kg Lead Measured Concentration: 147.70 mg/kg Nickel Measured Concentration: 21.10 mg/kg	A13SW (SW)	199	2	383250 397700
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 383880, 397770 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 11.90 mg/kg Cadmium Measured Concentration: 0.30 mg/kg Chromium Measured Concentration: 55.90 mg/kg Lead Measured Concentration: 102.20 mg/kg Nickel Measured Concentration: 17.80 mg/kg	A14SW (E)	292	2	383880 397770

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 383120, 398090 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 28.10 mg/kg Cadmium Measured Concentration: 0.90 mg/kg Chromium Measured Concentration: 66.10 mg/kg Lead Measured Concentration: 436.60 mg/kg Nickel Measured Concentration: 32.50 mg/kg	A12NE (NW)	434	2	383120 398090
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 383620, 398440 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 24.80 mg/kg Cadmium Measured Concentration: 2.20 mg/kg Chromium Measured Concentration: 74.20 mg/kg Lead Measured Concentration: 376.60 mg/kg Nickel Measured Concentration: 25.90 mg/kg	A18SE (N)	474	2	383620 398440
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 383750, 397170 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 22.80 mg/kg Cadmium Measured Concentration: 1.10 mg/kg Chromium Measured Concentration: 108.60 mg/kg Lead Measured Concentration: 284.90 mg/kg Nickel Measured Concentration: 30.40 mg/kg	A8NE (S)	602	2	383750 397170
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 383070, 397210 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 18.20 mg/kg Cadmium Measured Concentration: 0.70 mg/kg Chromium Measured Concentration: 64.00 mg/kg Lead Measured Concentration: 158.90 mg/kg Nickel Measured Concentration: 27.00 mg/kg	A7NE (SW)	625	2	383070 397210
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 382820, 397770 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 20.00 mg/kg Cadmium Measured Concentration: 1.00 mg/kg Chromium Measured Concentration: 68.10 mg/kg Lead Measured Concentration: 232.70 mg/kg Nickel Measured Concentration: 25.60 mg/kg	A12SW (W)	631	2	382820 397770

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 384380, 398240 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 2.50 mg/kg Cadmium Measured Concentration: 0.30 mg/kg Chromium Measured Concentration: 28.60 mg/kg Lead Measured Concentration: 20.10 mg/kg Nickel Measured Concentration: 5.40 mg/kg	A19SE (NE)	801	2	384380 398240
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 384430, 397810 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 34.90 mg/kg Cadmium Measured Concentration: 1.90 mg/kg Chromium Measured Concentration: 78.20 mg/kg Lead Measured Concentration: 339.10 mg/kg Nickel Measured Concentration: 32.10 mg/kg	A14SE (E)	810	2	384430 397810
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 383240, 398740 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 25.70 mg/kg Cadmium Measured Concentration: 1.00 mg/kg Chromium Measured Concentration: 91.40 mg/kg Lead Measured Concentration: 212.00 mg/kg Nickel Measured Concentration: 32.90 mg/kg	A18NW (N)	826	2	383240 398740
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 382710, 398200 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 18.30 mg/kg Cadmium Measured Concentration: 0.80 mg/kg Chromium Measured Concentration: 50.90 mg/kg Lead Measured Concentration: 215.70 mg/kg Nickel Measured Concentration: 18.60 mg/kg	A17SW (NW)	858	2	382710 398200
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 383870, 398810 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 10.50 mg/kg Cadmium Measured Concentration: 0.30 mg/kg Chromium Measured Concentration: 43.80 mg/kg Lead Measured Concentration: 67.70 mg/kg Nickel Measured Concentration: 13.20 mg/kg	A18NE (N)	890	2	383870 398810

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 383340, 396800 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 27.60 mg/kg Cadmium Measured Concentration: 1.70 mg/kg Chromium Measured Concentration: 66.10 mg/kg Lead Measured Concentration: 192.60 mg/kg Nickel Measured Concentration: 25.30 mg/kg	A3NW (S)	910	2	383340 396800
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 382680, 397160 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 14.90 mg/kg Cadmium Measured Concentration: 0.70 mg/kg Chromium Measured Concentration: 55.90 mg/kg Lead Measured Concentration: 208.80 mg/kg Nickel Measured Concentration: 18.10 mg/kg	A7SW (SW)	945	2	382680 397160
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 384430, 397270 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 12.70 mg/kg Cadmium Measured Concentration: 0.60 mg/kg Chromium Measured Concentration: 66.10 mg/kg Lead Measured Concentration: 64.40 mg/kg Nickel Measured Concentration: 18.50 mg/kg	A9NE (SE)	998	2	384430 397270
	BGS Urban Soil Chemistry Averages Source: British Geological Survey, National Geoscience Information Service Sample Area: Manchester Count Id: 300 Arsenic Minimum Concentration: 3.00 mg/kg Arsenic Average Concentration: 28.00 mg/kg Arsenic Maximum Concentration: 1008.00 mg/kg Cadmium Minimum Concentration: 0.30 mg/kg Cadmium Average Concentration: 1.40 mg/kg Cadmium Maximum Concentration: 80.30 mg/kg Chromium Minimum Concentration: 29.00 mg/kg Chromium Average Concentration: 92.00 mg/kg Chromium Maximum Concentration: 1252.00 mg/kg Lead Minimum Concentration: 20.00 mg/kg Lead Average Concentration: 270.00 mg/kg Lead Maximum Concentration: 2687.00 mg/kg Nickel Minimum Concentration: 5.00 mg/kg Nickel Average Concentration: 32.00 mg/kg Nickel Maximum Concentration: 137.00 mg/kg	A13NW (NW)	0	2	383535 397841

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Coal Mining Affected Areas Description: In an area which may be affected by coal mining activity. It is recommended that a coal mining report is obtained from the Coal Authority. Contact details are included in the Useful Contacts section of this report.	A13NW (NW)	0	8	383535 397841
	Non Coal Mining Areas of Great Britain No Hazard				
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	0	2	383535 397841
	Potential for Compressible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	0	2	383535 397841
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	0	2	383567 397823
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	0	2	383535 397841
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	0	2	383535 397841
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	0	2	383535 397841
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	0	2	383567 397823
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	0	2	383632 397935
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	35	2	383579 398012
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (W)	115	2	383331 397864
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	163	2	383661 397645
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (E)	0	2	383586 397841
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	0	2	383535 397841
	Radon Potential - Radon Affected Areas Affected Area: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	0	2	383535 397841
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13NW (NW)	0	2	383535 397841

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
135	**Contemporary Trade Directory Entries** Name: Bright & Beautiful Location: Great Northern Warehouse, 275, Deansgate, Manchester, M3 4EL Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SW (SW)	0	-	383478 397769
135	**Contemporary Trade Directory Entries** Name: Docutech Solutions Location: Great Northern Warehouse, 275, Deansgate, Manchester, M3 4EL Classification: Photographic Equipment Repairs **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SW (SW)	0	-	383478 397769
135	**Contemporary Trade Directory Entries** Name: Studio Macs Location: Great Northern Warehouse, 275, Deansgate, Manchester, M3 4EL Classification: Electrical Heating Equipment & Systems **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SW (SW)	0	-	383478 397769
135	**Contemporary Trade Directory Entries** Name: Scrap Car Now Today Cash Manchester Location: Great Northern Warehouse, 275, Deansgate, Manchester, M3 4EL Classification: Car Breakers & Dismantlers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SW (SW)	0	-	383478 397769
135	**Contemporary Trade Directory Entries** Name: Cushy Living Location: Unit 24 275, Manchester, Lancashire, M3 4EL Classification: Textile Manufacturing **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A13SW (SW)	0	-	383478 397769
135	**Contemporary Trade Directory Entries** Name: Freez Drinks Location: Great Northern Warehouse, 275, Deansgate, Manchester, Lancashire, M3 4EL Classification: Soft Drinks - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SW (SW)	0	-	383478 397769
135	**Contemporary Trade Directory Entries** Name: Bright & Beautiful Location: Box 106,275 Deansgate, Manchester, Greater Manchester, M3 4EL Classification: Cleaning Services - Domestic **Status: Active** Positional Accuracy: Manually positioned within the geographical locality	A13SW (SW)	0	-	383478 397769
135	**Contemporary Trade Directory Entries** Name: Accountancy & Payroll Services Location: Great Northern Warehouse, 275, Deansgate, Manchester, Lancashire, M3 4EL Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SW (SW)	0	-	383478 397769
135	**Contemporary Trade Directory Entries** Name: Automation Providers Location: Great Northern Warehouse, 275, Deansgate, Manchester, Lancashire, M3 4EW Classification: Electrical Goods Sales, Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SW (SW)	0	-	383478 397769
135	**Contemporary Trade Directory Entries** Name: Rimo Designs Location: 269-273, Deansgate, Manchester, M3 4EW Classification: Carpets & Rugs - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SW (SW)	0	-	383484 397787
135	**Contemporary Trade Directory Entries** Name: Dalton Automation Ltd Location: Great Northern Warehouse, 275, Deansgate, Manchester, Lancashire, M3 4EL Classification: Automation Systems & Equipment **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13SW (SW)	0	-	383478 397769

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
135	**Contemporary Trade Directory Entries** Name: Docutech Solutions Ltd Location: Great Northern Warehouse, 275, Deansgate, Manchester, M3 4EL Classification: Photocopiers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13SW (SW)	0	-	383478 397769
136	**Contemporary Trade Directory Entries** Name: Autopaint International Location: 293, Deansgate, Manchester, M3 4EW Classification: Car Painters & Sprayers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SW (SW)	0	-	383458 397713
137	**Contemporary Trade Directory Entries** Name: Lotus (Manchester) Location: 229-235, Deansgate, Manchester, Lancashire, M3 4EN Classification: Car Dealers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (N)	0	-	383524 397905
137	**Contemporary Trade Directory Entries** Name: Hobs On Site Location: 244, Deansgate, Manchester, Lancashire, M3 4BQ Classification: Copying & Duplicating Services **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13NW (N)	25	-	383503 397945
137	**Contemporary Trade Directory Entries** Name: Hobs Reprographics Plc Location: 244, Deansgate, Manchester, M3 4BQ Classification: Copying & Duplicating Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A13NW (N)	30	-	383497 397943
138	**Contemporary Trade Directory Entries** Name: Buildings 2 Clean Location: 237-239, Deansgate, Manchester, M3 4EN Classification: Commercial Cleaning Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A13NW (N)	0	-	383521 397891
139	**Contemporary Trade Directory Entries** Name: Kinnarps (Uk) Ltd Location: Colchester House, 38-40, Peter Street, Manchester, M2 5GP Classification: Office Furniture & Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NE (NE)	16	-	383644 397937
139	**Contemporary Trade Directory Entries** Name: R M R I Ltd Location: 44, Peter Street, Manchester, Lancashire, M2 5GP Classification: Materials Handling Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NE (NE)	34	-	383661 397930
140	**Contemporary Trade Directory Entries** Name: Farrow & Ball Location: 270, Deansgate, Manchester, M3 4JB Classification: Wallpapers & Wall Coverings **Status: Active** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	36	-	383469 397880
141	**Contemporary Trade Directory Entries** Name: Callprint Location: 198, Deansgate, MANCHESTER, M3 3NE Classification: Printers **Status: Active** Positional Accuracy: Automatically positioned to the address	A13NW (N)	48	-	383526 398016
141	**Contemporary Trade Directory Entries** Name: Proteintech Europe Location: 196, Deansgate, Manchester, M3 3WF Classification: Laboratory Equipment, Instruments & Supplies **Status: Active** Positional Accuracy: Automatically positioned to the address	A13NW (N)	53	-	383525 398021
141	**Contemporary Trade Directory Entries** Name: Northern Image Centre Location: Invicta House, 2-4, Atkinson Street, Manchester, Lancashire, M3 3HH Classification: Copying & Duplicating Services **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13NW (N)	94	-	383520 398062

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
142	**Contemporary Trade Directory Entries** Name: E E Chrisp Location: 6, Southern Street, Manchester, M3 4WP Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SW (SW)	84	-	383368 397686
142	**Contemporary Trade Directory Entries** Name: Holt Springs (Manchester) Ltd Location: 16, Bridgewater Street, Manchester, M3 4NH Classification: Spring Manufacturers & Distributors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SW (SW)	115	-	383347 397656
143	**Contemporary Trade Directory Entries** Name: Dr'S Batley & Bisset Location: 11, St. John Street, Manchester, M3 4DW Classification: X-Ray Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	91	-	383419 397905
144	**Contemporary Trade Directory Entries** Name: Manchester Radiator Co Ltd Location: Arch 19, Watson Street, Manchester, M3 4LP Classification: Car Radiator Servicing & Repairs **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SE (S)	95	-	383561 397683
145	**Contemporary Trade Directory Entries** Name: Industrial Tomography Systems Location: Sunlight House, Quay Street, Manchester, M3 3JZ Classification: Scientific Apparatus & Instruments - Manufacturers **Status: Active** Positional Accuracy: Automatically positioned to the address	A13NW (N)	96	-	383473 398039
146	**Contemporary Trade Directory Entries** Name: Fleetwood Agencies Ltd Location: 6, Porchfield Square, Manchester, M3 4FG Classification: Rubber & Plastic Products - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SW (W)	104	-	383376 397824
147	**Contemporary Trade Directory Entries** Name: Down Under Location: 47, Peter Street, Manchester, Lancashire, M2 3NG Classification: Abattoirs **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13NE (NE)	109	-	383742 397958
147	**Contemporary Trade Directory Entries** Name: Strong Mechanical Services Location: Peter St, Manchester, Lancashire, M2 3NQ Classification: Mechanical Engineers **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A13NE (E)	139	-	383770 397932
148	**Contemporary Trade Directory Entries** Name: Gliptone Leather Care Location: 5, Bridgewater Street, Manchester, M3 4NH Classification: Leather Products - Manufacturers & Suppliers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SW (SW)	116	-	383381 397613
149	**Contemporary Trade Directory Entries** Name: K2 Legal Support Location: Castlefield House, Liverpool Road, Manchester, M3 4SB Classification: Copying & Duplicating Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SW (W)	125	-	383334 397766
149	**Contemporary Trade Directory Entries** Name: Nu-Oil & Gas Plc Location: Fifth Floor, Castlefield House, Liverpool Road, Manchester, M3 4SB Classification: Oil & Gas Exploration Supplies & Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A13SW (W)	125	-	383333 397766
150	**Contemporary Trade Directory Entries** Name: Scrap My Car Now For Money Manchester Kws Location: Croxley House, Manchester, Lancashire, M2 5ND Classification: Car Breakers & Dismantlers **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A13NE (NE)	126	-	383667 398074

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
150	**Contemporary Trade Directory Entries** Name: The Leaflet Company Location: Manchester, M2 5ND Classification: Distribution Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A13NE (NE)	126	-	383667 398074
151	**Contemporary Trade Directory Entries** Name: Boda Skins Location: Lloyds House, 18-22, Lloyd Street, Manchester, M2 5WA Classification: Leather Garments & Products **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NE (NE)	132	-	383718 398054
151	**Contemporary Trade Directory Entries** Name: Manchester Chemicals & Pigments Ltd Location: Lloyds House, 18-22, Lloyd Street, Manchester, Lancashire, M2 5WA Classification: Chemicals - Distributors & Wholesalers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13NE (NE)	133	-	383718 398054
152	**Contemporary Trade Directory Entries** Name: Manchester Pathology Group Location: 27, Byrom Street, Manchester, M3 4PF Classification: Medical & Dental Laboratories **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (W)	140	-	383367 397905
153	**Contemporary Trade Directory Entries** Name: Direct Line Rescue Location: 17, Quay Street, Manchester, M3 3HN Classification: Car Breakdown & Recovery Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	147	-	383394 398004
153	**Contemporary Trade Directory Entries** Name: Parkgate Shipping Ltd Location: Third Floor, Byrom House, 21, Quay Street, Manchester, M3 3JD Classification: Freight Forwarders **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	196	-	383345 398013
154	**Contemporary Trade Directory Entries** Name: Scrap My Car Now For Money Manchester Kws Location: Lawrence Buildings, Manchester, Lancashire, M2 5WQ Classification: Car Breakers & Dismantlers **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A13NE (NE)	157	-	383774 398020
155	**Contemporary Trade Directory Entries** Name: Bauer Millett & Co Ltd Location: Lawrence House, 8, Albion Street, Manchester, M1 5NZ Classification: Car Dealers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SE (S)	157	-	383592 397607
155	**Contemporary Trade Directory Entries** Name: Grand Central Autos Location: 19 Trafford St, Manchester, M1 5LH Classification: Garage Services **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A13SE (S)	189	-	383608 397575
156	**Contemporary Trade Directory Entries** Name: Hobs Legal Docs Location: 4, Whitworth Street West, Manchester, M1 5WY Classification: Copying & Duplicating Services **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13SW (S)	192	-	383532 397520
156	**Contemporary Trade Directory Entries** Name: Anexsys Location: 4, Whitworth Street West, Manchester, M1 5WY Classification: Copying & Duplicating Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A13SW (S)	192	-	383532 397520
156	**Contemporary Trade Directory Entries** Name: G T Autos Location: 88, Hewitt Street, MANCHESTER, M15 4GB Classification: Mot Testing Centres **Status: Active** Positional Accuracy: Automatically positioned to the address	A13SW (S)	198	-	383505 397506

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
157	**Contemporary Trade Directory Entries** Name: Bikybiky Ltd Location: Centurion House,129 Deansgate, Manchester, Greater Manchester, M3 3WR Classification: Cycle Accessories, Manufacturers & Wholesalers **Status: Active** Positional Accuracy: Automatically positioned to the address	A13NE (N)	192	-	383636 398148
158	**Contemporary Trade Directory Entries** Name: Burofloor Location: 3, Hardman Street, Manchester, M3 3AW Classification: Carpets & Rugs - Manufacturers **Status: Active** Positional Accuracy: Automatically positioned to the address	A13NW (N)	205	-	383454 398156
158	**Contemporary Trade Directory Entries** Name: Laserox Location: 3, Hardman Street, Manchester, M3 3HF Classification: Medical Equipment Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (N)	205	-	383454 398156
159	**Contemporary Trade Directory Entries** Name: Access Pest Control Location: 16, Peter Street, Manchester, M60 2DS Classification: Pest & Vermin Control **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NE (E)	223	-	383833 397848
160	**Contemporary Trade Directory Entries** Name: John C Hewitt Location: Hewitt Street, Manchester, M15 4GB Classification: Car Dealers - Used **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8NW (S)	224	-	383462 397477
160	**Contemporary Trade Directory Entries** Name: G & M Fabrics Location: Symco House,Little Peter St, Manchester, M15 4PS Classification: Pattern Makers - Paper **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A8NW (S)	242	-	383493 397460
160	**Contemporary Trade Directory Entries** Name: Texco Location: 10, Little Peter Street, Manchester, Lancashire, M15 4PS Classification: Textile Manufacturing **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8NW (S)	251	-	383457 397450
161	**Contemporary Trade Directory Entries** Name: E F G Matthews Office Furniture Ltd Location: Albion Street, Manchester, M1 5LL Classification: Office Furniture & Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SE (SE)	226	-	383661 397574
161	**Contemporary Trade Directory Entries** Name: Simon & Simon Location: Lock 90,Trumpet Street, Manchester, Greater Manchester, M1 5LW Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13SE (SE)	236	-	383683 397574
162	**Contemporary Trade Directory Entries** Name: Recycle Nw Location: Fourth Floor,Brazennose House, Brazennose Street, Manchester, Lancashire, M2 5AS Classification: Office Furniture & Equipment **Status: Active** Positional Accuracy: Automatically positioned to the address	A13NE (NE)	227	-	383683 398174
162	**Contemporary Trade Directory Entries** Name: Instadrinks Ltd Location: Ridgefield House, 14, John Dalton Street, Manchester, Lancashire, M2 6JR Classification: Vending Machine Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18SE (NE)	258	-	383705 398200

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
162	**Contemporary Trade Directory Entries** Name: Commercial Facilities Location: Ridgefield House, 14, John Dalton Street, Manchester, Lancashire, M2 6JR Classification: Cleaning Services - Commercial **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18SE (NE)	258	-	383705 398200
163	**Contemporary Trade Directory Entries** Name: Mbnk Ltd Location: 123, Deansgate, Manchester, M3 2BY Classification: Cookers - Sales & Service **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (N)	253	-	383642 398209
163	**Contemporary Trade Directory Entries** Name: Pharma Karma Location: 123, Deansgate, Manchester, M3 2BY Classification: Pharmaceutical Manufacturers & Distributors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (N)	253	-	383642 398209
163	**Contemporary Trade Directory Entries** Name: M & M Office Cleaning Services Ltd Location: Grampian House, 144, Deansgate, Manchester, M3 3EE Classification: Commercial Cleaning Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A18SE (N)	268	-	383603 398234
164	**Contemporary Trade Directory Entries** Name: Scrap My Car Now For Money Manchester Kws Location: 4, Hardman Square, Manchester, M3 3EB Classification: Car Breakers & Dismantlers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	263	-	383358 398160
165	**Contemporary Trade Directory Entries** Name: James & Taylor Ltd Location: Eastagte, 2, Castle Street, Manchester, M3 4LZ Classification: Cladding Suppliers & Installers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SW (SW)	264	-	383235 397554
166	**Contemporary Trade Directory Entries** Name: Manchester City Council Location: Town Hall, Albert Square, Manchester, Lancashire, M2 5DB Classification: Waste Disposal Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NE (NE)	271	-	383867 398089
167	**Contemporary Trade Directory Entries** Name: Hulley & Kirkwood Consulting Engineers Location: 2, Commercial Street, Manchester, M15 4RQ Classification: Mechanical Engineers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8NW (S)	272	-	383389 397440
168	**Contemporary Trade Directory Entries** Name: Bright & Clean Manchester Location: 26, Wood Street, Manchester, M3 3EF Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SW (N)	274	-	383535 398245
168	**Contemporary Trade Directory Entries** Name: Bright & Clean Manchester Location: 26, Wood Street, Manchester, M3 3EF Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SW (N)	275	-	383529 398247
168	**Contemporary Trade Directory Entries** Name: National Cleaning & Painting Location: 52, Bridge Street, Manchester, M3 3BW Classification: Cleaning Services - Commercial **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SW (N)	305	-	383539 398277
168	**Contemporary Trade Directory Entries** Name: National Cleaning Location: 52, Bridge Street, Manchester, M3 3BW Classification: Cleaning Services - Commercial **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SW (N)	305	-	383539 398277

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
168	**Contemporary Trade Directory Entries** Name: National Cleaning Location: 52, Bridge Street, MANCHESTER, M3 3BW Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SW (N)	305	-	383539 398277
168	**Contemporary Trade Directory Entries** Name: Granada Dry Cleaners Ltd Location: 71-73, Bridge Street, MANCHESTER, M3 2RH Classification: Dry Cleaners **Status: Active** Positional Accuracy: Automatically positioned to the address	A18SE (N)	328	-	383560 398299
169	**Contemporary Trade Directory Entries** Name: Colloides Naturels Ltd Location: 121 Deansgate, Manchester, M3 2BW Classification: Food Colouring, Flavouring & Additive Manufacturers & Distributors **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18SE (N)	275	-	383650 398230
169	**Contemporary Trade Directory Entries** Name: Advanced Photo Location: 25, John Dalton Street, Manchester, M2 6FW Classification: Photographic Processors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (NE)	305	-	383719 398245
169	**Contemporary Trade Directory Entries** Name: Scavolini Store Location: 19 John Dalton St, Manchester, Lancashire, M2 6FW Classification: Kitchen Furniture Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18SE (NE)	306	-	383713 398248
169	**Contemporary Trade Directory Entries** Name: Apollo Blinds Location: 9, John Dalton Street, Manchester, M2 6FW Classification: Blinds, Awnings & Canopies **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (N)	309	-	383683 398258
169	**Contemporary Trade Directory Entries** Name: Klick Location: 103 Deansgate, Manchester, Lancashire, M3 2BQ Classification: Photographic Processors **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18SE (N)	346	-	383672 398298
169	**Contemporary Trade Directory Entries** Name: The Flight Centre Location: 103 Deansgate, Manchester, Lancashire, M3 2BQ Classification: Airports **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18SE (N)	346	-	383672 398298
170	**Contemporary Trade Directory Entries** Name: Davidson Powell Design Location: 40, John Dalton Street, Manchester, M2 6LE Classification: Jewellery Manufacturers & Repairers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (NE)	280	-	383781 398190
171	**Contemporary Trade Directory Entries** Name: Gazprom Marketing & Trading Retail Ltd Location: Quay St, Manchester, Lancashire, M3 3GY Classification: Gas Suppliers **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A13NW (NW)	282	-	383270 398058
171	**Contemporary Trade Directory Entries** Name: Gazprom Marketing & Trading Retail Ltd Location: 27, Quay Street, Manchester, M3 3GY Classification: Gas Suppliers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	311	-	383232 398036
171	**Contemporary Trade Directory Entries** Name: Gazprom Marketing & Trading Location: 27, Quay Street, Manchester, M3 3GY Classification: Gas Companies **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	311	-	383232 398036

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
172	**Contemporary Trade Directory Entries** Name: Service Point Uk Ltd Location: Liverpool Road, Manchester, M3 4AQ Classification: Printers **Status: Active** Positional Accuracy: Automatically positioned to the address	A12SE (W)	291	-	383162 397768
173	**Contemporary Trade Directory Entries** Name: C G (Europe) Ltd Location: Enterprise House, 15, Whitworth Street West, Manchester, Lancashire, M1 5WG Classification: China & Glassware Manufacturers & Repairs **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13SE (SE)	296	-	383721 397526
174	**Contemporary Trade Directory Entries** Name: Pest Solutions Ltd Location: Peter House,Oxford Street, Manchester, Greater Manchester, M1 5AN Classification: Pest & Vermin Control **Status: Active** Positional Accuracy: Automatically positioned to the address	A14NW (E)	310	-	383924 397846
174	**Contemporary Trade Directory Entries** Name: Twistfix Location: Peter House, Oxford Street, Manchester, M1 5AN Classification: Builders' Merchants **Status: Active** Positional Accuracy: Automatically positioned to the address	A14NW (E)	310	-	383925 397847
174	**Contemporary Trade Directory Entries** Name: Scrap Yard In Manchester Htt Location: Peter House, Oxford Street, Manchester, M1 5AN Classification: Car Breakers & Dismantlers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NW (E)	310	-	383924 397846
174	**Contemporary Trade Directory Entries** Name: Joe Scrapping In Manchester Location: Peter House, Oxford Street, Manchester, M1 5AN Classification: Car Breakers & Dismantlers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NW (E)	310	-	383925 397847
174	**Contemporary Trade Directory Entries** Name: Douglas Fir Ltd Location: Peter House, Oxford Street, Manchester, M1 5AN Classification: Electrical Goods Sales, Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NW (E)	310	-	383924 397846
174	**Contemporary Trade Directory Entries** Name: Energy Feat Location: Peter House, Oxford Street, Manchester, M1 5AN Classification: Energy Efficient Products and Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NW (E)	310	-	383925 397847
174	**Contemporary Trade Directory Entries** Name: Laundry Shop Location: Peter House, Oxford Street, Manchester, Lancashire, M1 5AN Classification: Dry Cleaners **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14NW (E)	311	-	383925 397847
174	**Contemporary Trade Directory Entries** Name: Wise Pharmaceuticals Ltd Location: Oxford House, 16, Oxford Street, Manchester, M1 5AE Classification: Pharmaceutical Manufacturers & Distributors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SW (E)	342	-	383944 397803
175	**Contemporary Trade Directory Entries** Name: Max Spielmann Location: 59a, Cross Street, Manchester, Lancashire, M2 4JW Classification: Photographic Processors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (NE)	322	-	383845 398194

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
175	**Contemporary Trade Directory Entries** Name: Johnsons Cleaners Location: 59, Cross Street, Manchester, M2 4JW Classification: Dry Cleaners **Status: Active** Positional Accuracy: Automatically positioned to the address	A18SE (NE)	326	-	383846 398199
175	**Contemporary Trade Directory Entries** Name: Cannon Electrical Contractors (Manchester) Ltd Location: 8, Clarence Street, Manchester, M2 4DW Classification: Electrical Engineers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (NE)	332	-	383872 398182
175	**Contemporary Trade Directory Entries** Name: Inpeto Ltd Location: Northern Assurance Building, 9-21, Princess Street, Manchester, Lancashire, M2 4DN Classification: Pet Foods & Animal Feeds **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18SE (NE)	332	-	383872 398182
176	**Contemporary Trade Directory Entries** Name: Frank Rostron Location: 39, Princess Street, Manchester, M2 4FN Classification: Shirt Makers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NW (NE)	341	-	383924 398130
176	**Contemporary Trade Directory Entries** Name: Cheshire Shirtmakers Ltd Location: 39, Princess Street, Manchester, Lancashire, M2 4FN Classification: Shirt Makers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NW (NE)	341	-	383924 398130
176	**Contemporary Trade Directory Entries** Name: Nisbet'S Location: 12 Booth Street, Manchester, Greater Manchester, M2 4AW Classification: Catering Equipment **Status: Active** Positional Accuracy: Automatically positioned to the address	A14NW (NE)	387	-	383971 398140
177	**Contemporary Trade Directory Entries** Name: Pest Control Manchester Location: Manchester, Greater Manchester, M15 4pz Classification: Pest & Vermin Control **Status: Active** Positional Accuracy: Manually positioned within the geographical locality	A8NW (S)	342	-	383457 397359
177	**Contemporary Trade Directory Entries** Name: Manchester Pest Control Location: 14, Commercial Street, Manchester, M15 4PZ Classification: Pest & Vermin Control **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8NW (S)	343	-	383460 397358
178	**Contemporary Trade Directory Entries** Name: Tanzo Passenger Services Ltd Location: 34-36, King Street, Manchester, M2 6AZ Classification: Bus & Coach Operators & Stations **Status: Active** Positional Accuracy: Automatically positioned to the address	A18SE (NE)	358	-	383747 398292
179	**Contemporary Trade Directory Entries** Name: Simply Nails Location: 38, King Street West, Manchester, Lancashire, M3 2WZ Classification: Shop Fittings Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18SW (N)	358	-	383538 398330
179	**Contemporary Trade Directory Entries** Name: Entwistle Location: 27-29, King Street West, MANCHESTER, M3 2PN Classification: Printers **Status: Active** Positional Accuracy: Automatically positioned to the address	A18SW (N)	390	-	383511 398361

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
179	**Contemporary Trade Directory Entries** Name: Blue Print Reprographics Location: 27-29, King Street West, Manchester, M3 2PN Classification: Copying & Duplicating Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SW (N)	390	-	383511 398361
179	**Contemporary Trade Directory Entries** Name: K B Cleaning Location: 31-33 King Street West, Manchester, M3 2PN Classification: Cleaning Services - Commercial **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18SW (N)	403	-	383518 398374
179	**Contemporary Trade Directory Entries** Name: Samson Hosiery Ltd Location: Reedham House,31 King Street West, Manchester, Greater Manchester, M3 2PJ Classification: Lingerie & Hosiery Manufacturers & Wholesalers **Status: Active** Positional Accuracy: Automatically positioned to the address	A18SW (N)	404	-	383517 398375
179	**Contemporary Trade Directory Entries** Name: Toye Kenning & Spencer Ltd Location: Reedham House, 31, King Street West, Manchester, M3 2PJ Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SW (N)	404	-	383518 398375
180	**Contemporary Trade Directory Entries** Name: Thomas Pink Location: 58, King Street, Manchester, M2 4LY Classification: Shirt Makers **Status: Active** Positional Accuracy: Automatically positioned to the address	A18SE (NE)	374	-	383803 398286
180	**Contemporary Trade Directory Entries** Name: Pure Beauty Location: 49, King Street, Manchester, Lancashire, M2 7AY Classification: Toiletries **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18SE (NE)	410	-	383832 398310
180	**Contemporary Trade Directory Entries** Name: Jonathan Kaye Location: Third Floor, James Binney House, 52, Cross Street, Manchester, M2 7AR Classification: Jewellery Manufacturers & Repairers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (NE)	418	-	383826 398323
180	**Contemporary Trade Directory Entries** Name: Now Time Location: James Binney House, 52, Cross Street, Manchester, M2 7AR Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (NE)	418	-	383826 398323
180	**Contemporary Trade Directory Entries** Name: Harrisons Cleaning Specialists Location: National House, 36, St. Ann Street, Manchester, M60 8HF Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (NE)	441	-	383838 398343
181	**Contemporary Trade Directory Entries** Name: Tom Garner Location: Chester Road, Manchester, M15 4GA Classification: Car Dealers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8NW (SW)	378	-	383280 397369
182	**Contemporary Trade Directory Entries** Name: Alex Atkinson-Fletcher Ltd Location: 76 King Street, Manchester, Greater Manchester, M2 4NH Classification: Printers **Status: Active** Positional Accuracy: Automatically positioned to the address	A18SE (NE)	384	-	383877 398248

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
182	**Contemporary Trade Directory Entries** Name: Wsc Cleaning Location: 82 King St, Manchester, Lancashire, M2 4WQ Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	420	-	383923 398256
182	**Contemporary Trade Directory Entries** Name: Firemart Location: 82, King Street, Manchester, M2 4WQ Classification: Firefighting Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	420	-	383923 398256
182	**Contemporary Trade Directory Entries** Name: New Brush Cleaning Contract Services Location: 82, King Street, Manchester, M2 4WQ Classification: Commercial Cleaning Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	420	-	383923 398256
182	**Contemporary Trade Directory Entries** Name: Mxm Location: 82, King Street, Manchester, Lancashire, M2 4WQ Classification: Medical Equipment Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19SW (NE)	420	-	383923 398256
183	**Contemporary Trade Directory Entries** Name: Steelcase Solutions Location: 12, Booth Street, Manchester, M2 4AW Classification: Furniture Manufacturers - Home & Office **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NW (NE)	393	-	383975 398145
184	**Contemporary Trade Directory Entries** Name: Watt Energy Ltd Location: River Pl,City Rd East, Manchester, M15 4PG Classification: Gas Suppliers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8NW (S)	403	-	383510 397300
185	**Contemporary Trade Directory Entries** Name: Autotrader Location: 1, Tony Wilson Place, Manchester, M15 4FN Classification: Car Customisation & Conversion Specialists **Status: Active** Positional Accuracy: Automatically positioned to the address	A8NE (SE)	413	-	383729 397382
185	**Contemporary Trade Directory Entries** Name: Auto Trader Location: 1, Tony Wilson Place, Manchester, M15 4FN Classification: Car Customisation & Conversion Specialists **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8NE (SE)	425	-	383735 397371
186	**Contemporary Trade Directory Entries** Name: Whitecliffs Group Location: 61-63, Brown Street, Manchester, Lancashire, M2 2JG Classification: Electrolysis **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14NW (NE)	424	-	383995 398172
186	**Contemporary Trade Directory Entries** Name: Tetra Pak Business Services Ltd Location: The Chancery,58 Spring Gdns, Manchester, M2 1EW Classification: Boxes & Cartons **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	446	-	384010 398190
187	**Contemporary Trade Directory Entries** Name: George Woodhead & Co Ltd Location: 2, Gloucester Street, Manchester, M1 5GP Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8NE (SE)	425	-	383844 397455
187	**Contemporary Trade Directory Entries** Name: John Sherratt & Co Ltd Location: Hotspur House, 2, Gloucester Street, Manchester, M1 5QR Classification: Bookbinding & Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8NE (SE)	425	-	383844 397455

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
187	**Contemporary Trade Directory Entries** Name: Aaa Location: 2, Gloucester Street, Manchester, M1 5GP Classification: Distribution Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8NE (SE)	425	-	383844 397455
187	**Contemporary Trade Directory Entries** Name: 24 Design Ltd Location: Hotspur House, 2, Gloucester Street, Manchester, Lancashire, M1 5QR Classification: Furniture Manufacturers - Home & Office **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A8NE (SE)	425	-	383844 397455
188	**Contemporary Trade Directory Entries** Name: The Offices Location: First Floor, Lloyds Bank Buildings, 53, King Street, Manchester, M2 4LQ Classification: Office Equipment Servicing & Maintenance **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	426	-	383885 398295
189	**Contemporary Trade Directory Entries** Name: Autogas Cars Direct Location: 1, City Road East, Manchester, Lancashire, M15 4PN Classification: Car Dealers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A8NE (S)	427	-	383625 397305
190	**Contemporary Trade Directory Entries** Name: Smiler Service Location: Flat 111, The Lock Building, 41, Whitworth Street West, Manchester, M1 5BD Classification: Freight Forwarders **Status: Active** Positional Accuracy: Automatically positioned to the address	A14SW (SE)	435	-	383933 397538
190	**Contemporary Trade Directory Entries** Name: Graham'S Motors Location: 59, Whitworth Street West, Manchester, Lancashire, M1 5WW Classification: Garage Services **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A9NW (SE)	465	-	383939 397495
191	**Contemporary Trade Directory Entries** Name: Colour Point (Manchester) Ltd Location: Unit 4, Olympia Trading Estate, Great Jackson Street, Manchester, M15 4NP Classification: Photographic Processors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8NW (S)	442	-	383320 397283
191	**Contemporary Trade Directory Entries** Name: Pro2col Imaging Ltd Location: Unit 4, Olympia Trading Estate, Great Jackson Street, Manchester, Lancashire, M15 4NP Classification: Photo & Digital Imaging Bureaus **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8NW (S)	442	-	383320 397283
192	**Contemporary Trade Directory Entries** Name: Zed Two Location: 131-133 Portland St, Manchester, Lancashire, M1 4PZ Classification: Toys, Games & Sporting Goods - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14SW (E)	443	-	384027 397732
193	**Contemporary Trade Directory Entries** Name: Brenca Metals Ltd Location: Ship Canal House, 98, King Street, Manchester, M2 4WU Classification: Scrap Metal Merchants **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	444	-	383976 398234
193	**Contemporary Trade Directory Entries** Name: Nationwide Fuels Llp Location: Ship Canal House,98 King Street, Manchester, Greater Manchester, M2 4WU Classification: Lubricant Manufacturers & Distributors **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	444	-	383976 398234

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
193	**Contemporary Trade Directory Entries** Name: Haughton Engineering Services Location: Ship Canal House, 98, King Street, Manchester, Lancashire, M2 4WU Classification: Engineering Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	444	-	383976 398234
194	**Contemporary Trade Directory Entries** Name: Harrison Cleaning Specialists Location: ST ANNES STREET, Manchester, Lancashire, M60 6AQ Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A18SE (NE)	444	-	383774 398373
194	**Contemporary Trade Directory Entries** Name: Currys Digital Location: 22, St. Anns Square, Manchester, M2 7JB Classification: Electrical Goods Sales, Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (N)	472	-	383764 398406
194	**Contemporary Trade Directory Entries** Name: Sandys (Uk) Ltd Location: 6, St. Anns Square, Manchester, M2 7HN Classification: Sports Equipment Manufacturers & Distributors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (N)	518	-	383772 398452
195	**Contemporary Trade Directory Entries** Name: M G Trading Castlefield Location: Flat 1, Ship Canal House, 25, Slate Wharf, Manchester, M15 4SX Classification: Toiletries **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SE (SW)	450	-	383027 397554
196	**Contemporary Trade Directory Entries** Name: Copybook Press Ltd Location: 45-47 City Road East, Manchester, M15 4PN Classification: Printers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A8NW (S)	462	-	383522 397242
197	**Contemporary Trade Directory Entries** Name: William Hodgson & Co Location: Sixth Floor, Churchgate House, 56, Oxford Street, Manchester, Lancashire, M1 6EU Classification: Oils - Edible **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14SW (E)	471	-	384028 397647
198	**Contemporary Trade Directory Entries** Name: C B I Location: Cardinal House, 20, St. Marys Parsonage, Manchester, M3 2LY Classification: Freight Forwarders **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SW (N)	482	-	383531 398454
198	**Contemporary Trade Directory Entries** Name: The Bedding Company Location: Cardinal House, 20, St. Marys Parsonage, Manchester, M3 2LG Classification: Bed & Mattress Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SW (N)	482	-	383531 398454
199	**Contemporary Trade Directory Entries** Name: Ops International Ltd Location: Brook House, 64-72, Spring Gardens, Manchester, M2 2BQ Classification: Oil Companies **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NW (NE)	487	-	384072 398164
200	**Contemporary Trade Directory Entries** Name: Great Man Beer Location: Castlefield, Manchester, Greater Manchester, M3 4BB Classification: Brewers **Status: Active** Positional Accuracy: Manually positioned within the geographical locality	A12SE (W)	490	-	382962 397651

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
201	**Contemporary Trade Directory Entries** Name: J M B Professional Location: Pall Mall Court, 61-67, King Street, Manchester, M2 4PD Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	490	-	383979 398299
202	**Contemporary Trade Directory Entries** Name: Prontaprint Location: 71a, Mosley Street, Manchester, M2 3JN Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NW (NE)	492	-	384105 398090
202	**Contemporary Trade Directory Entries** Name: Prontaprint Location: 71a, Mosley Street, Manchester, M2 3JN Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NW (NE)	495	-	384107 398094
202	**Contemporary Trade Directory Entries** Name: C F E S Location: Woolwich House, 61, Mosley Street, Manchester, M2 3HZ Classification: Ventilators & Ventilation Systems **Status: Active** Positional Accuracy: Automatically positioned to the address	A14NW (NE)	511	-	384117 398115
202	**Contemporary Trade Directory Entries** Name: Sofas4u Location: George House, 48, George Street, Manchester, Lancashire, M1 4HF Classification: Furniture - Reproduction **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14NW (E)	521	-	384140 398073
202	**Contemporary Trade Directory Entries** Name: Oakland Fabrics Ltd Location: 44, George Street, Manchester, M1 4HF Classification: Textile Manufacturing **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NW (E)	533	-	384149 398085
203	**Contemporary Trade Directory Entries** Name: Atlantis Piccadilly Laundry Services Location: 121 Woollam Pl, Manchester, M3 4JJ Classification: Laundries & Launderettes **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A12SE (W)	495	-	382968 397836
204	**Contemporary Trade Directory Entries** Name: Feather Brooksbank Location: 117-119, Portland Street, Manchester, M1 6ED Classification: Tungsten Tool Manufacturers & Distributors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SW (E)	498	-	384105 397794
204	**Contemporary Trade Directory Entries** Name: V T G Location: Gainsborough House, 109, Portland Street, Manchester, Lancashire, M1 6DN Classification: Lift Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14SW (E)	507	-	384124 397827
204	**Contemporary Trade Directory Entries** Name: Operations Abroad Ltd Location: Gainsborough House, 109, Portland Street, Manchester, M1 6DN Classification: Hospitals **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SW (E)	507	-	384124 397827
205	**Contemporary Trade Directory Entries** Name: C H A Technologies Group Location: St. James Buildings, 79, Oxford Street, Manchester, M1 6FQ Classification: Knitting Yarn Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SW (E)	506	-	384075 397678
205	**Contemporary Trade Directory Entries** Name: Soleheat Location: St. James Buildings, 79, Oxford Street, Manchester, M1 6HT Classification: Under Floor Heating **Status: Active** Positional Accuracy: Automatically positioned to the address	A14SW (E)	506	-	384075 397678

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
205	**Contemporary Trade Directory Entries** Name: C H A Technologies Group Location: St. James Buildings, 79, Oxford Street, Manchester, M1 6FQ Classification: Textile Manufacturing **Status: Active** Positional Accuracy: Automatically positioned to the address	A14SW (E)	506	-	384075 397678
205	**Contemporary Trade Directory Entries** Name: Heatrise Location: St. James Buildings, 79, Oxford Street, Manchester, M1 6HT Classification: Under Floor Heating **Status: Active** Positional Accuracy: Automatically positioned to the address	A14SW (E)	506	-	384075 397678
205	**Contemporary Trade Directory Entries** Name: Faupel Plc Location: St. James Buildings, 79, Oxford Street, Manchester, Lancashire, M1 6FQ Classification: Soft Furnishings - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SW (E)	506	-	384075 397678
205	**Contemporary Trade Directory Entries** Name: Jany (Uk) Location: St. James Buildings, 79, Oxford Street, Manchester, Lancashire, M1 6FQ Classification: Commercial Vehicle Bodybuilders & Repairers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14SW (E)	506	-	384075 397678
206	**Contemporary Trade Directory Entries** Name: Lewis Bookmakers Location: 48a, Faulkner Street, Manchester, M1 4FH Classification: Clothing & Fabrics - Manufacturers **Status: Active** Positional Accuracy: Automatically positioned to the address	A14NW (E)	511	-	384143 397975
207	**Contemporary Trade Directory Entries** Name: Aaa Office Emporium Location: Pryme Works, Silvercroft Street, Manchester, M15 4WG Classification: Office Furniture & Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A7NE (SW)	521	-	383117 397307
208	**Contemporary Trade Directory Entries** Name: Manchester Two Way Radio Supplies Location: 48, Barton Arcade, Manchester, M3 2BH Classification: Radio Communication Equipment **Status: Active** Positional Accuracy: Automatically positioned to the address	A18SE (N)	525	-	383747 398465
208	**Contemporary Trade Directory Entries** Name: A K A Bespoke Jewellers Location: 61-63, Barton Arcade, Manchester, M3 2BJ Classification: Jewellery Manufacturers & Repairers **Status: Active** Positional Accuracy: Automatically positioned to the address	A18SE (N)	525	-	383747 398465
208	**Contemporary Trade Directory Entries** Name: Colloides Naturels (Uk) Ltd Location: Regency Court, 62-66, Deansgate, Manchester, Lancashire, M3 2EN Classification: Food Colouring, Flavouring & Additive Manufacturers & Distributors **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18SE (N)	550	-	383716 398497
209	**Contemporary Trade Directory Entries** Name: Egerton Narrow Boat Ltd Location: The Arches Boatyard, Potato Wharf, Manchester, M3 4NB Classification: Boatbuilders & Repairers **Status: Inactive** Positional Accuracy: Automatically positioned in the proximity of the address	A12SE (W)	529	-	382932 397597
210	**Contemporary Trade Directory Entries** Name: The Color Co Location: 41, Spring Gardens, Manchester, M2 2BG Classification: Copying & Duplicating Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	532	-	384065 398263
210	**Contemporary Trade Directory Entries** Name: The Color Co Location: 41, Spring Gardens, Manchester, M2 2BG Classification: Copying & Duplicating Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	532	-	384065 398263

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
211	**Contemporary Trade Directory Entries** Name: Molton Brown Location: 7, St. Anns Square, Manchester, M2 7EF Classification: Homefurnishings - Manufacturers **Status: Active** Positional Accuracy: Automatically positioned to the address	A18SE (NE)	533	-	383842 398442
212	**Contemporary Trade Directory Entries** Name: Avon Tyres Ltd Location: 8, Blantyre Street, Manchester, M15 4LH Classification: Tyre Dealers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A7NE (SW)	534	-	383021 397391
213	**Contemporary Trade Directory Entries** Name: Spray Shop Supplies Location: 2a, New Elm Road, Manchester, M3 4JH Classification: Car Paint & Lacquer Manufacturers & Suppliers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SE (W)	537	-	382914 397769
214	**Contemporary Trade Directory Entries** Name: We Print Group Location: Barnett House, 53, Fountain Street, Manchester, M2 2AN Classification: Printers **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A19SW (NE)	543	-	384112 398208
214	**Contemporary Trade Directory Entries** Name: Msl Interiors Location: Barnett House, 53, Fountain Street, Manchester, M2 2AN Classification: Office Furniture & Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	543	-	384112 398208
214	**Contemporary Trade Directory Entries** Name: Fast Carpet Cleaners Location: Barnett House, 53, Fountain Street, Manchester, M2 2AN Classification: Carpet, Curtain & Upholstery Cleaners **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	543	-	384112 398208
214	**Contemporary Trade Directory Entries** Name: Indie Cases Location: Barnett House, Manchester, Lancashire, M2 2AN Classification: Mobile Phone Accessories and Car Kits **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	543	-	384112 398208
214	**Contemporary Trade Directory Entries** Name: Scrap My Car Now For Money Manchester Kws Location: Barnett House, 53, Fountain Street, Manchester, M2 2AN Classification: Car Breakers & Dismantlers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	543	-	384112 398208
214	**Contemporary Trade Directory Entries** Name: Urban Icon Location: Barnett House, 53, Fountain Street, Manchester, M2 2AN Classification: Garden & Patio Furniture Manufacturers & Distributors **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	543	-	384112 398208
214	**Contemporary Trade Directory Entries** Name: Clean Corner Location: 20 York Street, Manchester, Lancashire, M2 3BB Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	561	-	384123 398224
215	**Contemporary Trade Directory Entries** Name: Love Energy Savings Location: Sixth Floor, City Wharf, 30, New Bailey Street, Salford, M3 5ER Classification: Tyre Dealers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SW (NW)	543	-	383233 398418
216	**Contemporary Trade Directory Entries** Name: Direct Service Solutions Location: 46 Barton Arcade, Manchester, Greater Manchester, M3 2BH Classification: Commercial Cleaning Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A18SE (N)	543	-	383768 398478

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
217	**Contemporary Trade Directory Entries** Name: Licence Trade Consultants Location: Imex House, 40, Princess Street, Manchester, Lancashire, M1 6DE Classification: Brewers' Equipment & Services **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14NW (E)	548	-	384170 397844
217	**Contemporary Trade Directory Entries** Name: London Global Location: 40 Princess Street, Manchester, Greater Manchester, M1 6DE Classification: Printers **Status: Active** Positional Accuracy: Automatically positioned to the address	A14NW (E)	548	-	384170 397844
217	**Contemporary Trade Directory Entries** Name: Northern Consultancy Of Medical Management Ltd Location: Imex House, 40, Princess Street, Manchester, Lancashire, M1 6DE Classification: Medical & Dental Laboratories **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14NW (E)	549	-	384170 397844
217	**Contemporary Trade Directory Entries** Name: R S I S Projects Ltd Location: Imex House, 40, Princess Street, Manchester, Lancashire, M1 6DE Classification: Railways **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14NW (E)	549	-	384170 397844
217	**Contemporary Trade Directory Entries** Name: Patriot Advertising Solutions Location: Imex House, 40, Princess Street, Manchester, M1 6DE Classification: Distribution Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NW (E)	549	-	384170 397844
217	**Contemporary Trade Directory Entries** Name: Dunbar & Boardman Partnership Location: Imex House, 40, Princess Street, Manchester, Lancashire, M1 6DE Classification: Lift Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NW (E)	549	-	384170 397844
217	**Contemporary Trade Directory Entries** Name: Scootabout International Location: 101, Princess Street, Manchester, Lancashire, M1 6DD Classification: Materials Handling Equipment **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14NW (E)	583	-	384208 397860
218	**Contemporary Trade Directory Entries** Name: Anywaste Uk Location: St. James Court, 30, Brown Street, Manchester, M2 1DH Classification: Waste Disposal Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	550	-	384013 398350
218	**Contemporary Trade Directory Entries** Name: Wastelift Location: St. James Court, 30, Brown Street, Manchester, M2 1DH Classification: Waste Disposal Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	550	-	384013 398350
218	**Contemporary Trade Directory Entries** Name: M60 Rescue & Recovery Location: 406 St James Ct,Brown St, Manchester, Lancashire, M2 2JG Classification: Commercial Vehicle Breakdown & Recovery Services **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A19SW (NE)	553	-	384026 398341
218	**Contemporary Trade Directory Entries** Name: Octapharma Location: The Zenith Building, 26, Spring Gardens, Manchester, Lancashire, M2 1AB Classification: Pharmaceutical Manufacturers & Distributors **Status: Active** Positional Accuracy: Manually positioned to the address or location	A19SW (NE)	582	-	384054 398354
218	**Contemporary Trade Directory Entries** Name: Calvin Assett Management Ltd Location: 19 Spring Gdns, Manchester, Lancashire, M2 1FB Classification: Meter Manufacturers & Suppliers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	594	-	384088 398334

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
218	**Contemporary Trade Directory Entries** Name: Universal Utilities Location: Third Floor, Tootal House, 19-21, Spring Gardens, Manchester, M2 1FB Classification: Gas Suppliers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	596	-	384093 398331
219	**Contemporary Trade Directory Entries** Name: Atlantis Location: 121, Water Street, Manchester, M3 4JU Classification: Dry Cleaners **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (W)	571	-	382909 397904
220	**Contemporary Trade Directory Entries** Name: Aesthetic Services Soda Blasting Location: Devonshire House, 36, George Street, Manchester, M1 4HA Classification: Blast Cleaning **Status: Active** Positional Accuracy: Automatically positioned to the address	A14NW (NE)	577	-	384185 398122
220	**Contemporary Trade Directory Entries** Name: A D T Location: 1, New York Street, Manchester, M1 4HD Classification: Firefighting Equipment **Status: Active** Positional Accuracy: Automatically positioned to the address	A14NW (NE)	591	-	384182 398170
221	**Contemporary Trade Directory Entries** Name: Ramboll Location: Kings Court, 2-4, Exchange Street, Manchester, M2 7HA Classification: Engineers - General **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (NE)	578	-	383813 398501
222	**Contemporary Trade Directory Entries** Name: Richard Conrad & Co Ltd Location: 36-38, Fountain Street, Manchester, M2 2BE Classification: Office Furniture & Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	584	-	384114 398283
223	**Contemporary Trade Directory Entries** Name: Hunters Contracts Ltd Location: MacIntosh House, 4a, Cambridge Street, Manchester, M1 5GG Classification: Office Furniture & Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9NW (SE)	587	-	383916 397306
224	**Contemporary Trade Directory Entries** Name: Penhaligons Location: Royal Exchange, Manchester, M2 7TT Classification: Perfume Suppliers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (NE)	589	-	383872 398491
224	**Contemporary Trade Directory Entries** Name: The Antique Fireplace Location: Royal Exchange Shopping Centre, Manchester, Lancashire, M2 7DB Classification: Fireplaces & Mantelpieces **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18SE (NE)	603	-	383866 398508
225	**Contemporary Trade Directory Entries** Name: Hong Kong Printing Co Ltd Location: 41, Faulkner Street, Manchester, M1 4EE Classification: Printers **Status: Active** Positional Accuracy: Automatically positioned to the address	A14NE (E)	596	-	384224 398021
226	**Contemporary Trade Directory Entries** Name: Spamedica Location: Citygate Central,Blantyre Street, Manchester, Greater Manchester, M15 4SQ Classification: Hospitals **Status: Active** Positional Accuracy: Manually positioned within the geographical locality	A7NE (SW)	596	-	382963 397365
227	**Contemporary Trade Directory Entries** Name: First North Western Location: Bridgewater House, 58, Whitworth Street, Manchester, M1 6LS Classification: Railways **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SW (E)	598	-	384158 397633

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
228	**Contemporary Trade Directory Entries** Name: Harrison Motors Location: 51 New Wakefield St, Manchester, Lancashire, M1 5NP Classification: Garage Services **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A9NW (SE)	602	-	384080 397457
229	**Contemporary Trade Directory Entries** Name: Robins & Day Location: Unit 3, Manchester Industrial Centre, Water Street, Manchester, Lancashire, M3 4JW Classification: Car Dealers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SW (W)	607	-	382841 397739
230	**Contemporary Trade Directory Entries** Name: Norman Disney & Young Location: St. James House, 7, Charlotte Street, Manchester, Lancashire, M1 4DZ Classification: Mechanical Engineers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14NE (E)	608	-	384227 398079
231	**Contemporary Trade Directory Entries** Name: Spi Materials Location: 105 Princess St, Manchester, Lancashire, M1 6DD Classification: Electricity Companies **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14SE (E)	625	-	384240 397804
232	**Contemporary Trade Directory Entries** Name: Eleven Sports Media Location: Manchester, Greater Manchester, M2 3aw Classification: Sports Equipment Manufacturers & Distributors **Status: Active** Positional Accuracy: Manually positioned within the geographical locality	A19SW (NE)	626	-	384110 398358
232	**Contemporary Trade Directory Entries** Name: Orbit Card Services Location: Lowry House,17 Marble Street, Manchester, Greater Manchester, M2 3AW Classification: Cash Registers & Check-Out Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	626	-	384110 398358
232	**Contemporary Trade Directory Entries** Name: Pulse Laser Hairaesthetics Location: 18-20, Fountain Street, Manchester, M2 2AA Classification: Electrolysis **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	642	-	384140 398346
233	**Contemporary Trade Directory Entries** Name: Hanson Concrete Location: Potato Wharf, Manchester, M3 4NB Classification: Concrete Contractors **Status: Active** Positional Accuracy: Automatically positioned to the address	A12SW (W)	626	-	382836 397584
234	**Contemporary Trade Directory Entries** Name: Max Spielmann Location: Uk12,Marsden Way South, Manchester, Lancashire, M4 3AT Classification: Photographic Processors **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A19SW (NE)	629	-	383931 398506
235	**Contemporary Trade Directory Entries** Name: City Auto Service (Manchester) Location: 15, New Bailey Street, Salford, M3 5FS Classification: Mot Testing Centres **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (NW)	632	-	383221 398516
236	**Contemporary Trade Directory Entries** Name: In Our Coats Location: 225, Hulme Street, Hulme, Manchester, M15 5EF Classification: Greeting Card Publishers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8SE (S)	632	-	383555 397075

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
237	**Contemporary Trade Directory Entries** Name: Residential Real Estate Management Location: Student Village, Lower Chatham Street, Manchester, M1 5SX Classification: Food Products - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9NW (SE)	638	-	383973 397285
238	**Contemporary Trade Directory Entries** Name: Arrow Electronics Uk Location: 5 New York Street, Manchester, Greater Manchester, M1 4JB Classification: Electronic Component Manufacturers & Distributors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NE (NE)	639	-	384245 398136
238	**Contemporary Trade Directory Entries** Name: Rentokil Specialist Hygiene Location: Faulkner House, Faulkner Street, Manchester, M1 4DY Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NE (E)	653	-	384264 398118
238	**Contemporary Trade Directory Entries** Name: Scrap Cars Vans Caravans Buyer Location: Faulkner House, Faulkner Street, Manchester, M1 4DY Classification: Car Breakers & Dismantlers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NE (E)	653	-	384264 398118
239	**Contemporary Trade Directory Entries** Name: Glyns Collections Location: 26, Blackfriars Street, Salford, M3 5BQ Classification: Furriers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	643	-	383602 398613
239	**Contemporary Trade Directory Entries** Name: Bullen Healthcare Group Location: 26, Blackfriars Street, Salford, M3 5BQ Classification: Disability Equipment - Manufacturers & Suppliers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	643	-	383602 398613
240	**Contemporary Trade Directory Entries** Name: Leaflet Distribution Manchester Location: Portland Tower,Portland Street, Manchester, Lancashire, M1 3LF Classification: Distribution Services **Status: Active** Positional Accuracy: Manually positioned within the geographical locality	A14NE (E)	647	-	384280 397963
240	**Contemporary Trade Directory Entries** Name: Scrap A Car For Cash Manchester Location: Portland Tower, Portland Street, Manchester, M1 3LD Classification: Car Breakers & Dismantlers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NE (E)	647	-	384280 397963
240	**Contemporary Trade Directory Entries** Name: See-Av Location: Manchester One, 53 Portland Street, Manchester, Greater Manchester, M1 3LD Classification: Cinema Equipment **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A14NE (E)	647	-	384280 397963
240	**Contemporary Trade Directory Entries** Name: Debs Europe Liason Office Location: Portland Tower, Portland Street, Manchester, M1 3LD Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NE (E)	647	-	384280 397963
240	**Contemporary Trade Directory Entries** Name: Beverley Clifton Morris Location: Portland Tower, Portland Street, Manchester, Lancashire, M1 3LF Classification: Mechanical Engineers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NE (E)	647	-	384280 397963

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
240	**Contemporary Trade Directory Entries** Name: Scrap Cars For Cash Manchester Location: Portland St, Manchester, Lancashire, M1 3LF Classification: Car Breakers & Dismantlers **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A14NE (E)	647	-	384280 397963
240	**Contemporary Trade Directory Entries** Name: Scrap A Car Manchester Location: Portland Tower,Portland Street, Manchester, Greater Manchester, M1 3LF Classification: Salvage Dealers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14NE (E)	653	-	384285 397965
241	**Contemporary Trade Directory Entries** Name: The Perfume Shop Location: 9a, Arndale Centre, Manchester, M4 3AB Classification: Perfume Suppliers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	647	-	383985 398496
241	**Contemporary Trade Directory Entries** Name: The Perfume Shop Location: 9a, Arndale Centre, Manchester, M4 3AB Classification: Perfume Suppliers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	647	-	383985 398496
241	**Contemporary Trade Directory Entries** Name: Klick Location: 27 Market St, Manchester, Lancashire, M1 1WR Classification: Photographic Processors **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19SW (NE)	647	-	383984 398496
241	**Contemporary Trade Directory Entries** Name: Klick Photopoint Location: 27, Market Street, Manchester, Lancashire, M1 1WR Classification: Photographic Processors **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19SW (NE)	648	-	383985 398496
242	**Contemporary Trade Directory Entries** Name: Stratstone Saab Location: Unit 5, Manchester Industrial Centre, Water Street, Manchester, M3 4JW Classification: Car Dealers **Status: Active** Positional Accuracy: Automatically positioned to the address	A12SW (W)	652	-	382797 397682
242	**Contemporary Trade Directory Entries** Name: E A P International Ltd Location: Unit 6, Manchester Industrial Centre, Water Street, Manchester, Lancashire, M3 4JW Classification: Rubber & Plastic Products - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SW (W)	660	-	382793 397634
242	**Contemporary Trade Directory Entries** Name: Robins & Day Location: Unit 6, Manchester Industrial Centre, Water Street, Manchester, M3 4JW Classification: Car Dealers - Used **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SW (W)	660	-	382793 397634
243	**Contemporary Trade Directory Entries** Name: Bookbind Location: 2-4, Oxford Road, Manchester, Lancashire, M1 5QA Classification: Bookbinders **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A9NW (SE)	676	-	384146 397423
244	**Contemporary Trade Directory Entries** Name: Smart Alex Location: 16, Barlow's Croft, Salford, M3 5DY Classification: Dry Cleaners **Status: Active** Positional Accuracy: Automatically positioned to the address	A18NW (N)	678	-	383505 398649

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
244	**Contemporary Trade Directory Entries** Name: Glyns Collections Location: Conavon Court, 12, Blackfriars Street, Salford, M3 5BQ Classification: Leather Garments & Products **Status: Active** Positional Accuracy: Automatically positioned to the address	A18NE (N)	685	-	383567 398657
244	**Contemporary Trade Directory Entries** Name: Spi Materials Ltd Location: Conavon Court, 12, Blackfriars Street, Salford, Lancashire, M3 5PP Classification: Tungsten Tool Manufacturers & Distributors **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NE (N)	685	-	383567 398657
244	**Contemporary Trade Directory Entries** Name: I A S Trading Location: Conavon Court, 12, Blackfriars Street, Salford, Lancashire, M3 5BQ Classification: Computer Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NE (N)	685	-	383567 398657
244	**Contemporary Trade Directory Entries** Name: Capsule Location: Hilton House 71-73, Chapel Street, Salford, M3 5BZ Classification: Commercial Cleaning Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A18NW (N)	710	-	383530 398682
244	**Contemporary Trade Directory Entries** Name: Manchester Executive Cleaners Ltd Location: Hilton House, 71-73, Chapel Street, Salford, M3 5BZ Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	710	-	383530 398682
244	**Contemporary Trade Directory Entries** Name: Koot Ltd Location: Hilton House,71-73 Chapel St, Salford, Lancashire, M3 5BZ Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NW (N)	710	-	383530 398682
245	**Contemporary Trade Directory Entries** Name: W H Hammond & Co (Manchester) Ltd Location: 58, Richmond Street, Manchester, M1 3WB Classification: Soft Furnishings - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SE (E)	679	-	384296 397807
246	**Contemporary Trade Directory Entries** Name: Impex Trading Co Location: Flat 23, Oxford Place, 7, Oxford Road, Manchester, M1 6EY Classification: Carpets & Rugs - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9NW (SE)	679	-	384176 397471
247	**Contemporary Trade Directory Entries** Name: Pro2col Location: 101-115, Chapel Street, Salford, M3 5DN Classification: Photographic Processors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	680	-	383445 398645
247	**Contemporary Trade Directory Entries** Name: Silk Thomas Made To Measure Shirts Location: Caxton Hall, 88-92, Chapel Street, Salford, Lancashire, M3 5DW Classification: Shirt Makers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NW (N)	725	-	383423 398686
247	**Contemporary Trade Directory Entries** Name: The Graphics Location: Caxton Hall, 88-92, Chapel Street, Salford, Lancashire, M3 5DW Classification: Printers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NW (N)	725	-	383423 398686
248	**Contemporary Trade Directory Entries** Name: Easy Wheels Location: 8, Lower Ormond Street, Manchester, M1 5QJ Classification: Confectionery Manufacturers **Status: Active** Positional Accuracy: Automatically positioned to the address	A9NW (SE)	685	-	384078 397320

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
248	**Contemporary Trade Directory Entries** Name: Ormond Street Motors Location: 2-4, Lower Ormond Street, Manchester, M1 5QF Classification: Garage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9NW (SE)	685	-	384078 397320
248	**Contemporary Trade Directory Entries** Name: Manchester Print Co Location: 8, Lower Ormond Street, Manchester, M1 5QF Classification: T-Shirts **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9NW (SE)	685	-	384078 397320
249	**Contemporary Trade Directory Entries** Name: Danebridge Engineering Co Ltd Location: 3, Lower Chatham Street, Manchester, M1 5QL Classification: Air Conditioning Equipment & Systems **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9NW (SE)	694	-	384044 397273
250	**Contemporary Trade Directory Entries** Name: Ats Euromaster Ltd Location: 20, Wilmott Street, Manchester, Lancashire, M15 6BE Classification: Tyre Dealers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9SW (SE)	705	-	383881 397130
251	**Contemporary Trade Directory Entries** Name: Manchester City Clean Location: Apartment 710, Fresh, 138, Chapel Street, Salford, M3 6DE Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	706	-	383235 398607
251	**Contemporary Trade Directory Entries** Name: Bridgewater Ales Location: 142, Chapel Street, Salford, M3 6AF Classification: Brewers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	728	-	383192 398610
252	**Contemporary Trade Directory Entries** Name: Car Care Express Location: Arch 4, Irwell Street, Salford, Lancashire, M3 5EN Classification: Car Body Repairs **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SE (NW)	707	-	382967 398385
252	**Contemporary Trade Directory Entries** Name: Zico Cars Location: Arch 4, Irwell Street, Salford, M3 5EN Classification: Car Dealers - Used **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SE (NW)	707	-	382967 398385
253	**Contemporary Trade Directory Entries** Name: Duty Free Location: R26-R27, Unit, Marsden Way South, Manchester, Lancashire, M4 3AT Classification: Perfume Suppliers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	709	-	383986 398567
254	**Contemporary Trade Directory Entries** Name: Manchester Radiators Location: St. Georges House, 36, Ellesmere Street, Manchester, M15 4JW Classification: Boilers - Servicing, Replacements & Repairs **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A7NW (SW)	723	-	382834 397329
254	**Contemporary Trade Directory Entries** Name: Futura Tech (Uk) Location: St. Georges House, 36, Ellesmere Street, Manchester, M15 4JW Classification: Plastics - Raw Materials **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A7NW (SW)	723	-	382834 397329
254	**Contemporary Trade Directory Entries** Name: Urban Angel Designs Location: St. Georges House, 36, Ellesmere Street, Manchester, Lancashire, M15 4JW Classification: Stationery Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A7NW (SW)	723	-	382834 397329

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
254	**Contemporary Trade Directory Entries** Name: A Bigger Splash (Manchester) Ltd Location: 40, Ellesmere Street, Manchester, M15 4JY Classification: Greeting Card Publishers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A7NW (SW)	764	-	382787 397327
255	**Contemporary Trade Directory Entries** Name: Northern Contract Cleaners Location: Asia House, 82, Princess Street, Manchester, M1 6NF Classification: Cleaning Services - Commercial **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SE (E)	725	-	384288 397624
255	**Contemporary Trade Directory Entries** Name: Seba (Uk) Ltd Location: 84 Princess St, Manchester, Lancashire, M1 6NG Classification: Machine Tool Accessories & Services **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14SE (E)	747	-	384296 397577
255	**Contemporary Trade Directory Entries** Name: Broomwell Healthwatch Ltd Location: 86, Princess Street, Manchester, Lancashire, M1 6NG Classification: Medical & Dental Laboratories **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14SE (E)	748	-	384297 397578
255	**Contemporary Trade Directory Entries** Name: William Chitham Location: 121, Princess Street, Manchester, M1 7AD Classification: Photo & Digital Imaging Bureaus **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SE (E)	769	-	384333 397620
255	**Contemporary Trade Directory Entries** Name: Harris Darkrooms Location: 121, Princess Street, Manchester, M1 7AD Classification: Photographic Processors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SE (E)	769	-	384333 397620
255	**Contemporary Trade Directory Entries** Name: Subway Location: Second Floor, 121, Princess Street, Manchester, Lancashire, M1 7AG Classification: Printers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14SE (E)	769	-	384333 397620
255	**Contemporary Trade Directory Entries** Name: Chamber Communication Ltd Location: 121, Princess Street, Manchester, Lancashire, M1 7AG Classification: Telecommunications Equipment & Systems **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14SE (E)	769	-	384333 397620
256	**Contemporary Trade Directory Entries** Name: Kdp (Uk) Ltd Location: 36, Canal Street, Manchester, M1 3WD Classification: Non-Ferrous Metals **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SE (E)	726	-	384346 397818
256	**Contemporary Trade Directory Entries** Name: Forths Location: Amazon House, 3 Brazil Street, Manchester, Lancashire, M1 3PJ Classification: Commercial Vehicle Servicing, Repairs, Parts & Accessories **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SE (E)	746	-	384358 397778
256	**Contemporary Trade Directory Entries** Name: Neat & Tidy Location: Amazon House, 3, Brazil Street, Manchester, M1 3PJ Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SE (E)	746	-	384358 397778
257	**Contemporary Trade Directory Entries** Name: Samkou Export Co Location: 26, Richmond Street, Manchester, M1 3NB Classification: Textile Manufacturing **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NE (E)	728	-	384356 397870

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
258	**Contemporary Trade Directory Entries** Name: Kiddycare International Location: Unit R30, Marsden Way South, Manchester, M4 3AT Classification: Children & Babywear - Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	733	-	384160 398462
259	**Contemporary Trade Directory Entries** Name: Taylor Edwards & Co Location: Royal Buildings, 2, Mosley Street, Manchester, Lancashire, M2 3AN Classification: Gas Companies **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19SE (NE)	734	-	384259 398336
260	**Contemporary Trade Directory Entries** Name: Comet Location: 19a Arndale Centre, Manchester, Lancashire, M4 2HU Classification: Electrical Goods Sales, Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A19NW (NE)	737	-	384059 398554
260	**Contemporary Trade Directory Entries** Name: Currys Location: 165-166, Arndale Centre, Manchester, M4 3AB Classification: Electrical Goods Sales, Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	737	-	384059 398554
260	**Contemporary Trade Directory Entries** Name: Willie'S Location: 85, Arndale Centre, Manchester, Lancashire, M4 2HU Classification: Wallpapers & Wall Coverings **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	737	-	384059 398554
260	**Contemporary Trade Directory Entries** Name: The Fast Picture Show Location: 142-143, Market Hall, Arndale Centre, Manchester, M4 2EB Classification: Photographic Processors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	737	-	384059 398554
260	**Contemporary Trade Directory Entries** Name: Home Design Store Location: 136, Arndale Centre, Manchester, Lancashire, M4 2EA Classification: Gunsmiths **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	737	-	384059 398554
260	**Contemporary Trade Directory Entries** Name: Bodycare (Health & Beauty) Location: 111-112, Arndale Centre, Manchester, M4 2EA Classification: Toiletries **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	737	-	384059 398554
260	**Contemporary Trade Directory Entries** Name: The Sony Centre Location: 162, Arndale Centre, Manchester, Lancashire, M4 3AB Classification: Electrical Goods Sales, Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	737	-	384059 398554
260	**Contemporary Trade Directory Entries** Name: Image Gallery Location: Arndale House, Arndale Centre, Manchester, Lancashire, M4 3AQ Classification: Photo & Digital Imaging Bureaus **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19NW (NE)	737	-	384059 398554
260	**Contemporary Trade Directory Entries** Name: High Street Meat Market Llp Location: Arndale House, Arndale Centre, Market Street, Manchester, M4 3AQ Classification: Meat Product Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	738	-	384058 398555
260	**Contemporary Trade Directory Entries** Name: Currys P C World Location: 93 Halle Mall,Arndales Centre, Manchester, Greater Manchester, M4 3AQ Classification: Electrical Goods Sales, Manufacturers & Wholesalers **Status: Active** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	738	-	384058 398555

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
260	**Contemporary Trade Directory Entries** Name: Premier Foods Location: Arndale House, Arndale Centre, Market Street, Manchester, M4 3AQ Classification: Food Products - Manufacturers **Status: Active** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	738	-	384058 398555
260	**Contemporary Trade Directory Entries** Name: Swatch Location: Arndale House, Arndale Centre, Market Street, Manchester, M4 3AQ Classification: Clocks & Watches - Manufacturers & Wholesalers **Status: Active** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	738	-	384058 398555
260	**Contemporary Trade Directory Entries** Name: Imzi Communications Location: Arndale Centre, Manchester, Greater Manchester, M4 3AQ Classification: Mobile Phone Accessories and Car Kits **Status: Active** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	738	-	384058 398555
261	**Contemporary Trade Directory Entries** Name: A Kenny Asphalt Ltd Location: Unit 4, The Cottages, Deva Centre, Trinity Way, Salford, Lancashire, M3 7BE Classification: Asphalt & Coated Macadam Laying Contractors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	747	-	383242 398655
261	**Contemporary Trade Directory Entries** Name: E B Office Interiors Ltd Location: Unit 4/A, The Cottages, Deva Centre, Trinity Way, Salford, M3 7BE Classification: Office Furniture & Equipment **Status: Active** Positional Accuracy: Automatically positioned to the address	A18NW (N)	747	-	383242 398655
262	**Contemporary Trade Directory Entries** Name: Print Chain Location: Barlow House, Minshull Street, Manchester, Greater Manchester, M1 3DZ Classification: Printers **Status: Active** Positional Accuracy: Manually positioned within the geographical locality	A14NE (E)	752	-	384380 398036
263	**Contemporary Trade Directory Entries** Name: Belleek Pottery Ltd Location: Market St, Manchester, Lancashire, M60 1TA Classification: Pottery Manufacturers & Suppliers **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A19SE (NE)	754	-	384244 398393
263	**Contemporary Trade Directory Entries** Name: Price Location: Market St, Manchester, Lancashire, M60 1TA Classification: Cutlery Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A19SE (NE)	757	-	384250 398390
264	**Contemporary Trade Directory Entries** Name: John Roberts Location: Chapel House, 172, Chapel Street, Salford, M3 6BG Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	756	-	383089 398577
264	**Contemporary Trade Directory Entries** Name: Printing.Com Location: 2, City Point, 156, Chapel Street, Salford, Lancashire, M3 6BF Classification: Printers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A17NE (NW)	786	-	383064 398596
264	**Contemporary Trade Directory Entries** Name: M C W Plant Location: City Point,156 Chapel St, Salford, Lancashire, M3 6ET Classification: Plant & Machinery Repairs **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A17NE (NW)	786	-	383064 398596
265	**Contemporary Trade Directory Entries** Name: Atlas Office Equipment Ltd Location: 52, Chapel Street, Salford, Lancashire, M3 7AA Classification: Seating Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NE (N)	765	-	383591 398736

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
265	**Contemporary Trade Directory Entries** Name: George Ellis & Sons Ltd Location: 54-60, Chapel Street, Salford, M3 7AA Classification: Office Furniture & Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	766	-	383591 398736
265	**Contemporary Trade Directory Entries** Name: George Ellis & Sons Ltd Location: 54-60, Chapel Street, Salford, M3 7AA Classification: Office Furniture & Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	766	-	383591 398736
266	**Contemporary Trade Directory Entries** Name: Peter Stone Co Ltd Location: Unit 6, Bentinck Street Industrial Estate, Manchester, M15 4LN Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A7NW (SW)	767	-	382839 397243
267	**Contemporary Trade Directory Entries** Name: Complete Office Printer Support Location: St. Wilfrids Enterprise Centre, Birchvale Close, Manchester, M15 5BJ Classification: Office Equipment Servicing & Maintenance **Status: Active** Positional Accuracy: Automatically positioned to the address	A8SW (S)	778	-	383296 396943
268	**Contemporary Trade Directory Entries** Name: Rayners Autocraft Location: 15c Chapel St, Salford, Lancashire, M3 7AA Classification: Garage Services **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A18NE (N)	791	-	383679 398752
268	**Contemporary Trade Directory Entries** Name: Lee'S Motors Location: New Kings Head Yard,Chapel St, Salford, Lancashire, M3 7AA Classification: Car Body Repairs **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NE (N)	792	-	383644 398758
269	**Contemporary Trade Directory Entries** Name: A Everall Location: 3, Blackfriars Road, Salford, M3 7AG Classification: Garage Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A18NW (N)	792	-	383462 398760
269	**Contemporary Trade Directory Entries** Name: M P L G Ltd Location: Solmar House, 2, Cross Street, Salford, M3 7AX Classification: Bags, Belts & Accessories - Manufacturers & Suppliers **Status: Active** Positional Accuracy: Automatically positioned to the address	A18NW (N)	796	-	383414 398757
269	**Contemporary Trade Directory Entries** Name: Valentine Bags Ltd Location: 7-9, Blackfriars Road, Salford, M3 7AG Classification: Leather Garments & Products **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	813	-	383442 398779
270	**Contemporary Trade Directory Entries** Name: Pumpcare Technical Services Location: Unit 3, Cornbrook Estate, Ellesmere Street, Manchester, M15 4JY Classification: Pump Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A7NW (SW)	795	-	382792 397262
270	**Contemporary Trade Directory Entries** Name: Seal Services Ltd Location: Unit 3, Cornbrook Estate, Ellesmere Street, Manchester, M15 4JY Classification: Pumps - Sales, Servicing & Repairs **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A7NW (SW)	795	-	382792 397262
271	**Contemporary Trade Directory Entries** Name: Apple Location: Unit 23, Upper Mall, 98, Corporation Street, Manchester, M4 3AJ Classification: Electrical Goods Sales, Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	809	-	384096 398616

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
272	**Contemporary Trade Directory Entries** Name: Transport For Greater Manchester Location: 2, Picadilly Place, Manchester, Lancashire, M1 3BG Classification: Bus & Coach Operators & Stations **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	813	-	384406 398205
273	**Contemporary Trade Directory Entries** Name: Johnsons Cleaners Location: 24, High Street, Manchester, M4 1QB Classification: Dry Cleaners **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	819	-	384256 398483
274	**Contemporary Trade Directory Entries** Name: Clifton Eyewear Ltd Location: 1, St. Stephen Street, Salford, M3 6AY Classification: Optical Goods - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	821	-	382971 398563
275	**Contemporary Trade Directory Entries** Name: William Street Motors Location: 32, William Street, Salford, M3 6AU Classification: Car Body Repairs **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	827	-	383085 398660
276	**Contemporary Trade Directory Entries** Name: Paul Moy Associates Location: Unit 5, Brewery Yard, Deva Centre, Trinity Way, Salford, M3 7BB Classification: Mechanical Engineers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	827	-	383322 398768
277	**Contemporary Trade Directory Entries** Name: Hayes Location: Unit 2,Ellesmere St, Manchester, Lancashire, M15 4FY Classification: Bed & Mattress Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A7NW (SW)	841	-	382735 397264
277	**Contemporary Trade Directory Entries** Name: In Situ Location: Talbot Mill,44 Ellesmere St, Manchester, Lancashire, M15 4FY Classification: Salvage Dealers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A7NW (SW)	850	-	382720 397271
277	**Contemporary Trade Directory Entries** Name: Eagle Knitwear Location: Talbot Mill, 44, Ellesmere Street, Manchester, M15 4JY Classification: Knitting Yarn Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A7NW (SW)	855	-	382717 397268
277	**Contemporary Trade Directory Entries** Name: Batian Engineering Location: Talbot Mill, 44, Ellesmere Street, Manchester, M15 4JY Classification: Engineers - General **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A7NW (SW)	855	-	382717 397268
277	**Contemporary Trade Directory Entries** Name: A & M Reproductions Location: Talbot Mill, 44, Ellesmere Street, Manchester, M15 4JY Classification: Furniture - Reproduction **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A7NW (SW)	855	-	382717 397268
277	**Contemporary Trade Directory Entries** Name: Advance Knitwear Location: Talbot Mill, 44, Ellesmere Street, Manchester, M15 4JY Classification: Knitwear Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A7NW (SW)	855	-	382717 397268
277	**Contemporary Trade Directory Entries** Name: M & R Textiles Ltd Location: Talbot Mill, 44, Ellesmere Street, Manchester, Lancashire, M15 4JY Classification: Knitwear Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A7NW (SW)	855	-	382717 397268

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
277	**Contemporary Trade Directory Entries** Name: Vacuum Scientific Services Ltd Location: Talbot Mill, 44, Ellesmere Street, Manchester, M15 4JY Classification: Scientific Apparatus & Instruments - Manufacturers **Status: Active** Positional Accuracy: Automatically positioned to the address	A7NW (SW)	855	-	382717 397268
277	**Contemporary Trade Directory Entries** Name: S Ryan Location: Talbot Mill, 44, Ellesmere Street, Manchester, M15 4JY Classification: Window Frame Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A7NW (SW)	855	-	382717 397268
277	**Contemporary Trade Directory Entries** Name: Kyran Hall Art Glass Studio Location: Talbot Mill, 44, Ellesmere Street, Manchester, Lancashire, M15 4JY Classification: Stained Glass Designers & Producers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A7NW (SW)	855	-	382717 397268
277	**Contemporary Trade Directory Entries** Name: Fast Track Upvc Location: Floor 1, Unit 2,Talbot Mill,Ellesmere St, Manchester, Lancashire, M15 4JY Classification: Window Frame Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A7NW (SW)	880	-	382683 397275
278	**Contemporary Trade Directory Entries** Name: Gesco Location: Oxford Rd, Manchester, M1 7ED Classification: Plastics - Injection Moulding **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A9NE (SE)	842	-	384246 397276
279	**Contemporary Trade Directory Entries** Name: Brayziers Technical Tubes Ltd Location: Ferguson House, 11, Blackfriars Road, Salford, Lancashire, M3 7AG Classification: Engineers - General **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NW (N)	844	-	383411 398805
279	**Contemporary Trade Directory Entries** Name: Samuel Bruce Location: 21, Blackfriars Road, Salford, M3 7AQ Classification: Furniture Manufacturers - Home & Office **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	855	-	383396 398814
280	**Contemporary Trade Directory Entries** Name: Epos Now Location: The Corn Exchange, 37, Hanging Ditch, Manchester, M4 3TR Classification: Cash Registers & Check-Out Equipment **Status: Active** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	846	-	383957 398734
280	**Contemporary Trade Directory Entries** Name: Nexira Location: 176 Monton Road,Monton M30 9ga, Manchester, Greater Manchester, M4 3TR Classification: Food Colouring, Flavouring & Additive Manufacturers & Distributors **Status: Active** Positional Accuracy: Manually positioned within the geographical locality	A19NW (NE)	846	-	383957 398734
281	**Contemporary Trade Directory Entries** Name: United Global Location: Minshull House, 47, Chorlton Street, Manchester, M1 3FY Classification: Freight Forwarders **Status: Active** Positional Accuracy: Automatically positioned to the address	A14NE (E)	849	-	384479 397885
282	**Contemporary Trade Directory Entries** Name: Q Street Domestic Appliances Location: 45, Quenby Street, Manchester, M15 4HX Classification: Vacuum Cleaners - Sales & Service **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A7SE (SW)	852	-	382895 397060

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
282	**Contemporary Trade Directory Entries** Name: Q Street Domestic Appliances Location: 45, Quenby Street, Manchester, M15 4HX Classification: Washing Machines - Servicing & Repairs **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A7SE (SW)	852	-	382895 397060
283	**Contemporary Trade Directory Entries** Name: Lexcorp Group Location: 31 Blackfriars Rd, Salford, Lancashire, M3 7AQ Classification: Distribution Services **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A18NW (N)	873	-	383364 398826
284	**Contemporary Trade Directory Entries** Name: R Lewtas Shopfitters Ltd Location: Unit 12, Bentinck Street Industrial Estate, Manchester, Lancashire, M15 4LN Classification: Joinery Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A7NW (SW)	876	-	382743 397191
284	**Contemporary Trade Directory Entries** Name: Star Auto Glass Location: Unit 12, Bentinck Street Industrial Estate, Manchester, M15 4LN Classification: Car Customisation & Conversion Specialists **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A7NW (SW)	876	-	382743 397191
284	**Contemporary Trade Directory Entries** Name: Jook Design Location: Unit 2, Bentinck Street Industrial Estate, MANCHESTER, M15 4LN Classification: Soft Furnishings - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A7NW (SW)	898	-	382725 397179
284	**Contemporary Trade Directory Entries** Name: Lloyd Worrall (Manchester) Ltd Location: Unit 1/2, Bentinck Street Industrial Estate, Manchester, M15 4LN Classification: Hardware **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A7NW (SW)	924	-	382702 397166
285	**Contemporary Trade Directory Entries** Name: British Engineering Services Location: Unit 7-8, Norton Street, Salford, M3 7NW Classification: Engineering Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A23SE (N)	879	-	383592 398850
285	**Contemporary Trade Directory Entries** Name: All Vaux Location: Unit 4,Norton St, Salford, Lancashire, M3 7NW Classification: Garage Services **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A23SE (N)	900	-	383604 398870
285	**Contemporary Trade Directory Entries** Name: Bruntwood Wrought Iron Location: Unit 5 Norton St, Salford, Lancashire, M3 7NW Classification: Gate Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A23SE (N)	902	-	383612 398872
285	**Contemporary Trade Directory Entries** Name: Salford Diesel Services Location: Unit 2, Norton Street, Salford, M3 7NW Classification: Garage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A23SE (N)	904	-	383622 398873
285	**Contemporary Trade Directory Entries** Name: New Pit Stop Garage Location: 1, Norton Street, Salford, Lancashire, M3 7NW Classification: Garage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A23SE (N)	904	-	383622 398873
285	**Contemporary Trade Directory Entries** Name: Royal Sun Alliance Insurance N D T Testing Facility Location: Unit 7-8, Norton Street, Salford, M3 7NW Classification: X-Ray Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A23SE (N)	904	-	383622 398873

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
286	**Contemporary Trade Directory Entries** Name: Tshirts2print.Com Location: 49, High Street, Manchester, M4 3AH Classification: T-Shirts **Status: Active** Positional Accuracy: Automatically positioned to the address	A19NE (NE)	880	-	384220 398608
286	**Contemporary Trade Directory Entries** Name: Bramhall Refrigeration Services Location: 23, Market Hall, Arndale Centre, Manchester, M4 3AW Classification: Refrigerators & Freezers - Servicing & Repairs **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NE (NE)	880	-	384220 398608
286	**Contemporary Trade Directory Entries** Name: J J Nets Location: 49, High Street, Manchester, M4 3AH Classification: Homefurnishings - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NE (NE)	880	-	384220 398608
287	**Contemporary Trade Directory Entries** Name: Archmate Ltd Location: Flat 15, Granby House, Granby Row, Manchester, M1 7AR Classification: Rubber & Plastic Products - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SE (E)	880	-	384447 397612
288	**Contemporary Trade Directory Entries** Name: Pallets Wanted Location: Mancentral Indust Est,47c East Ordsall La, Salford, Lancashire, M5 4RW Classification: Pallets, Crates & Packing Cases **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A17SW (NW)	880	-	382692 398216
289	**Contemporary Trade Directory Entries** Name: Arletti Ltd Location: Grafton Works, Oldham Street, Salford, Lancashire, M5 4NN Classification: Tool Design, Manufacturers & Makers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NW (W)	881	-	382636 398059
290	**Contemporary Trade Directory Entries** Name: Pure Music Manufacturing Location: Bexley Chambers, 1, Bexley Square, SALFORD, M3 6DB Classification: Record, Tape & CD Manufacturers & Wholesalers **Status: Active** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	885	-	382882 398562
291	**Contemporary Trade Directory Entries** Name: Bright House Trading Location: Flat 46, Ledburn Court, Ledburn Close, Manchester, M15 4HR Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A7SE (SW)	887	-	382944 396979
291	**Contemporary Trade Directory Entries** Name: Greenhalls Location: Flat 33, Ledburn Court, Ledburn Close, Manchester, M15 4HR Classification: Breakdown and Recovery **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A7SE (SW)	887	-	382944 396979
292	**Contemporary Trade Directory Entries** Name: Withy Grove Stores Ltd Location: 35, Withy Grove, Manchester, M4 2BJ Classification: Safes & Vaults - Suppliers & Installers **Status: Active** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	891	-	384140 398685
292	**Contemporary Trade Directory Entries** Name: Withy Grove Stores Ltd Location: 35-39, Withy Grove, Manchester, M4 2BJ Classification: Office Furniture & Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	891	-	384140 398685
292	**Contemporary Trade Directory Entries** Name: Withy Grove Stores Location: 35, Withy Grove, Manchester, M4 2BJ Classification: Office Furniture & Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	891	-	384140 398685

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
292	**Contemporary Trade Directory Entries** Name: T Stensby & Co Ltd Location: 1, Shudehill, Manchester, M4 2AF Classification: Gunsmiths **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	899	-	384149 398689
292	**Contemporary Trade Directory Entries** Name: D & J Jewellery Location: 9, Shudehill, Manchester, M4 2AF Classification: Jewellery Manufacturers & Repairers **Status: Active** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	910	-	384170 398687
292	**Contemporary Trade Directory Entries** Name: Nouveau Location: 9, Shudehill, Manchester, Lancashire, M4 2AF Classification: Jewellery Manufacturers & Repairers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	914	-	384173 398690
293	**Contemporary Trade Directory Entries** Name: Arnold Clark Location: Blackfriars Road, Salford, M3 7AP Classification: Car Dealers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A23SW (N)	903	-	383411 398865
294	**Contemporary Trade Directory Entries** Name: Till & Whitehead Ltd Location: Ellesmere Street, Manchester, Lancashire, M15 4JX Classification: Hardware **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A7NW (SW)	904	-	382690 397218
294	**Contemporary Trade Directory Entries** Name: Grove Galleries Ltd Location: Phoenix House, Ellesmere Street, Manchester, M15 4JY Classification: Art Restoration & Picture Cleaning **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A7NW (SW)	924	-	382671 397210
294	**Contemporary Trade Directory Entries** Name: G & M Knitwear Ltd Location: Hulme Hall Road, Manchester, M15 4LY Classification: Knitwear Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A7NW (SW)	968	-	382634 397188
295	**Contemporary Trade Directory Entries** Name: Sa Group Services Location: Stan, Lancashire, M1 3BL Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A14NE (E)	910	-	384530 398105
295	**Contemporary Trade Directory Entries** Name: Dordaf & Partners Location: Flat 8, Roby Court, 14, Roby Street, Manchester, M1 3AG Classification: Bathroom Fixtures - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A15NW (E)	934	-	384557 398090
296	**Contemporary Trade Directory Entries** Name: Smart And Effective Cleaning And Support Services Location: Flat 1, 1, New Welcome Street, Manchester, M15 5NA Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A3NE (S)	913	-	383561 396793
297	**Contemporary Trade Directory Entries** Name: Oxyrane Uk Location: Piccadilly House, 49, Piccadilly, Manchester, M1 2AP Classification: Laboratories **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	927	-	384494 398296

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
297	**Contemporary Trade Directory Entries** Name: Print Pug Location: Suite 610 Piccadilly House,49 Piccadilly, Manchester, Greater Manchester, M1 2AP Classification: Printers **Status: Active** Positional Accuracy: Manually positioned within the geographical locality	A19SE (NE)	928	-	384494 398297
297	**Contemporary Trade Directory Entries** Name: Manchester Office Cleaners Location: Piccadilly House, 49, Piccadilly, Manchester, M1 2AP Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	928	-	384494 398297
297	**Contemporary Trade Directory Entries** Name: John Addley Ltd Location: Clayton House, 59, Piccadilly, Manchester, Lancashire, M1 2AQ Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19SE (NE)	943	-	384518 398278
297	**Contemporary Trade Directory Entries** Name: Scotfax Location: Clayton House, 59, Piccadilly, Manchester, Lancashire, M1 2AQ Classification: Photocopiers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19SE (NE)	943	-	384518 398278
297	**Contemporary Trade Directory Entries** Name: Scotfax Location: Clayton House, 59, Piccadilly, Manchester, Lancashire, M1 2AQ Classification: Photocopiers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19SE (NE)	943	-	384518 398278
297	**Contemporary Trade Directory Entries** Name: Forward Bird Control Location: Clayton House, 59, Piccadilly, Manchester, Lancashire, M1 2AQ Classification: Pest & Vermin Control **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19SE (NE)	943	-	384518 398278
297	**Contemporary Trade Directory Entries** Name: Oceanblue Logistics Location: Clayton House, 59, Piccadilly, Manchester, Lancashire, M1 2AQ Classification: Freight Forwarders **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19SE (NE)	943	-	384518 398278
297	**Contemporary Trade Directory Entries** Name: Multitude Estates Ltd Location: Clayton House, 59, Piccadilly, Manchester, M1 2AQ Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	943	-	384518 398278
297	**Contemporary Trade Directory Entries** Name: Max Spielmann Location: 63, Piccadilly, Manchester, Lancashire, M1 2AG Classification: Photographic Processors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	956	-	384534 398271
297	**Contemporary Trade Directory Entries** Name: Carr Manufacturing Co (Radcliffe) Ltd Location: First Floor, Clayton House, 59, Piccadilly, Manchester, M1 2AS Classification: Textile Manufacturing **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	958	-	384529 398292
297	**Contemporary Trade Directory Entries** Name: Damp Aid Location: Clayton House, 59, Piccadilly, Manchester, M1 2AQ Classification: Damp & Dry Rot Control **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	958	-	384529 398292

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
297	**Contemporary Trade Directory Entries** Name: Kane Contracts Ltd Location: Third Floor,Clayton House,59 Piccadilly, Manchester, M1 2AQ Classification: Cleaning Services - Commercial **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19SE (NE)	958	-	384528 398292
297	**Contemporary Trade Directory Entries** Name: Cherry Smart Services Ltd Location: Clayton House, 59, Piccadilly, Manchester, M1 2AQ Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	958	-	384529 398292
297	**Contemporary Trade Directory Entries** Name: Force C Location: 5 Newton St, Manchester, M1 1HW Classification: Jewellery Manufacturers & Repairers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19SE (NE)	970	-	384542 398290
297	**Contemporary Trade Directory Entries** Name: P N H Location: St. Margarets Chambers, 5, Newton Street, Manchester, Lancashire, M1 1HL Classification: Jewellery Manufacturers & Repairers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19SE (NE)	971	-	384543 398291
298	**Contemporary Trade Directory Entries** Name: Keppie Design Location: 1, Portland Street, Manchester, M1 3BE Classification: Mechanical Engineers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (E)	927	-	384519 398224
299	**Contemporary Trade Directory Entries** Name: Renault Service Centre Location: 56, Bury Street, Salford, M3 7DA Classification: Mot Testing Centres **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	928	-	383232 398846
299	**Contemporary Trade Directory Entries** Name: Frank Pine Location: 1, Crown Street, Salford, M3 7DH Classification: Knitting Yarn Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A23SW (N)	935	-	383268 398865
299	**Contemporary Trade Directory Entries** Name: A Rowe Location: 1, Crown Street, Salford, M3 7DH Classification: Knitting Yarn Manufacturers & Wholesalers **Status: Active** Positional Accuracy: Automatically positioned to the address	A23SW (N)	935	-	383268 398865
300	**Contemporary Trade Directory Entries** Name: D & G Packaging Ltd Location: Afflecks Arcade 35-39, Oldham Street, Manchester, M1 1JG Classification: Paper & Cardboard Products & Packaging - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	931	-	384429 398435
300	**Contemporary Trade Directory Entries** Name: Glass Bottle Bottle Glass Location: Afflecks Arcade, 35-39, Oldham Street, Manchester, M1 1JG Classification: Glass Products - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	933	-	384423 398448
300	**Contemporary Trade Directory Entries** Name: The Bead Shop Location: Aflex Palace, 52, Church Street, Manchester, M4 1PW Classification: Jewellery Manufacturers & Repairers **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	933	-	384423 398448
300	**Contemporary Trade Directory Entries** Name: Kustom Korner Location: Aflex Palace, 52, Church Street, Manchester, M4 1PW Classification: T-Shirts **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	933	-	384423 398448

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
300	**Contemporary Trade Directory Entries** Name: Oblong Location: Aflex Palace, 52, Church Street, Manchester, Lancashire, M4 1PW Classification: Abattoirs **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19SE (NE)	933	-	384423 398448
300	**Contemporary Trade Directory Entries** Name: Sentsations Location: Afflecks Arcade, 35-39, Oldham Street, Manchester, Lancashire, M1 1JG Classification: Perfume Suppliers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19SE (NE)	933	-	384423 398448
301	**Contemporary Trade Directory Entries** Name: M G S Location: Blackfriars Rd, Salford, Lancashire, M3 7AQ Classification: Garage Services **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A23SW (N)	939	-	383320 398883
302	**Contemporary Trade Directory Entries** Name: Print Copy Shop Location: Mandela Buildings, 99, Oxford Road, Manchester, M1 7EL Classification: Copying & Duplicating Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9NE (SE)	940	-	384328 397221
302	**Contemporary Trade Directory Entries** Name: Print Location: Mandela Buildings, 99, Oxford Road, Manchester, M1 7EL Classification: Copying & Duplicating Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9NE (SE)	940	-	384328 397221
303	**Contemporary Trade Directory Entries** Name: H C Slingsby Plc Location: Unit 1, Derwent Street Trading Estate, Salford, M5 4RE Classification: Machinery - Industrial & Commercial **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A11SE (W)	950	-	382510 397564
303	**Contemporary Trade Directory Entries** Name: Derwent Industrial Services Ltd Location: Derwent Ho,Derwent St, Salford, Lancashire, M5 4RE Classification: Blast Cleaning **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A11SE (W)	954	-	382504 397575
304	**Contemporary Trade Directory Entries** Name: B J Products Shavers & Spares Location: 5, Nicholas Croft, Manchester, M4 1EY Classification: Electrical Goods Sales, Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NE (NE)	957	-	384282 398656
304	**Contemporary Trade Directory Entries** Name: 1st Call Locksmiths Services Location: 3, Soap Street, Manchester, M4 1EW Classification: Lock Suppliers and Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NE (NE)	996	-	384297 398695
305	**Contemporary Trade Directory Entries** Name: Comus Waste Location: 15a Gorton St, Salford, Lancashire, M3 7WN Classification: Waste Disposal Services **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A23SE (N)	957	-	383676 398920
305	**Contemporary Trade Directory Entries** Name: Upton Auto Body Repairs Location: 15a Gorton St, Salford, Lancashire, M3 7WN Classification: Car Body Repairs **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A23SE (N)	959	-	383678 398922
305	**Contemporary Trade Directory Entries** Name: Pitstop Ltd Location: 15a Garton Street, Salford, Greater Manchester, M3 7WN Classification: Car Body Repairs **Status: Active** Positional Accuracy: Manually positioned to the road within the address or location	A23SE (N)	960	-	383680 398923

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
306	**Contemporary Trade Directory Entries** Name: Iconic Lights Location: Elizabeth House, 39, Queen Street, Salford, M3 7DQ Classification: Lampshade Manufacturers & Distributors **Status: Active** Positional Accuracy: Automatically positioned to the address	A23SW (N)	959	-	383405 398921
306	**Contemporary Trade Directory Entries** Name: P & A Autobodies Location: 49-51 Queen St, Salford, Lancashire, M3 7DQ Classification: Car Body Repairs **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A23SW (N)	965	-	383365 398920
306	**Contemporary Trade Directory Entries** Name: A C Body Services Location: 49, Queen Street, Salford, M3 7DQ Classification: Car Body Repairs **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A23SW (N)	966	-	383365 398921
306	**Contemporary Trade Directory Entries** Name: Queen Street Motors Location: 49, Queen Street, SALFORD, M3 7DQ Classification: Car Body Repairs **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A23SW (N)	966	-	383365 398921
307	**Contemporary Trade Directory Entries** Name: K O Sports Location: Apartment 104, Chatsworth House, 19, Lever Street, Manchester, M1 1BY Classification: Sports Equipment Manufacturers & Distributors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	960	-	384491 398382
307	**Contemporary Trade Directory Entries** Name: Scrap Car Now Today Cash Manchester Town Location: Chatsworth House, 19, Lever Street, Manchester, M1 1AN Classification: Car Breakers & Dismantlers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	961	-	384492 398382
307	**Contemporary Trade Directory Entries** Name: Sparkle Cleaning Services Location: Chatsworth House, 19, Lever Street, Manchester, M1 1AN Classification: Commercial Cleaning Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	961	-	384492 398382
307	**Contemporary Trade Directory Entries** Name: Watts Bros (Manchester) Ltd Location: 20, Dale Street, Manchester, Lancashire, M1 1EZ Classification: Hats & Caps - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19SE (NE)	983	-	384527 398362
307	**Contemporary Trade Directory Entries** Name: La Vie Facile Location: 20, Dale Street, Manchester, Lancashire, M1 1EZ Classification: Footwear Manufacturers & Wholesale **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19SE (NE)	983	-	384527 398362
307	**Contemporary Trade Directory Entries** Name: Eric Brownbill Fashion Agencies Location: 20, Dale Street, Manchester, Lancashire, M1 1EZ Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19SE (NE)	984	-	384527 398362
308	**Contemporary Trade Directory Entries** Name: Brookley Ltd Location: 43-45 Turner St, Manchester, M4 1DN Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19NE (NE)	966	-	384380 398564
308	**Contemporary Trade Directory Entries** Name: Fashion Row Manchester Ltd Location: 43-45 Turner St, Manchester, M4 1DN Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19NE (NE)	966	-	384380 398564

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
308	**Contemporary Trade Directory Entries** Name: M Y Manchester Cleaners Location: 55 Turner Street, Manchester, Greater Manchester, M4 1DN Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A19NE (NE)	970	-	384389 398560
308	**Contemporary Trade Directory Entries** Name: New Deal Skates Location: 51 Turner St, Manchester, M4 1DN Classification: Leisure & Sportswear Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19NE (NE)	970	-	384389 398560
308	**Contemporary Trade Directory Entries** Name: True Brand International Location: 51, Turner Street, Manchester, Lancashire, M4 1DN Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19NE (NE)	970	-	384389 398560
309	**Contemporary Trade Directory Entries** Name: Office World Location: Regents Park, Ordsall Lane, Salford, Lancashire, M5 3TP Classification: Office Furniture & Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A11NE (W)	968	-	382507 397938
309	**Contemporary Trade Directory Entries** Name: Office World Location: Regents Park, Ordsall Lane, Salford, Lancashire, M5 3TP Classification: Office Furniture & Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A11NE (W)	968	-	382507 397938
310	**Contemporary Trade Directory Entries** Name: I D Location: 219, Hulme Walk, Manchester, M15 5FQ Classification: Mechanical Engineers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A3NW (S)	972	-	383486 396730
311	**Contemporary Trade Directory Entries** Name: Greengate Motors Location: 57, Middlewood Street, Salford, M5 4RF Classification: Car Body Repairs **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NW (W)	978	-	382534 398063
312	**Contemporary Trade Directory Entries** Name: Flanny Cleaning Services Location: Flat 13, Hornchurch Court, Bonsall Street, Manchester, Lancashire, M15 6DS Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9SW (S)	987	-	383943 396837
313	**Contemporary Trade Directory Entries** Name: Shop Fittings Manchester Ltd Location: 42-46, Thomas Street, MANCHESTER, M4 1ER Classification: Shop Fittings Manufacturers **Status: Active** Positional Accuracy: Automatically positioned to the address	A19NE (NE)	990	-	384371 398613
313	**Contemporary Trade Directory Entries** Name: Mehta & Mehta Ltd Location: 38, Thomas Street, Manchester, M4 1ER Classification: Children & Babywear - Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NE (NE)	990	-	384363 398621
313	**Contemporary Trade Directory Entries** Name: Brucella Tait Location: First Floor, 40, Thomas Street, Manchester, M4 1ER Classification: Jewellery Manufacturers & Repairers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NE (NE)	990	-	384366 398617
313	**Contemporary Trade Directory Entries** Name: David Ellis Location: First Floor, 40, Thomas Street, Manchester, M4 1ER Classification: Jewellery Manufacturers & Repairers **Status: Active** Positional Accuracy: Automatically positioned to the address	A19NE (NE)	990	-	384366 398617

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
313	**Contemporary Trade Directory Entries** Name: Why Publications Location: 40, Thomas Street, Manchester, Lancashire, M4 1ER Classification: Distribution Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NE (NE)	990	-	384366 398617
313	**Contemporary Trade Directory Entries** Name: Gyroscope Ltd Location: 30-32, Thomas Street, Manchester, Lancashire, M4 1ER Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NE (NE)	994	-	384349 398642
314	**Contemporary Trade Directory Entries** Name: Ace Decor Ltd Location: Unit 4, Regent Trading Estate, Oldfield Road, Salford, M5 4DE Classification: Painting & Decorating Supplies **Status: Active** Positional Accuracy: Automatically positioned to the address	A17SW (NW)	996	-	382606 398318
315	**Contemporary Trade Directory Entries** Name: F Higginbottom & Son Ltd Location: 10, Hulme Hall Road, Manchester, M15 4LY Classification: Bookbinders **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A7NW (SW)	1000	-	382584 397207
315	**Contemporary Trade Directory Entries** Name: Higginbottom & Son Ltd Location: 10, Hulme Hall Road, Manchester, M15 4LY Classification: Bookbinders **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A7NW (SW)	1000	-	382584 397207
316	**Fuel Station Entries** Name: Castlefield Service Station Location: 14 Great Jackson Street, Castlefield, Manchester, M15 4NG Brand: Obsolete Premises Type: Not Applicable **Status: Obsolete** Positional Accuracy: Automatically positioned to the address	A8NW (SW)	473	-	383248 397279
317	**Fuel Station Entries** Name: Castlefield Travellers Check Location: Dawson Street, Manchester, M3 4JZ Brand: OBSOLETE Premises Type: Not Applicable **Status: Obsolete** Positional Accuracy: Approximate location provided by supplier	A7NW (SW)	682	-	382813 397463
318	**Fuel Station Entries** Name: Ormond Street Motors Location: 2-4 Lower Ormond Street, Manchester, M1 5QF Brand: Obsolete Premises Type: Not Applicable **Status: Obsolete** Positional Accuracy: Automatically positioned to the address	A9NW (SE)	685	-	384078 397320
319	**Fuel Station Entries** Name: Sainsburys Salford Location: 100 Regent Road, Ordsall Lane, Salford, Lancashire, M5 4QU Brand: Sainsburys Premises Type: Hypermarket **Status: Open** Positional Accuracy: Manually positioned to the address or location	A11SE (W)	931	-	382524 397829
320	**Points of Interest - Commercial Services** Name: Automation Providers Location: 277 Deansgate, Manchester, M3 4EW Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13SW (SW)	0	9	383474 397763
321	**Points of Interest - Commercial Services** Name: Duffy Motors Manchester Ltd Location: Arch 16-17, Watson Street, Manchester, M3 4LP Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13SE (S)	74	9	383567 397709

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
321	**Points of Interest - Commercial Services** Name: Duffy Motors Ltd Location: Arch 16-17, Watson Street, Manchester, M3 4LP Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13SE (S)	80	9	383563 397703
322	**Points of Interest - Commercial Services** Name: The Dash Doctor Location: 321 Deansgate, Manchester, M3 4LQ Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13SW (SW)	88	9	383424 397622
323	**Points of Interest - Commercial Services** Name: The Leaflet Company Location: Croxley House 14, Lloyd Street, Manchester, M2 5ND Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A13NE (NE)	126	9	383667 398074
323	**Points of Interest - Commercial Services** Name: The Leaflet Co Location: Croxley House 14, Lloyd Street, Manchester, M2 5ND Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A13NE (NE)	127	9	383667 398074
324	**Points of Interest - Commercial Services** Name: G T Autos Location: 88 Hewitt Street, Manchester, M15 4GB Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13SW (S)	199	9	383504 397506
325	**Points of Interest - Commercial Services** Name: M G Mechanical Services Location: 82 Hewitt Street, Manchester, M15 4GB Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A8NE (S)	239	9	383593 397498
326	**Points of Interest - Commercial Services** Name: Pest Solutions Ltd Location: Peter House, Oxford Street, Manchester, M1 5AN Category: Contract Services Class Code: Pest and Vermin Control Positional Accuracy: Positioned to address or location	A14NW (E)	310	9	383924 397846
327	**Points of Interest - Commercial Services** Name: Kickstart Motorcycles Location: 77 Arches, Whitworth Street West, Manchester, M1 5WQ Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A8NE (SE)	313	9	383702 397495
328	**Points of Interest - Commercial Services** Name: Premier Environmental Ltd Location: 14 Commercial Street, Manchester, M15 4PZ Category: Contract Services Class Code: Pest and Vermin Control Positional Accuracy: Positioned to address or location	A8NW (S)	343	9	383460 397358
329	**Points of Interest - Commercial Services** Name: Stobart Group Location: 1 King Street, Manchester, M2 6AW Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A18SE (N)	393	9	383695 398341
329	**Points of Interest - Commercial Services** Name: F1 Mobile Valeting Location: 92-96 Deansgate, Manchester, M3 2QG Category: Personal, Consumer and other Services Class Code: Vehicle Cleaning Services Positional Accuracy: Positioned to address or location	A18SE (N)	464	9	383682 398417
330	**Points of Interest - Commercial Services** Name: Carspa Car Valet Services Location: Reedham House 31, King Street West, Manchester, M3 2PN Category: Personal, Consumer and other Services Class Code: Vehicle Cleaning Services Positional Accuracy: Positioned to address or location	A18SW (N)	404	9	383518 398375

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
330	**Points of Interest - Commercial Services** Name: Storage Distribution Ltd Location: Reedham House 31, King Street West, Manchester, M3 2PJ Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A18SW (N)	404	9	383518 398375
330	**Points of Interest - Commercial Services** Name: I C C Within National Car Parks Location: King Street West, Manchester, M3 2WY Category: Personal, Consumer and other Services Class Code: Vehicle Cleaning Services Positional Accuracy: Positioned to address or location	A18SE (N)	420	9	383582 398390
330	**Points of Interest - Commercial Services** Name: Carspa Location: Car Park, King St West, Manchester, Lancashire, M3 2PN Category: Personal, Consumer and other Services Class Code: Vehicle Cleaning Services Positional Accuracy: Positioned to address or location	A18SE (N)	420	9	383582 398390
330	**Points of Interest - Commercial Services** Name: John Good Shipping Location: Cardinal House 20, St. Marys Parsonage, Manchester, M3 2LY Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A18SW (N)	481	9	383531 398453
330	**Points of Interest - Commercial Services** Name: C B I Location: Cardinal House 20, St. Marys Parsonage, Manchester, M3 2LY Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A18SW (N)	482	9	383531 398454
330	**Points of Interest - Commercial Services** Name: I C E Transport Co Ltd Location: Cardinal House, St Marys Parsonage, Manchester, Greater Manchester, M3 2LY Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A18SW (N)	482	9	383531 398454
331	**Points of Interest - Commercial Services** Name: All About Audiences Distribution Location: Hotspur House 2, Gloucester Street, Manchester, M1 5QR Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A8NE (SE)	424	9	383843 397455
331	**Points of Interest - Commercial Services** Name: Publicity Location: 2 Gloucester Street, Manchester, M1 5GP Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A8NE (SE)	425	9	383844 397455
332	**Points of Interest - Commercial Services** Name: Smiler Service Location: Unit 3c The Lock Building, 41 Whitworth Street West, Manchester, M1 5BD Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A14SW (SE)	428	9	383932 397550
332	**Points of Interest - Commercial Services** Name: Graham's Motors Location: 59 Whitworth Street West, Manchester, M1 5WW Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A9NW (SE)	465	9	383939 397495
332	**Points of Interest - Commercial Services** Name: J E Gordon Ltd Location: 60 Whitworth Street West, Manchester, M1 5WW Category: Construction Services Class Code: Metalworkers Including Blacksmiths Positional Accuracy: Positioned to address or location	A14SW (SE)	478	9	383963 397507
333	**Points of Interest - Commercial Services** Name: Brenca Metals Ltd Location: Ship Canal House 98, King Street, Manchester, M2 4WU Category: Recycling Services Class Code: Scrap Metal Merchants Positional Accuracy: Positioned to address or location	A19SW (NE)	444	9	383976 398234

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
333	**Points of Interest - Commercial Services** Name: The Accident Group Location: 55 King Street, Manchester, M2 4LQ Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A19SW (NE)	449	9	383933 398286
334	**Points of Interest - Commercial Services** Name: I T True Ltd Location: St. James Building 79, Oxford Street, Manchester, M1 6FQ Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A14SW (E)	506	9	384075 397678
334	**Points of Interest - Commercial Services** Name: Faupel Plc Location: St. James Buildings 79, Oxford Street, Manchester, M1 6FQ Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A14SW (E)	506	9	384075 397678
335	**Points of Interest - Commercial Services** Name: London Global Location: Imex House 40, Princess Street, Manchester, M1 6DE Category: Recycling Services Class Code: Recycling, Reclamation and Disposal Positional Accuracy: Positioned to address or location	A14NW (E)	548	9	384170 397843
335	**Points of Interest - Commercial Services** Name: Patriot Advertising Solutions Location: Imex House 40, Princess Street, Manchester, M1 6DE Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A14NW (E)	549	9	384170 397844
336	**Points of Interest - Commercial Services** Name: M 1 1st Call Autolocksmith Location: Cobac House 14-16, Charlotte Street, Manchester, M1 4FL Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14NW (E)	564	9	384186 398060
337	**Points of Interest - Commercial Services** Name: D C Motor Engineers Location: 1-3 York Street, Manchester, M1 7DE Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A19SW (NE)	567	9	384082 398298
338	**Points of Interest - Commercial Services** Name: Greenbrow Motors Location: 1 Great Marlborough Street, Manchester, M1 5NJ Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A9NW (SE)	602	9	384058 397426
339	**Points of Interest - Commercial Services** Name: B M Tec Ltd Location: 15 New Bailey Street, Salford, M3 5FS Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A18NW (NW)	632	9	383221 398516
340	**Points of Interest - Commercial Services** Name: Scrap Yard Location: Not Supplied Category: Recycling Services Class Code: Scrap Metal Merchants Positional Accuracy: Positioned to an adjacent address or location	A12SW (W)	633	9	382835 397556
340	**Points of Interest - Commercial Services** Name: Scrap Yard Location: M3 Category: Recycling Services Class Code: Scrap Metal Merchants Positional Accuracy: Positioned to address or location	A12SW (W)	635	9	382833 397556
341	**Points of Interest - Commercial Services** Name: Scrap a Car Manchester Location: Portland Tower, Portland Street, Manchester, M1 3LF Category: Recycling Services Class Code: Scrap Metal Merchants Positional Accuracy: Positioned to address or location	A14NE (E)	646	9	384279 397963

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
341	**Points of Interest - Commercial Services** Name: Leaflet Distribution Manchester Location: Portland Tower, Portland Street, Manchester, M1 3AH Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A14NE (E)	646	9	384279 397963
342	**Points of Interest - Commercial Services** Name: Car Care Express Location: Arch 4, Irwell Street, Salford, M3 5EN Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A17SE (NW)	707	9	382967 398385
342	**Points of Interest - Commercial Services** Name: Carcare Express N W Ltd Location: Arch 4, Irwell Street, Salford, M3 5EN Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A17SE (NW)	707	9	382967 398385
343	**Points of Interest - Commercial Services** Name: D C Motor Engineers Location: 45 York Street, Manchester, M1 7DE Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14SE (SE)	708	9	384225 397506
344	**Points of Interest - Commercial Services** Name: Manchester Auto Electrical Ltd Location: 38 Ellesmere Street, Manchester, M15 4JY Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A7NW (SW)	723	9	382834 397329
344	**Points of Interest - Commercial Services** Name: Andrew's Auto Repairs Location: Unit 6, Bentinck Street Industrial Estate, Bentinck Street Ind Est, Manchester, M15 4LN Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A7NW (SW)	767	9	382839 397243
344	**Points of Interest - Commercial Services** Name: Andrew's Auto Repairs Co Ltd Location: Unit 6, Bentinck Street Industrial Estate, Manchester, M15 4LN Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A7NW (SW)	768	9	382839 397243
344	**Points of Interest - Commercial Services** Name: Invincible Contracts Supplies Location: Unit 4, Bentinck Street, Manchester, M15 4LN Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A7NW (SW)	826	9	382787 397215
345	**Points of Interest - Commercial Services** Name: Autolocksmiths 2 U Location: Richmond House 15, Bloom Street, Manchester, M1 3HZ Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14NE (E)	746	9	384377 397901
346	**Points of Interest - Commercial Services** Name: B M Tec Location: 87-88 Cross Street, Salford, M3 7AX Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A18NW (N)	765	9	383381 398719
347	**Points of Interest - Commercial Services** Name: Leyden Bros (Blackfriars) Ltd Location: Blackfriars Corner, Chapel Street, Salford, M3 7AA Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A18NE (N)	780	9	383542 398752
347	**Points of Interest - Commercial Services** Name: Leyden Bros Blackfriars Ltd Location: Blackfriars Corner, Chapel Street, Salford, M3 7AA Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A18NE (N)	780	9	383542 398752

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
347	**Points of Interest - Commercial Services** Name: A Everall Location: 3 Blackfriars Road, Salford, M3 7AG Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A18NW (N)	804	9	383464 398772
347	**Points of Interest - Commercial Services** Name: A L Everall & Co Location: 3 Blackfriars Road, Salford, M3 7AG Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A18NW (N)	805	9	383465 398773
347	**Points of Interest - Commercial Services** Name: M G S Location: 3 Blackfriars Road, Salford, M3 7AG Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A18NW (N)	805	9	383465 398773
348	**Points of Interest - Commercial Services** Name: United Global Location: Minshull House 47, Chorlton Street, Manchester, M1 3FY Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A14NE (E)	848	9	384478 397885
349	**Points of Interest - Commercial Services** Name: M Segal Motor Trimmings Ltd Location: Trimcar House 29, Blackfriars Road, Salford, M3 7AQ Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A18NW (N)	860	9	383383 398817
350	**Points of Interest - Commercial Services** Name: R & R Location: Unit 12, Bentinck Street Industrial Estate, Manchester, M15 4LN Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A7NW (SW)	876	9	382743 397190
351	**Points of Interest - Commercial Services** Name: New Pit Stop Garage Ltd Location: 1 Norton Street, Salford, M3 7NW Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A23SE (N)	903	9	383622 398872
351	**Points of Interest - Commercial Services** Name: New Pit Stop Garage Location: 1 Norton Street, Salford, M3 7NW Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A23SE (N)	904	9	383622 398873
351	**Points of Interest - Commercial Services** Name: New Pit Stop Garage Location: 1 Norton Street, Salford, M3 7NW Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A23SE (N)	904	9	383622 398873
352	**Points of Interest - Commercial Services** Name: 247 Autolocksmiths Location: 1 Portland Street, Manchester, M1 3BE Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A19SE (E)	927	9	384519 398224
352	**Points of Interest - Commercial Services** Name: Forward Bird Control Location: Clayton House 59, Piccadilly, Manchester, M1 2AQ Category: Contract Services Class Code: Pest and Vermin Control Positional Accuracy: Positioned to address or location	A19SE (NE)	943	9	384518 398278
352	**Points of Interest - Commercial Services** Name: Oceanblue Logistics Location: Clayton House 59, Piccadilly, Manchester, M1 2AQ Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A19SE (NE)	943	9	384518 398278

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
352	**Points of Interest - Commercial Services** Name: Forward Bird Control - National Location: Clayton House 59, Piccadilly, Manchester, M1 2AQ Category: Contract Services Class Code: Pest and Vermin Control Positional Accuracy: Positioned to address or location	A19SE (NE)	943	9	384518 398278
352	**Points of Interest - Commercial Services** Name: freightnet.com Location: Clayton House 59, Piccadilly, Manchester, M1 2AQ Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A19SE (NE)	943	9	384518 398278
353	**Points of Interest - Commercial Services** Name: We Open All Cars Location: Armstrong House, Oxford Road, Manchester, M1 7ED Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A9NE (SE)	928	9	384375 397316
354	**Points of Interest - Commercial Services** Name: Renault Service Centre Location: 56 Bury Street, Salford, M3 7DA Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A18NW (N)	928	9	383232 398846
354	**Points of Interest - Commercial Services** Name: Renault Service Centre Location: 56 Bury Street, Salford, M3 7DA Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A18NW (N)	928	9	383232 398846
355	**Points of Interest - Commercial Services** Name: Car Wash Location: 100 Regent Road, Ordsall Lane, Salford, Lancashire, M5 4QU Category: Personal, Consumer and other Services Class Code: Vehicle Cleaning Services Positional Accuracy: Positioned to address or location	A11SE (W)	931	9	382524 397829
355	**Points of Interest - Commercial Services** Name: Sainsburys Salford Location: 100 Regent Road, Ordsall Lane, Salford, M5 4QU Category: Personal, Consumer and other Services Class Code: Vehicle Cleaning Services Positional Accuracy: Positioned to address or location	A11SE (W)	965	9	382487 397805
356	**Points of Interest - Manufacturing and Production** Name: Bruntwood Business Ltd Location: Centurion House 129, Deansgate, Manchester, M3 3WR Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A13NE (N)	193	9	383645 398147
356	**Points of Interest - Manufacturing and Production** Name: Mwb Business Exchange Location: John Dalton House 121, Deansgate, Manchester, M3 2BX Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A18SE (N)	275	9	383650 398230
356	**Points of Interest - Manufacturing and Production** Name: Forsyth Bros Location: 126 Deansgate, Manchester, M3 2GR Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A18SE (N)	343	9	383623 398306
357	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A8NW (S)	219	9	383464 397482
357	**Points of Interest - Manufacturing and Production** Name: Works Location: M15 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A8NW (S)	220	9	383460 397481

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
357	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A8NE (S)	241	9	383567 397482
357	**Points of Interest - Manufacturing and Production** Name: Factory Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A8NW (S)	266	9	383457 397435
357	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A8NW (S)	269	9	383429 397435
357	**Points of Interest - Manufacturing and Production** Name: Factory Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A8NW (S)	270	9	383495 397432
357	**Points of Interest - Manufacturing and Production** Name: Works Location: M15 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A8NW (S)	270	9	383425 397434
357	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A8NW (S)	285	9	383452 397416
358	**Points of Interest - Manufacturing and Production** Name: Locus Properties Ltd Location: Albion Wharf 19, Albion Street, Manchester, M1 5LN Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A13SE (SE)	226	9	383661 397574
359	**Points of Interest - Manufacturing and Production** Name: Nemesis Agency Ltd Location: 1 Oxford Court, Manchester, M2 3WQ Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A14SW (E)	306	9	383901 397789
359	**Points of Interest - Manufacturing and Production** Name: Regus Location: Peter House, Oxford Street, Manchester, M1 5AN Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A14NW (E)	310	9	383925 397847
359	**Points of Interest - Manufacturing and Production** Name: Regus Location: Peter House, Oxford Street, Manchester, M1 5AN Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A14NW (E)	310	9	383925 397847
360	**Points of Interest - Manufacturing and Production** Name: Century House Commissionaire Location: Century Ho, 11 St Peters Sq, Manchester, M2 3DN Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A14NW (E)	348	9	383980 397940
360	**Points of Interest - Manufacturing and Production** Name: Century House Commissionaire Location: Century House, 11 St Peters Square, Manchester, Greater Manchester, M2 3DN Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A14NW (E)	348	9	383980 397940

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
361	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A8NE (S)	356	9	383543 397353
361	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A8NE (S)	369	9	383564 397345
362	**Points of Interest - Manufacturing and Production** Name: Orega Management Ltd Location: 76 King Street, Manchester, M2 4NH Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A18SE (NE)	384	9	383878 398248
362	**Points of Interest - Manufacturing and Production** Name: Regus Location: 82 King Street, Manchester, M2 4WQ Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A19SW (NE)	420	9	383923 398256
363	**Points of Interest - Manufacturing and Production** Name: Tank Location: M1 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to an adjacent address or location	A8NE (SE)	492	9	383867 397388
363	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A8NE (SE)	549	9	383845 397303
364	**Points of Interest - Manufacturing and Production** Name: 1 Marsden Street Business Centre Location: 1 Marsden Street, Manchester, M2 1HW Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A19SW (NE)	529	9	383974 398356
365	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A9NW (SE)	530	9	383943 397403
365	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A9NW (SE)	548	9	384007 397447
365	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A9NW (SE)	561	9	384010 397430
365	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A9NW (SE)	596	9	383994 397360
366	**Points of Interest - Manufacturing and Production** Name: Regus Location: Barnett House 53, Fountain Street, Manchester, M2 2AN Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A19SW (NE)	543	9	384112 398208

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
366	**Points of Interest - Manufacturing and Production** Name: Abbey Business Centre Location: Barnett House 53, Fountain Street, Manchester, M2 2AN Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A19SW (NE)	543	9	384112 398208
366	**Points of Interest - Manufacturing and Production** Name: Abbey Business Centre Location: Barnett House 53, Fountain Street, Manchester, M2 2AN Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A19SW (NE)	543	9	384112 398208
366	**Points of Interest - Manufacturing and Production** Name: Abbey Business Centre Location: Barnett House 53, Fountain Street, Manchester, M2 2AN Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A19SW (NE)	543	9	384112 398208
367	**Points of Interest - Manufacturing and Production** Name: The Words Business Centre Location: 19 Ralli Courts, New Bailey Street, Salford, M3 5FT Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A17SE (NW)	544	9	383165 398365
367	**Points of Interest - Manufacturing and Production** Name: The Words Business Centre Location: 19 Ralli Courts, New Bailey Street, Salford, M3 5FT Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A17SE (NW)	544	9	383165 398365
368	**Points of Interest - Manufacturing and Production** Name: Citibase Location: Imex House 40, Princess Street, Manchester, M1 6DE Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A14NW (E)	549	9	384170 397844
368	**Points of Interest - Manufacturing and Production** Name: Citibase Location: Imex House 40, Princess Street, Manchester, M1 6DE Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A14NW (E)	549	9	384170 397844
368	**Points of Interest - Manufacturing and Production** Name: Citibase Business Centres Location: Imex House 40, Princess Street, Manchester, M1 6DE Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A14NW (E)	549	9	384170 397844
369	**Points of Interest - Manufacturing and Production** Name: Works Location: M3 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A17SE (NW)	551	9	383055 398232
370	**Points of Interest - Manufacturing and Production** Name: Acresfield Location: 8-10 Exchange Street, Manchester, M2 7HA Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A18SE (N)	558	9	383797 398486
371	**Points of Interest - Manufacturing and Production** Name: Factory Location: M15 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A7NE (SW)	560	9	383163 397226
372	**Points of Interest - Manufacturing and Production** Name: Factory Location: M3 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A12SW (W)	589	9	382861 397668

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
372	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A12SW (W)	604	9	382856 397592
372	**Points of Interest - Manufacturing and Production** Name: Works Location: M3 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A12SW (W)	608	9	382852 397591
373	**Points of Interest - Manufacturing and Production** Name: Tank Location: M15 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to an adjacent address or location	A7NE (SW)	598	9	382916 397437
374	**Points of Interest - Manufacturing and Production** Name: Spectrum Investment Maangement Location: The Edge, Clowes Street, Salford, M3 5NA Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A18NE (N)	602	9	383582 398573
374	**Points of Interest - Manufacturing and Production** Name: Stone Mine Location: 22 Blackfriars Street, Salford, M3 5BQ Category: Extractive Industries Class Code: Stone Quarrying and Preparation Positional Accuracy: Positioned to address or location	A18NE (N)	652	9	383593 398623
375	**Points of Interest - Manufacturing and Production** Name: Works Location: M1 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A14SW (E)	602	9	384189 397717
375	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A14SW (E)	606	9	384193 397717
376	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A9NW (SE)	618	9	384026 397362
377	**Points of Interest - Manufacturing and Production** Name: Bruntwood Business Centres Ltd Location: Lowry House 17, Marble Street, Manchester, M2 3AW Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A19SW (NE)	627	9	384110 398358
378	**Points of Interest - Manufacturing and Production** Name: Bruntwood Location: Portland Tower, Portland Street, Manchester, M1 3LD Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A14NE (E)	647	9	384280 397963
378	**Points of Interest - Manufacturing and Production** Name: Bruntwood Business Centres Location: Portland Tower, Portland Street, Manchester, M1 3LD Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A14NE (E)	647	9	384280 397963
378	**Points of Interest - Manufacturing and Production** Name: Bruntwood Location: 53 Portland Street, Manchester, M1 3LD Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A14NE (E)	648	9	384280 397965

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
379	**Points of Interest - Manufacturing and Production** Name: Bruntwood Ltd Location: City Tower, Piccadilly Plaza, Manchester, M1 4BT Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A19SE (NE)	659	9	384237 398216
380	**Points of Interest - Manufacturing and Production** Name: Factory Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A18NW (N)	671	9	383463 398638
381	**Points of Interest - Manufacturing and Production** Name: Works Location: M1 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A9NW (SE)	702	9	384197 397460
381	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A9NW (SE)	705	9	384201 397461
381	**Points of Interest - Manufacturing and Production** Name: Works Location: M1 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A9NW (SE)	709	9	384211 397472
381	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A9NW (SE)	712	9	384215 397473
381	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A14SE (SE)	746	9	384266 397506
381	**Points of Interest - Manufacturing and Production** Name: Anchester House Management Location: Manchester House 86, Princess Street, Manchester, M1 6NG Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A14SE (E)	747	9	384296 397577
382	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A17NE (NW)	723	9	383195 398606
382	**Points of Interest - Manufacturing and Production** Name: Works Location: M3 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A17NE (NW)	726	9	383192 398608
383	**Points of Interest - Manufacturing and Production** Name: The Box Works Location: M15 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A7NW (SW)	736	9	382773 397417
384	**Points of Interest - Manufacturing and Production** Name: Market Poultry Location: Arndale House, Arndale Centre, Manchester, M4 3AQ Category: Farming Class Code: Poultry Farming, Equipment and Supplies Positional Accuracy: Positioned to address or location	A19NW (NE)	737	9	384059 398554

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384	**Points of Interest - Manufacturing and Production** Name: Market Poultry Location: Arndale House, Arndale Centre, Manchester, M4 3AQ Category: Farming Class Code: Poultry Farming, Equipment and Supplies Positional Accuracy: Positioned to address or location	A19NW (NE)	737	9	384059 398554
385	**Points of Interest - Manufacturing and Production** Name: St Wilfrid's Enterprise Centre Location: M15 Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to an adjacent address or location	A8SW (S)	763	9	383311 396954
385	**Points of Interest - Manufacturing and Production** Name: Firmstart Ltd Location: St. Wilfrids Enterprise Centre, Birchvale Close, Manchester, M15 5BJ Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A8SW (S)	778	9	383296 396943
385	**Points of Interest - Manufacturing and Production** Name: Firmstart Manchester Ltd Location: St. Wilfrids Enterprise Centre, Birchvale Close, Manchester, M15 5BJ Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A8SW (S)	778	9	383296 396943
386	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A18NW (N)	811	9	383373 398764
386	**Points of Interest - Manufacturing and Production** Name: Factory Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A18NW (N)	865	9	383381 398821
386	**Points of Interest - Manufacturing and Production** Name: Factory Location: M3 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to address or location	A18NW (N)	866	9	383384 398823
387	**Points of Interest - Manufacturing and Production** Name: Deva City Office Park Location: Brewery Yard Deva Centre, Trinity Way, Salford, M3 7BB Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A18NW (N)	822	9	383284 398751
388	**Points of Interest - Manufacturing and Production** Name: Mls Business Centres Location: The Triangle, Hanging Ditch, Manchester, Lancashire, M4 3TR Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A19NW (NE)	846	9	383956 398734
388	**Points of Interest - Manufacturing and Production** Name: Mls Business Centres Location: The Triangle, Hanging Ditch, Manchester, Lancashire, M4 3TR Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A19NW (NE)	846	9	383956 398734
389	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A18NW (N)	855	9	383504 398826
389	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A18NW (N)	864	9	383511 398835

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
389	**Points of Interest - Manufacturing and Production** Name: Factory Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A18NW (N)	876	9	383528 398848
390	**Points of Interest - Manufacturing and Production** Name: Works Location: M15 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A7NW (SW)	858	9	382686 397317
391	**Points of Interest - Manufacturing and Production** Name: Works Location: M15 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to address or location	A7NW (SW)	896	9	382695 397225
392	**Points of Interest - Manufacturing and Production** Name: Think Power Ltd Location: Piccadilly House 49, Piccadilly, Manchester, M1 2AP Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A19SE (NE)	927	9	384494 398296
392	**Points of Interest - Manufacturing and Production** Name: Piccadilly House Location: Piccadilly House 49, Piccadilly, Manchester, M1 2AP Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A19SE (NE)	928	9	384494 398297
392	**Points of Interest - Manufacturing and Production** Name: Piccadilly House Location: Piccadilly House 49, Piccadilly, Manchester, M1 2AP Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A19SE (NE)	928	9	384494 398297
393	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A23SW (N)	931	9	383274 398862
393	**Points of Interest - Manufacturing and Production** Name: Works Location: M3 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A23SW (N)	931	9	383270 398861
394	**Points of Interest - Manufacturing and Production** Name: The Printworks Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A19NW (NE)	940	9	384126 398753
395	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A23SE (N)	958	9	383688 398919
395	**Points of Interest - Manufacturing and Production** Name: Wks Location: M3 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A23SE (N)	958	9	383688 398919
396	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A17NW (NW)	961	9	382849 398638

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
397	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A23SW (N)	973	9	383491 398943
397	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A23SW (N)	986	9	383527 398958
398	**Points of Interest - Manufacturing and Production** Name: Slough Industrial Centre Location: M5 Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to an adjacent address or location	A11SE (W)	990	9	382468 397573
399	**Points of Interest - Public Infrastructure** Name: Bootle Street Police Station Location: Bootle Street, Manchester, M2 5GU Category: Central and Local Government Class Code: Police Stations Positional Accuracy: Positioned to address or location	A13NE (NE)	103	9	383726 397997
400	**Points of Interest - Public Infrastructure** Name: Deansgate Rail Station Location: Hewitt Street, M3 Category: Public Transport, Stations and Infrastructure Class Code: Railway Stations, Junctions and Halts Positional Accuracy: Positioned to address or location	A13SW (S)	197	9	383437 397506
400	**Points of Interest - Public Infrastructure** Name: Deansgate Station Location: Hewitt Street, M3 Category: Public Transport, Stations and Infrastructure Class Code: Railway Stations, Junctions and Halts Positional Accuracy: Positioned to address or location	A13SW (S)	197	9	383437 397506
401	**Points of Interest - Public Infrastructure** Name: Castle Field Junction Location: M3 Category: Public Transport, Stations and Infrastructure Class Code: Railway Stations, Junctions and Halts Positional Accuracy: Positioned to an adjacent address or location	A13SW (SW)	220	9	383257 397601
402	**Points of Interest - Public Infrastructure** Name: Manchester City Council Location: Town Hall, Albert Square, Manchester, M2 5DB Category: Infrastructure and Facilities Class Code: Waste Storage, Processing and Disposal Positional Accuracy: Positioned to address or location	A13NE (NE)	271	9	383867 398089
403	**Points of Interest - Public Infrastructure** Name: Sluice Location: M3 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A8NW (SW)	279	9	383271 397493
404	**Points of Interest - Public Infrastructure** Name: Tanzo Passenger Services Ltd Location: Peter House, Oxford Street, Manchester, M1 5AN Category: Public Transport, Stations and Infrastructure Class Code: Bus and Coach Stations, Depots and Companies Positional Accuracy: Positioned to address or location	A14NW (E)	310	9	383925 397847
404	**Points of Interest - Public Infrastructure** Name: Tanzo Passenger Services Ltd Location: Peter House, Oxford Street, Manchester, M1 5AN Category: Public Transport, Stations and Infrastructure Class Code: Bus and Coach Stations, Depots and Companies Positional Accuracy: Positioned to address or location	A14NW (E)	310	9	383925 397847
405	**Points of Interest - Public Infrastructure** Name: Weir Location: M3 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A12SE (SW)	329	9	383148 397575

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
406	**Points of Interest - Public Infrastructure** Name: Weirs Location: M1 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A8NE (SE)	457	9	383841 397412
407	**Points of Interest - Public Infrastructure** Name: Weir Location: M3 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A12SE (W)	463	9	382986 397683
407	**Points of Interest - Public Infrastructure** Name: Weir Location: M3 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A12SE (W)	480	9	382970 397670
408	**Points of Interest - Public Infrastructure** Name: Wastelift Location: St. James Court 30, Brown Street, Manchester, M2 1DH Category: Infrastructure and Facilities Class Code: Waste Storage, Processing and Disposal Positional Accuracy: Positioned to address or location	A19SW (NE)	549	9	384013 398349
408	**Points of Interest - Public Infrastructure** Name: Anywaste UK Location: St. James Court 30, Brown Street, Manchester, M2 1DH Category: Infrastructure and Facilities Class Code: Waste Storage, Processing and Disposal Positional Accuracy: Positioned to address or location	A19SW (NE)	550	9	384013 398350
408	**Points of Interest - Public Infrastructure** Name: Tesco Petrol Filling Station Location: 58-66 Market Street, Manchester, M1 1PW Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A19SW (NE)	640	9	384046 398442
409	**Points of Interest - Public Infrastructure** Name: Manchester Oxford Road Rail Station Location: Great Marlborough Street, M1 Category: Public Transport, Stations and Infrastructure Class Code: Railway Stations, Junctions and Halts Positional Accuracy: Positioned to address or location	A9NW (SE)	552	9	384029 397472
409	**Points of Interest - Public Infrastructure** Name: Manchester Oxford Road Station Location: Great Marlborough Street, M1 Category: Public Transport, Stations and Infrastructure Class Code: Railway Stations, Junctions and Halts Positional Accuracy: Positioned to address or location	A9NW (SE)	552	9	384029 397472
410	**Points of Interest - Public Infrastructure** Name: Salford Central Rail Station Location: Gore Street, M3 Category: Public Transport, Stations and Infrastructure Class Code: Railway Stations, Junctions and Halts Positional Accuracy: Positioned to address or location	A17SE (NW)	653	9	383113 398465
410	**Points of Interest - Public Infrastructure** Name: Salford Central Station Location: Gore Street, M3 Category: Public Transport, Stations and Infrastructure Class Code: Railway Stations, Junctions and Halts Positional Accuracy: Positioned to address or location	A17SE (NW)	653	9	383113 398465
411	**Points of Interest - Public Infrastructure** Name: Coach Station Location: M1 Category: Public Transport, Stations and Infrastructure Class Code: Bus and Coach Stations, Depots and Companies Positional Accuracy: Positioned to an adjacent address or location	A14NE (E)	699	9	384331 397928
411	**Points of Interest - Public Infrastructure** Name: National Express Ltd Location: Central Coach Station, Chorlton Street, Manchester, M1 3JF Category: Public Transport, Stations and Infrastructure Class Code: Bus and Coach Stations, Depots and Companies Positional Accuracy: Positioned to address or location	A14NE (E)	715	9	384347 397945

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
411	**Points of Interest - Public Infrastructure** Name: National Express Coach Station Location: Central Coach Station, Chorlton Street, Manchester, M1 3JF Category: Public Transport, Stations and Infrastructure Class Code: Bus and Coach Stations, Depots and Companies Positional Accuracy: Positioned to address or location	A14NE (E)	715	9	384347 397945
412	**Points of Interest - Public Infrastructure** Name: Hulme Junction Location: M15 Category: Public Transport, Stations and Infrastructure Class Code: Railway Stations, Junctions and Halts Positional Accuracy: Positioned to an adjacent address or location	A7NW (SW)	712	9	382778 397470
413	**Points of Interest - Public Infrastructure** Name: Bus Station Location: M1 Category: Public Transport, Stations and Infrastructure Class Code: Bus and Coach Stations, Depots and Companies Positional Accuracy: Positioned to address or location	A19SE (NE)	734	9	384319 398214
413	**Points of Interest - Public Infrastructure** Name: Gmpte Location: 2 Picadilly Place, Manchester, M1 3BG Category: Public Transport, Stations and Infrastructure Class Code: Bus and Coach Stations, Depots and Companies Positional Accuracy: Positioned to address or location	A19SE (NE)	813	9	384406 398205
414	**Points of Interest - Public Infrastructure** Name: Liverpool Road Junction Location: M5 Category: Public Transport, Stations and Infrastructure Class Code: Railway Stations, Junctions and Halts Positional Accuracy: Positioned to an adjacent address or location	A12NW (W)	858	9	382634 397986
415	**Points of Interest - Public Infrastructure** Name: Bus Depot Location: M15 Category: Public Transport, Stations and Infrastructure Class Code: Bus and Coach Stations, Depots and Companies Positional Accuracy: Positioned to an adjacent address or location	A7NW (SW)	917	9	382602 397358
416	**Points of Interest - Public Infrastructure** Name: Sainsbury's Salford Location: 100 Regent Road, Ordsall Lane, Salford, M5 4QU Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A11SE (W)	931	9	382524 397829
417	**Points of Interest - Recreational and Environmental** Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A7SE (SW)	672	9	383149 397105
417	**Points of Interest - Recreational and Environmental** Name: Playground Location: York Street, M15 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A7SE (SW)	676	9	383142 397105
417	**Points of Interest - Recreational and Environmental** Name: Play Area Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A7SE (SW)	708	9	383066 397112
417	**Points of Interest - Recreational and Environmental** Name: Play Area Location: Linby Street, M15 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A7SE (SW)	714	9	383064 397106
418	**Points of Interest - Recreational and Environmental** Name: Playground Location: Leaf Street, M15 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A8SE (S)	791	9	383687 396941

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
418	**Points of Interest - Recreational and Environmental** Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A8SE (S)	800	9	383692 396933
419	**Points of Interest - Recreational and Environmental** Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A17SW (NW)	887	9	382735 398344
419	**Points of Interest - Recreational and Environmental** Name: Playground Location: Rodney Street, M3 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A17SW (NW)	887	9	382734 398343

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
420	**Nitrate Vulnerable Zones** Name: Not Supplied Description: Surface Water Source: Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	A19NW (NE)	759	10	384100 398550
421	**Nitrate Vulnerable Zones** Name: Not Supplied Description: Surface Water Source: Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	A17SW (NW)	878	10	382700 398400

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices		
Tameside Metropolitan Borough Council - Environmental Health Department	May 2013	Annual Rolling Update
Salford City Council - Environmental Health Department	November 2013	Annual Rolling Update
Trafford Metropolitan Borough Council - Renewal and Environmental Protection	November 2013	Annual Rolling Update
Bury Metropolitan Borough Council - Environmental Health Department	October 2013	Annual Rolling Update
Manchester City Council - Environmental Health Department	September 2014	Annual Rolling Update
Discharge Consents		
Environment Agency - North West Region	January 2017	Quarterly
Enforcement and Prohibition Notices		
Environment Agency - North West Region	March 2013	As notified
Integrated Pollution Controls		
Environment Agency - North West Region	October 2008	Not Applicable
Integrated Pollution Prevention And Control		
Environment Agency - North West Region	January 2017	Quarterly
Local Authority Integrated Pollution Prevention And Control		
Bury Metropolitan Borough Council - Environmental Health Department	February 2015	Annual Rolling Update
Tameside Metropolitan Borough Council - Environmental Health Department	June 2015	Annual Rolling Update
Salford City Council - Environmental Health Department	March 2015	Annual Rolling Update
Trafford Metropolitan Borough Council - Environmental Health Department	October 2014	Annual Rolling Update
Manchester City Council - Environmental Health Department	September 2014	Annual Rolling Update
Local Authority Pollution Prevention and Controls		
Bury Metropolitan Borough Council - Environmental Health Department	February 2015	Annual Rolling Update
Trafford Metropolitan Borough Council - Environmental Health Department	July 2015	Annual Rolling Update
Tameside Metropolitan Borough Council - Environmental Health Department	June 2015	Annual Rolling Update
Salford City Council - Environmental Health Department	March 2015	Annual Rolling Update
Manchester City Council - Environmental Health Department	September 2014	Annual Rolling Update
Local Authority Pollution Prevention and Control Enforcements		
Bury Metropolitan Borough Council - Environmental Health Department	February 2015	Annual Rolling Update
Tameside Metropolitan Borough Council - Environmental Health Department	June 2015	Annual Rolling Update
Salford City Council - Environmental Health Department	March 2015	Annual Rolling Update
Trafford Metropolitan Borough Council - Environmental Health Department	October 2014	Annual Rolling Update
Manchester City Council - Environmental Health Department	September 2014	Annual Rolling Update
Pollution Incidents to Controlled Waters		
Environment Agency - North West Region	January 2000	Not Applicable
Prosecutions Relating to Authorised Processes		
Environment Agency - North West Region	March 2013	As notified
Prosecutions Relating to Controlled Waters		
Environment Agency - North West Region	March 2013	As notified
Registered Radioactive Substances		
Scottish Environment Protection Agency - Head Office	January 1998	Not Applicable
River Quality		
Environment Agency - Head Office	November 2001	Not Applicable
River Quality Biology Sampling Points		
Environment Agency - Head Office	July 2012	Annually
River Quality Chemistry Sampling Points		
Environment Agency - Head Office	July 2012	Annually
Substantiated Pollution Incident Register		
Environment Agency - North West Region - South Area	January 2017	Quarterly
Water Abstractions		
Environment Agency - North West Region	October 2016	Quarterly
Water Industry Act Referrals		
Environment Agency - North West Region	January 2017	Quarterly

Agency & Hydrological	Version	Update Cycle
Groundwater Vulnerability Environment Agency - Head Office	April 2015	Not Applicable
Drift Deposits Environment Agency - Head Office	January 1999	Not Applicable
Bedrock Aquifer Designations British Geological Survey - National Geoscience Information Service	August 2015	As notified
Superficial Aquifer Designations British Geological Survey - National Geoscience Information Service	August 2015	As notified
Source Protection Zones Environment Agency - Head Office	February 2017	Quarterly
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	February 2017	Quarterly
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	February 2017	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	February 2017	Quarterly
Flood Water Storage Areas Environment Agency - Head Office	February 2017	Quarterly
Flood Defences Environment Agency - Head Office	February 2017	Quarterly
Surface Water 1 in 30 year Flood Extent Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 100 year Flood Extent Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 1000 year Flood Extent Environment Agency - Head Office	October 2013	As notified
Surface Water Suitability Environment Agency - Head Office	October 2013	As notified
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	Annually

Waste	Version	Update Cycle
BGS Recorded Landfill Sites		
British Geological Survey - National Geoscience Information Service	June 1996	Not Applicable
Historical Landfill Sites		
Environment Agency - Head Office	January 2017	Quarterly
Integrated Pollution Control Registered Waste Sites		
Environment Agency - North West Region	October 2008	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries)		
Environment Agency - North West Region - South Area	August 2016	Quarterly
Licensed Waste Management Facilities (Locations)		
Environment Agency - North East Region - Ridings Area	October 2016	Quarterly
Environment Agency - North West Region - South Area	October 2016	Quarterly
Environment Agency - South East Region - Solent & South Downs Area	October 2016	Quarterly
Local Authority Landfill Coverage		
Bury Metropolitan Borough Council	May 2000	Not Applicable
Manchester City Council - Planning Department	May 2000	Not Applicable
Salford City Council - Environmental Health Department	May 2000	Not Applicable
Tameside Metropolitan Borough Council	May 2000	Not Applicable
Trafford Metropolitan Borough Council - Environmental Health Department	May 2000	Not Applicable
Local Authority Recorded Landfill Sites		
Bury Metropolitan Borough Council	May 2000	Not Applicable
Manchester City Council - Planning Department	May 2000	Not Applicable
Salford City Council - Environmental Health Department	May 2000	Not Applicable
Tameside Metropolitan Borough Council	May 2000	Not Applicable
Trafford Metropolitan Borough Council - Environmental Health Department	May 2000	Not Applicable
Potentially Infilled Land (Non-Water)		
Landmark Information Group Limited	December 1999	Not Applicable
Potentially Infilled Land (Water)		
Landmark Information Group Limited	December 1999	Not Applicable
Registered Landfill Sites		
Environment Agency - North West Region - South Area	March 2003	Not Applicable
Registered Waste Transfer Sites		
Environment Agency - North West Region - South Area	March 2003	Not Applicable
Registered Waste Treatment or Disposal Sites		
Environment Agency - North West Region - South Area	March 2003	Not Applicable

Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH)		
Health and Safety Executive	March 2017	Bi-Annually
Explosive Sites		
Health and Safety Executive	March 2017	Bi-Annually
Notification of Installations Handling Hazardous Substances (NIHHS)		
Health and Safety Executive	November 2000	Not Applicable
Planning Hazardous Substance Enforcements		
Trafford Metropolitan Borough Council	April 2016	Annual Rolling Update
Bury Metropolitan Borough Council	February 2016	Annual Rolling Update
Manchester City Council - Planning Department	February 2016	Annual Rolling Update
Tameside Metropolitan Borough Council - Planning and Building Control	February 2016	Annual Rolling Update
Salford City Council	June 2016	Annual Rolling Update
Planning Hazardous Substance Consents		
Trafford Metropolitan Borough Council	April 2016	Annual Rolling Update
Bury Metropolitan Borough Council	February 2016	Annual Rolling Update
Manchester City Council - Planning Department	February 2016	Annual Rolling Update
Tameside Metropolitan Borough Council - Planning and Building Control	February 2016	Annual Rolling Update
Salford City Council	June 2016	Annual Rolling Update

Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	January 2009	Not Applicable
BGS Estimated Soil Chemistry British Geological Survey - National Geoscience Information Service	October 2015	As notified
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	April 2017	Bi-Annually
BGS Urban Soil Chemistry British Geological Survey - National Geoscience Information Service	October 2015	As notified
BGS Urban Soil Chemistry Averages British Geological Survey - National Geoscience Information Service	October 2015	As notified
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011	Not Applicable
Coal Mining Affected Areas The Coal Authority - Property Searches	March 2014	As notified
Mining Instability Ove Arup & Partners	October 2000	Not Applicable
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	July 2011	As notified
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	July 2011	As notified

Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	January 2017	Quarterly
Fuel Station Entries Catalist Ltd - Experian	February 2017	Quarterly
Gas Pipelines National Grid	July 2014	Quarterly
Points of Interest - Commercial Services PointX	December 2016	Quarterly
Points of Interest - Education and Health PointX	December 2016	Quarterly
Points of Interest - Manufacturing and Production PointX	December 2016	Quarterly
Points of Interest - Public Infrastructure PointX	December 2016	Quarterly
Points of Interest - Recreational and Environmental PointX	December 2016	Quarterly
Underground Electrical Cables National Grid	December 2015	Bi-Annually

Sensitive Land Use	Version	Update Cycle
Ancient Woodland		
Natural England	August 2016	Bi-Annually
Areas of Adopted Green Belt		
Bury Metropolitan Borough Council	February 2017	As notified
Manchester City Council	February 2017	As notified
Salford City Council	February 2017	As notified
Tameside Metropolitan Borough Council	February 2017	As notified
Trafford Metropolitan Borough Council	February 2017	As notified
Areas of Unadopted Green Belt		
Bury Metropolitan Borough Council	February 2017	As notified
Manchester City Council	February 2017	As notified
Salford City Council	February 2017	As notified
Tameside Metropolitan Borough Council	February 2017	As notified
Trafford Metropolitan Borough Council	February 2017	As notified
Areas of Outstanding Natural Beauty		
Natural England	January 2017	Bi-Annually
Environmentally Sensitive Areas		
Natural England	January 2017	Annually
Forest Parks		
Forestry Commission	April 1997	Not Applicable
Local Nature Reserves		
Natural England	January 2017	Bi-Annually
Marine Nature Reserves		
Natural England	January 2017	Bi-Annually
National Nature Reserves		
Natural England	January 2017	Bi-Annually
National Parks		
Natural England	February 2017	Bi-Annually
Nitrate Vulnerable Zones		
Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	October 2015	Annually
Ramsar Sites		
Natural England	January 2017	Bi-Annually
Sites of Special Scientific Interest		
Natural England	January 2017	Bi-Annually
Special Areas of Conservation		
Natural England	January 2017	Bi-Annually
Special Protection Areas		
Natural England	January 2017	Bi-Annually
World Heritage Sites		
English Heritage - National Monument Record Centre	September 2015	Bi-Annually

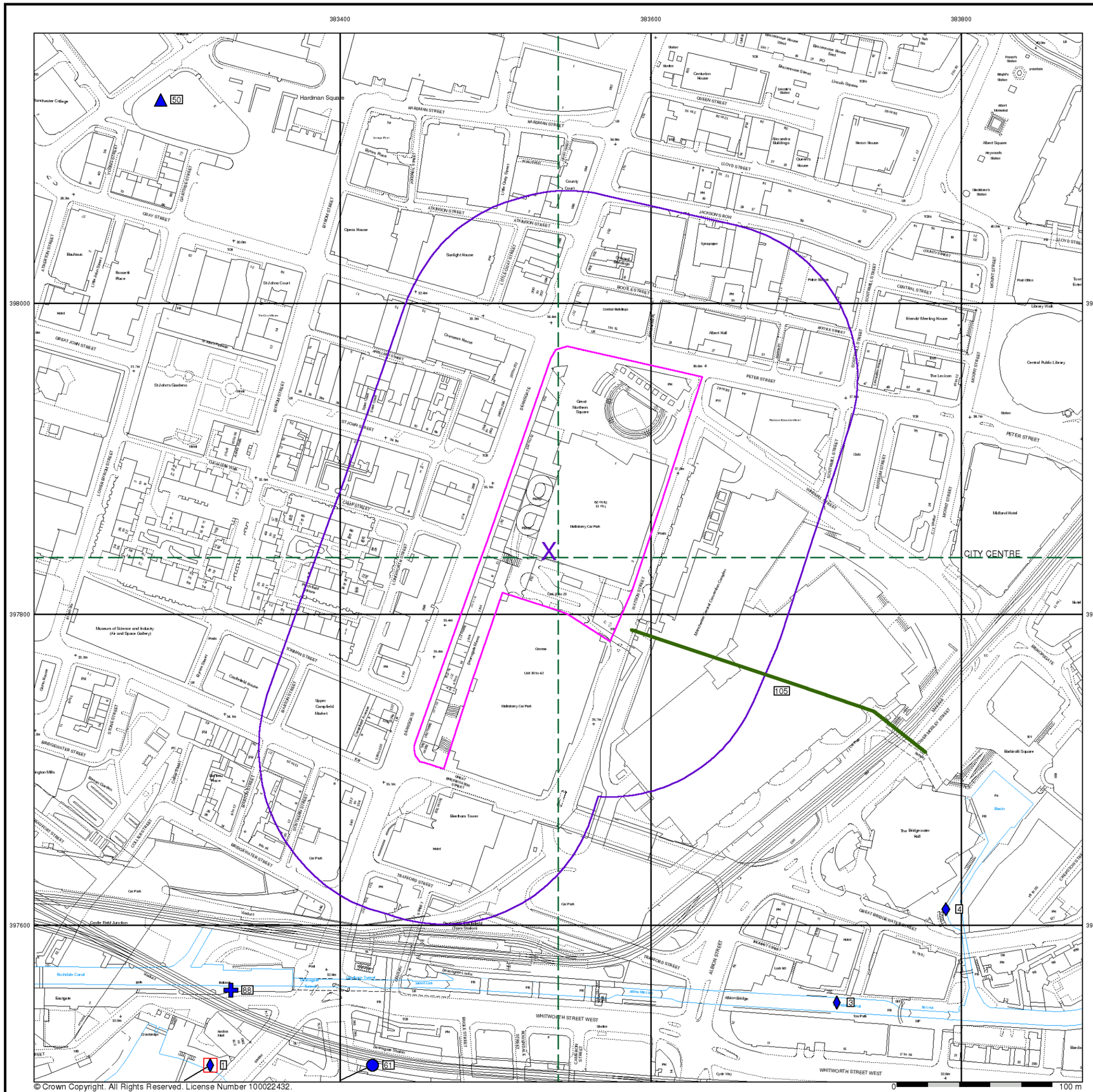
Data Suppliers

A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	
Environment Agency	
Scottish Environment Protection Agency	
The Coal Authority	
British Geological Survey	
Centre for Ecology and Hydrology	
Natural Resources Wales	
Scottish Natural Heritage	
Natural England	
Public Health England	
Ove Arup	
Peter Brett Associates	

Contact	Name and Address	Contact Details
2	**British Geological Survey - Enquiry Service** British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
3	**Environment Agency - National Customer Contact Centre (NCCC)** PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
4	**Manchester City Council - Environmental Health Department** PO Box 463, Town Hall Extension, Albert Square, Manchester, Greater Manchester, M60 3NY	Telephone: 0161 234 4884 / 234 4873. Fax: 0161 234 4508 Website: www.manchester.gov.uk
5	**Salford City Council - Environmental Health Department** Crompton House, 100 Chorley Road, Swinton, Manchester, Greater Manchester, M27 2ES	Telephone: 0161 7370551 Fax: 0161 728 1956 Website: www.salford.gov.uk
6	**Scottish Environment Protection Agency - Head Office** Erskine Court, The Castle Business Park, Stirling, Stirlingshire, FK9 4TR	Telephone: 01786 457700 Fax: 01786 446885
7	**Manchester City Council - Planning Department** Town Hall, Manchester, Greater Manchester, M60 2LA	Telephone: 0161 234 5000 Fax: 0161 234 4508 Website: www.manchester.gov.uk
8	**The Coal Authority - Property Searches** 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG	Telephone: 0345 762 6848 Fax: 01623 637 338 Email: groundstability@coal.gov.uk
9	**PointX** 7 Abbey Court, Eagle Way, Sowton, Exeter, Devon, EX2 7HY	Website: www.pointx.co.uk
10	**Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)** Government Buildings, Otley Road, Lawnswood, Leeds, West Yorkshire, LS16 5QT	Telephone: 0113 2613333 Fax: 0113 230 0879
11	**Environment Agency - Head Office** Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon, BS32 4UD	Telephone: 01454 624400 Fax: 01454 624409
-	**Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards** Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	**Landmark Information Group Limited** Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk

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



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curtins

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location
- Pylon
- Overhead Transmission Line

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Prosecution Relating to Authorised Processes
- Prosecution Relating to Controlled Waters
- Registered Radioactive Substance
- River Network or Water Feature
- River Quality Sampling Point
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Referral

Hazardous Substances

- COMAH Site
- Explosive Site
- NIHHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

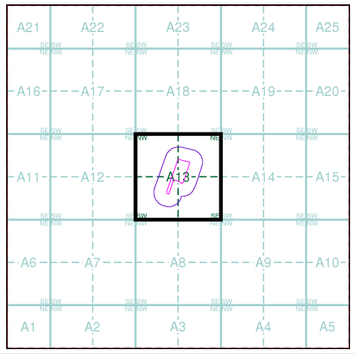
Geological

- BGS Recorded Mineral Site

Waste

- BGS Recorded Landfill Site (Location)
- BGS Recorded Landfill Site
- EA Historic Landfill (Buffered Point)
- EA Historic Landfill (Polygon)
- Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
- Licensed Waste Management Facility (Location)
- Local Authority Recorded Landfill Site (Location)
- Local Authority Recorded Landfill Site
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Registered Landfill Site
- Registered Landfill Site (Location)
- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

Site Sensitivity Map - Segment A13



Order Details

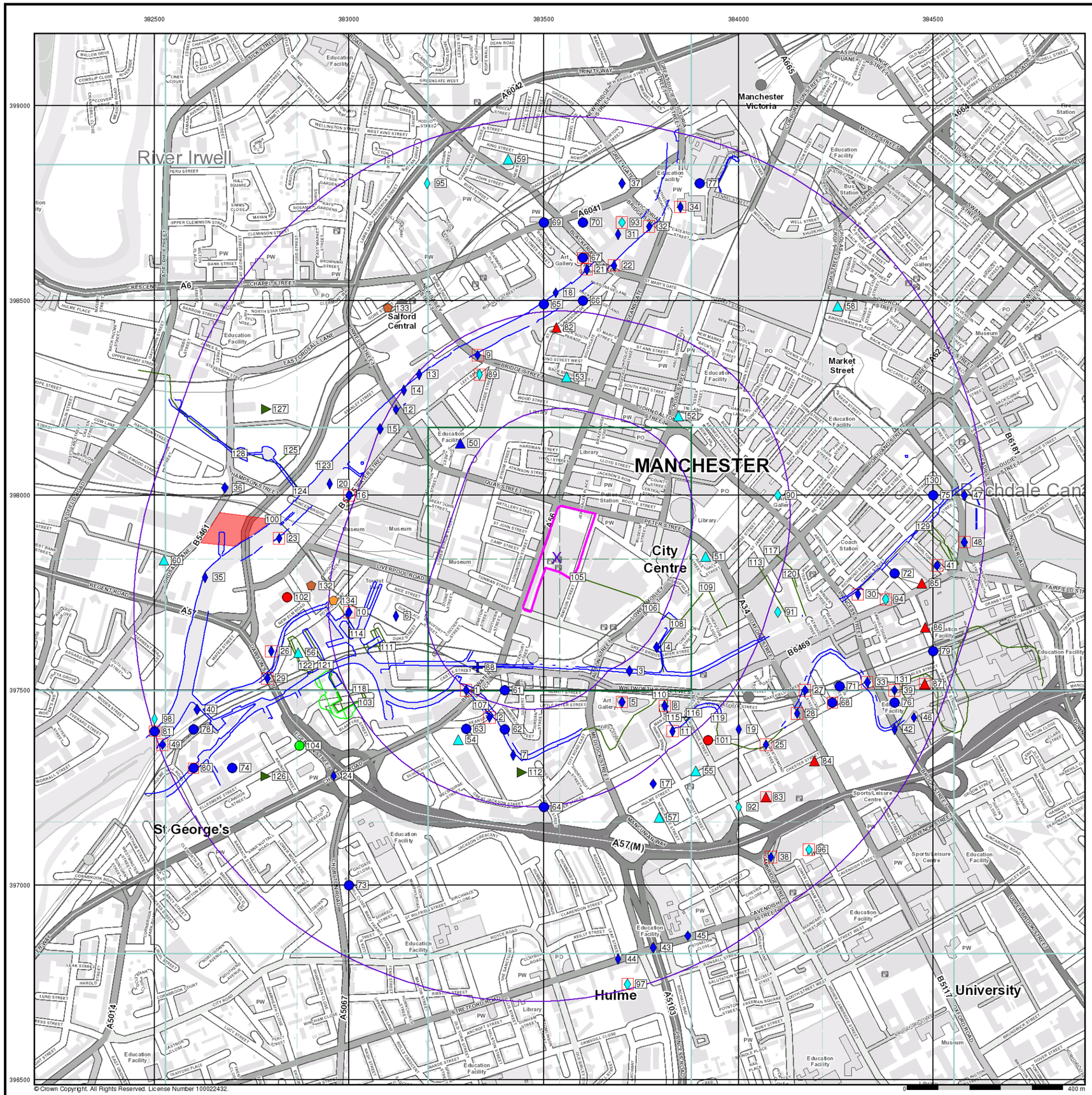
Order Number:	122921391_1_1
Customer Ref:	B064582.200
National Grid Reference:	383530, 397840
Slice:	A
Site Area (Ha):	1.9
Plot Buffer (m):	100

Site Details

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General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Map ID

Several of Type at Location

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Prosecution Relating to Authorised Processes
- Prosecution Relating to Controlled Waters
- Registered Radioactive Substance
- River Network or Water Feature
- River Quality Sampling Point
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Referral

Hazardous Substances

- COMAH Site
- Explosive Site
- NIHHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

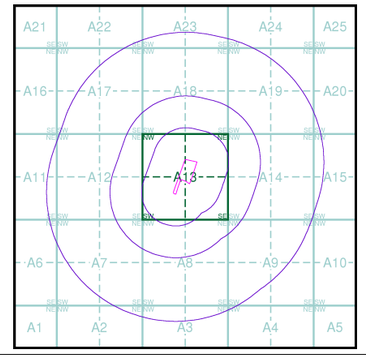
Geological

- BGS Recorded Mineral Site

Waste

- BGS Recorded Landfill Site (Location)
- BGS Recorded Landfill Site
- EA Historic Landfill (Buffered Point)
- EA Historic Landfill (Polygon)
- Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
- Licensed Waste Management Facility (Location)
- Local Authority Recorded Landfill Site (Location)
- Local Authority Recorded Landfill Site
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Registered Landfill Site
- Registered Landfill Site (Location)
- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

Site Sensitivity Map - Slice A



Order Details

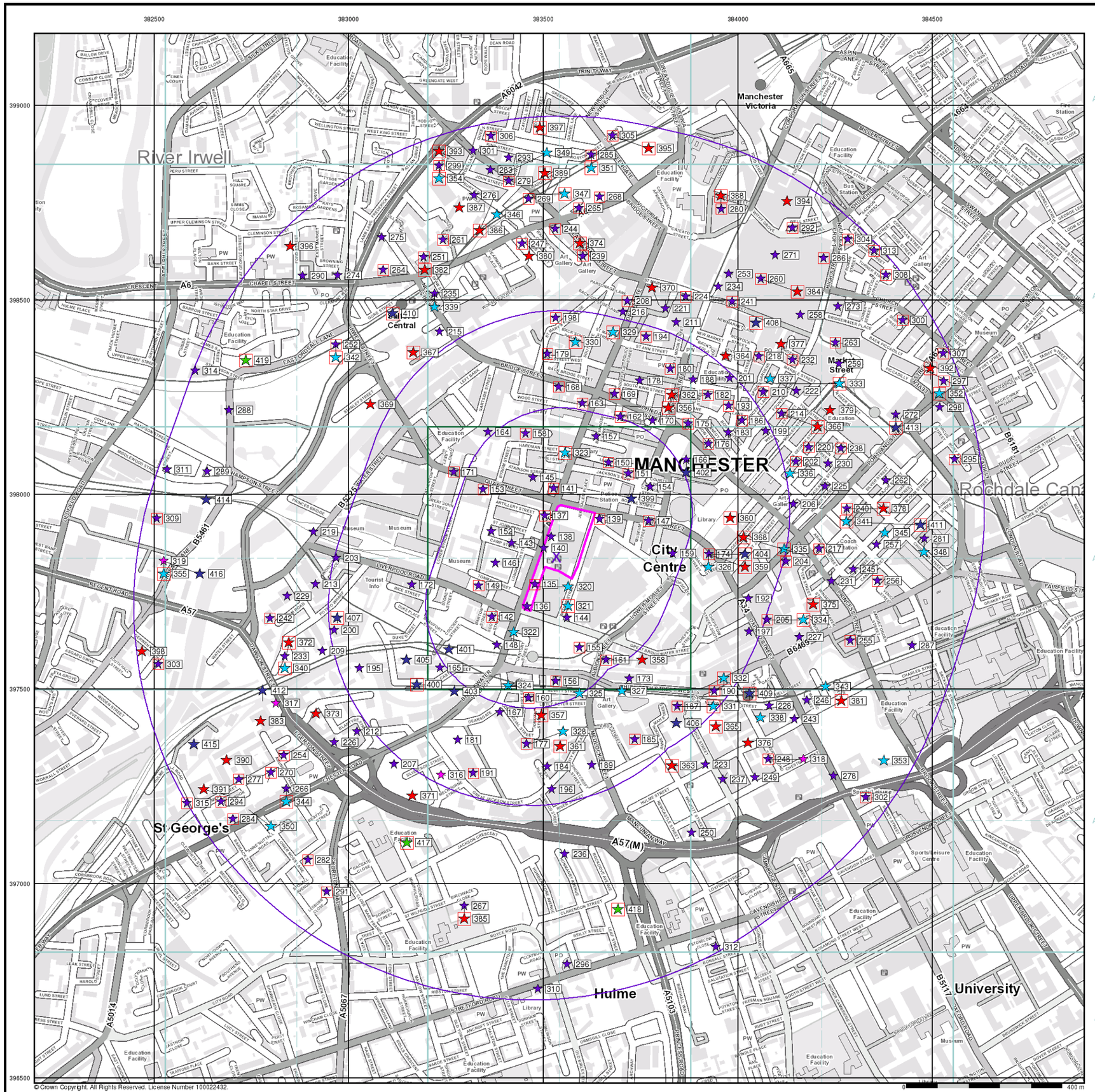
Order Number:	122921391_1_1
Customer Ref:	B064582.200
National Grid Reference:	383530, 397840
Slice:	A
Site Area (Ha):	1.9
Search Buffer (m):	1000

Site Details

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Industrial Land Use Map

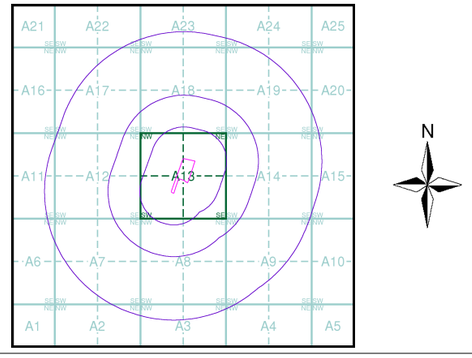
General

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

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry
- Gas Pipeline
- Points of Interest - Commercial Services
- Points of Interest - Education and Health
- Points of Interest - Manufacturing and Production
- Points of Interest - Public Infrastructure
- Points of Interest - Recreational and Environmental
- Underground Electrical Cables

Industrial Land Use Map - Slice A



Order Details

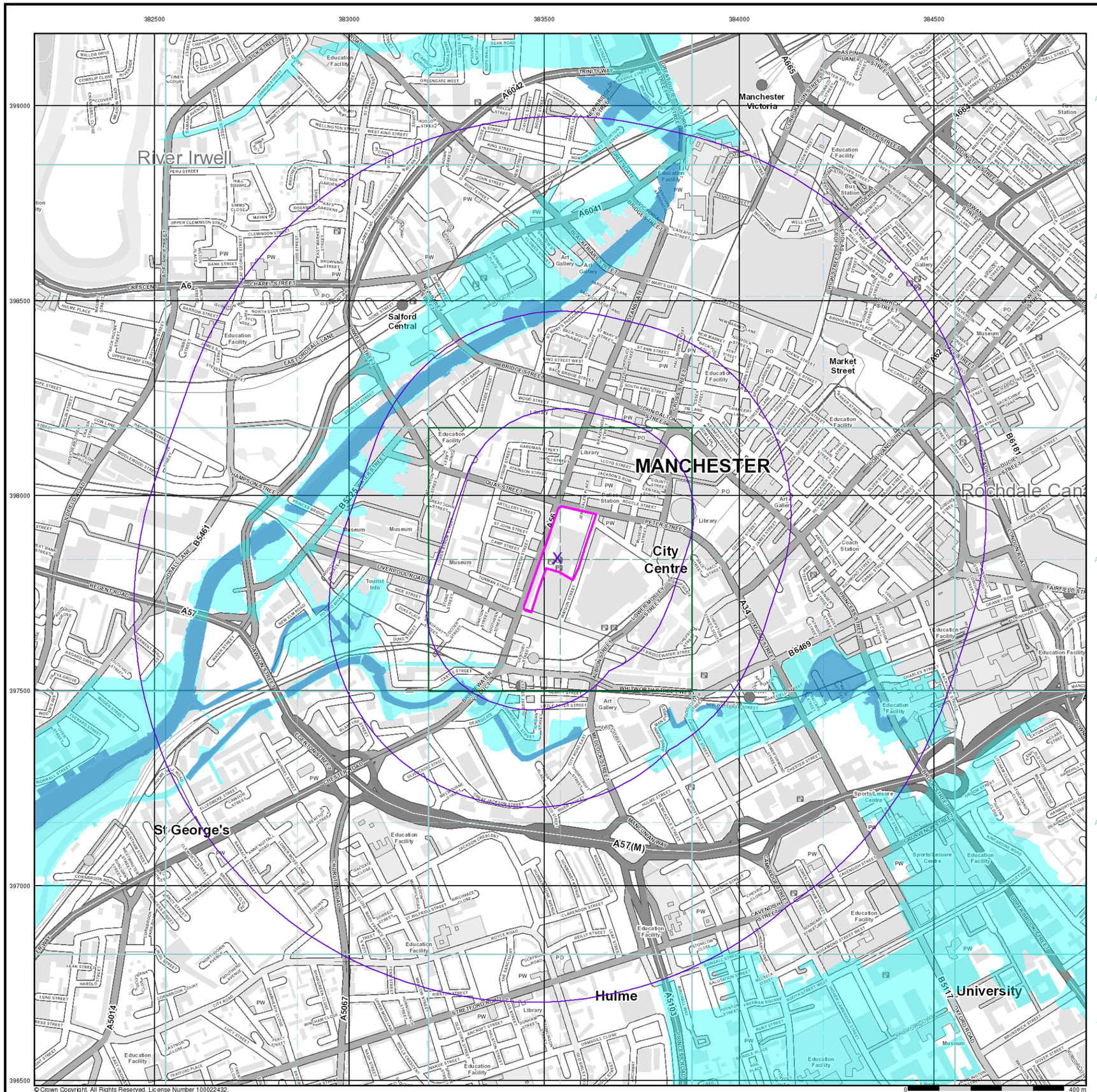
Order Number:	122921391_1_1
Customer Ref:	B064582.200
National Grid Reference:	383530, 397840
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Site Area (Ha):	1.9
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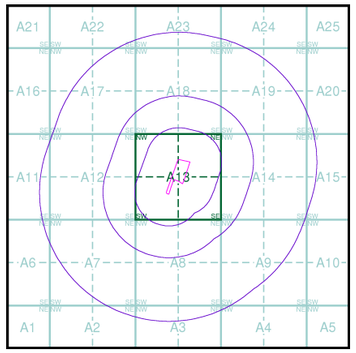
General

- Specified Site
- Specified Buffer(s)
- X Bearing Reference Point

Agency and Hydrological (Flood)

- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

Flood Map - Slice A



Order Details

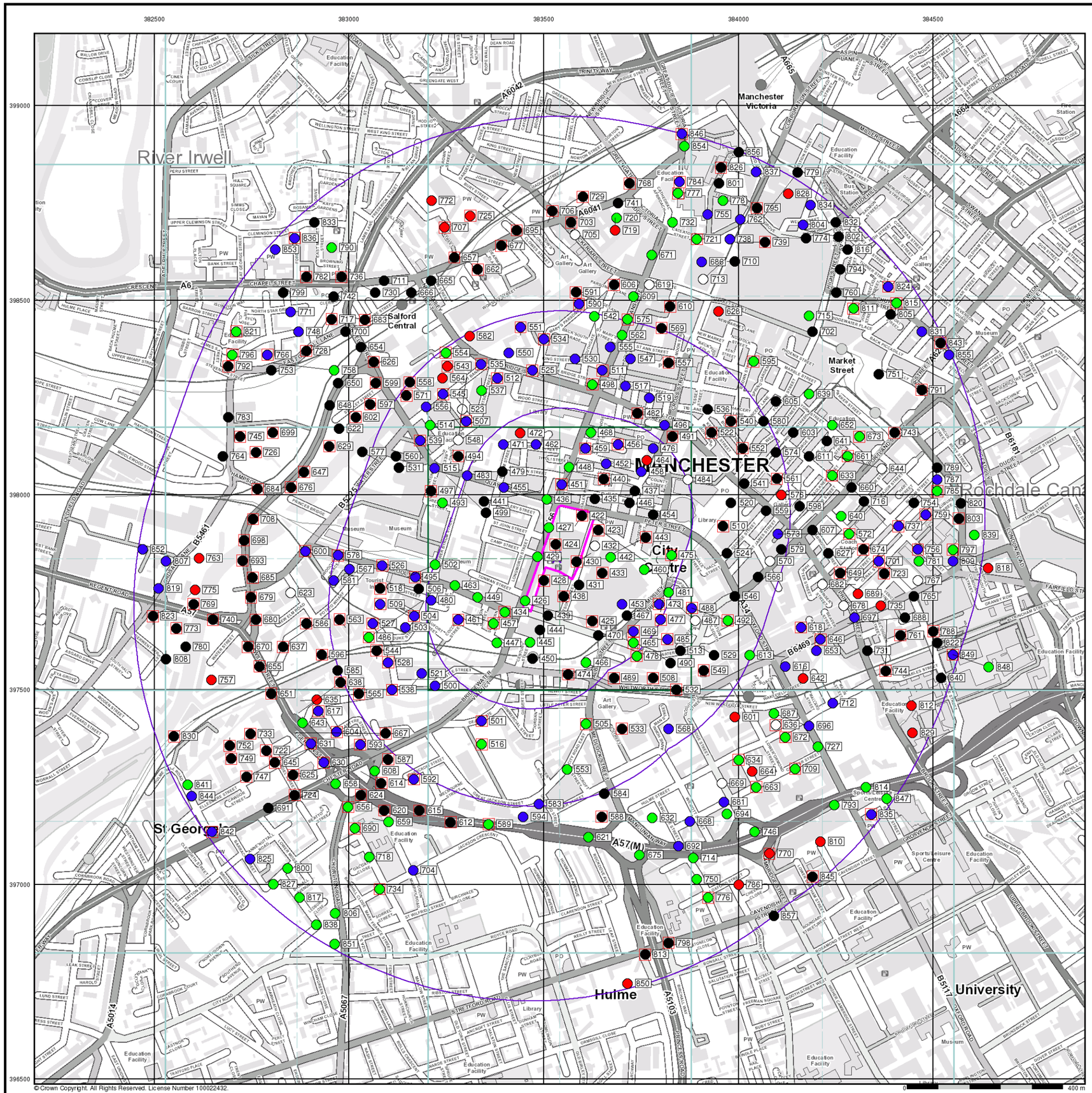
Order Number:	122921391_1_1
Customer Ref:	B064582.200
National Grid Reference:	383530, 397840
Slice:	A
Site Area (Ha):	1.9
Search Buffer (m):	1000

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General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location

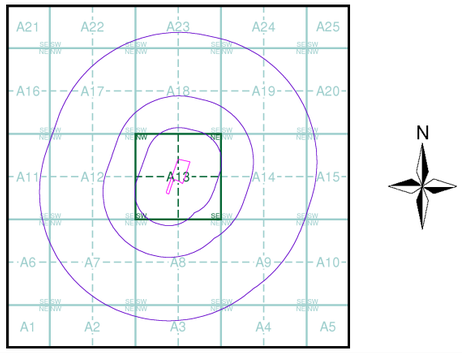
Agency and Hydrological (Boreholes)

- BGS Borehole Depth 0 - 10m
- BGS Borehole Depth 10 - 30m
- BGS Borehole Depth 30m +
- Confidential
- Other

For Borehole information please refer to the Borehole .csv file which accompanied this slice.

A copy of the BGS Borehole Ordering Form is available to download from the Support section of www.envirocheck.co.uk.

Borehole Map - Slice A



Order Details

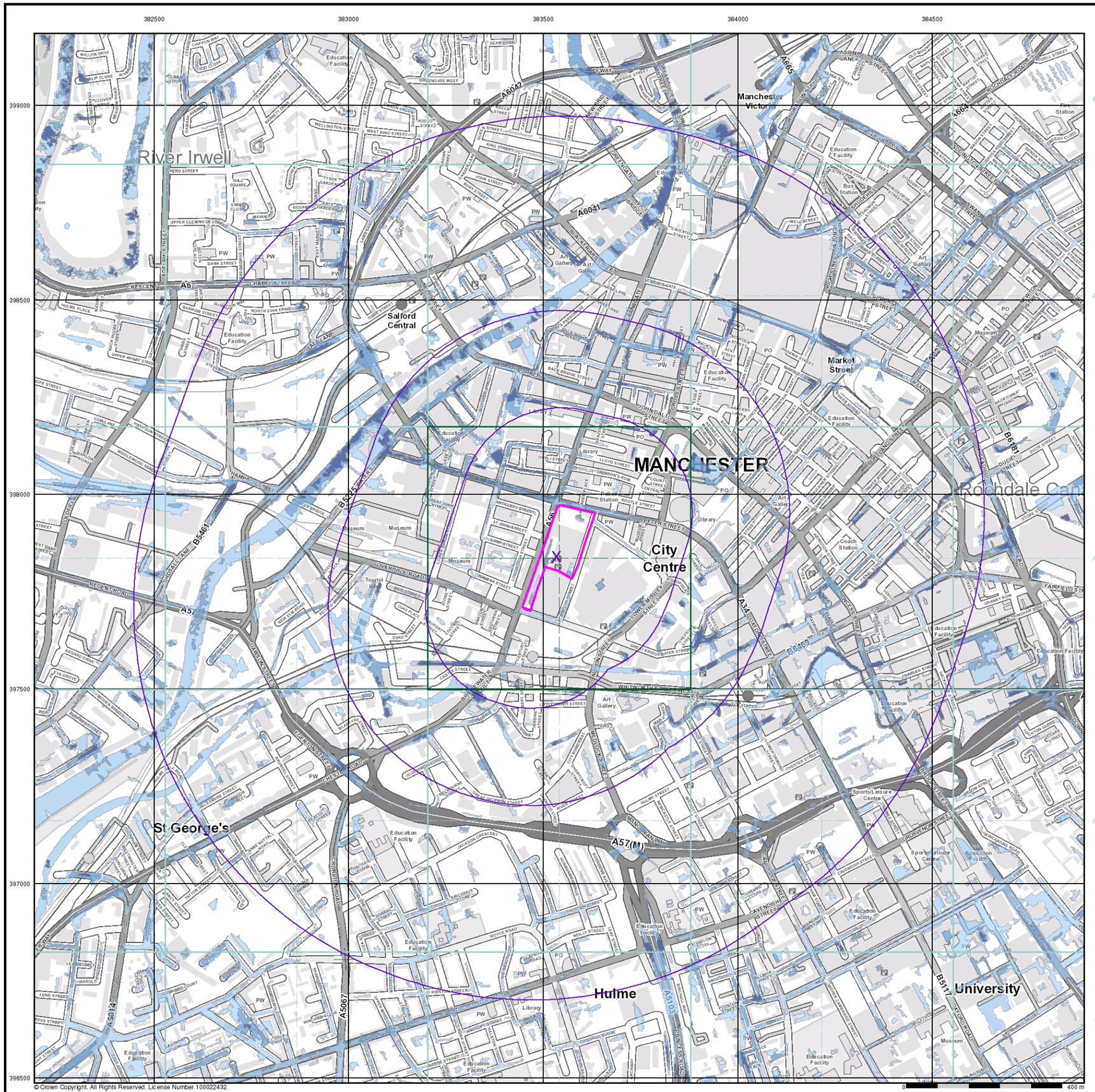
Order Number:	122921391_1_1
Customer Ref:	B064582.200
National Grid Reference:	383530, 397840
Slice:	A
Site Area (Ha):	1.9
Search Buffer (m):	1000

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General

- Specified Site
- Specified Buffer(s)
- X Bearing Reference Point

Risk of Flooding from Surface Water

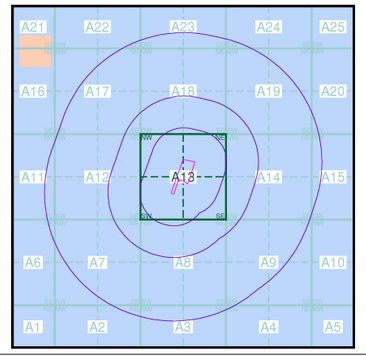
- High - 30 Year Return
- Medium - 100 Year Return
- Low - 1000 Year Return

Suitability

See the suitability map below

- National to county
- County to town
- Town to street
- Street to parcels of land
- Property

EA/NRW Suitability Map - Slice A



Order Details

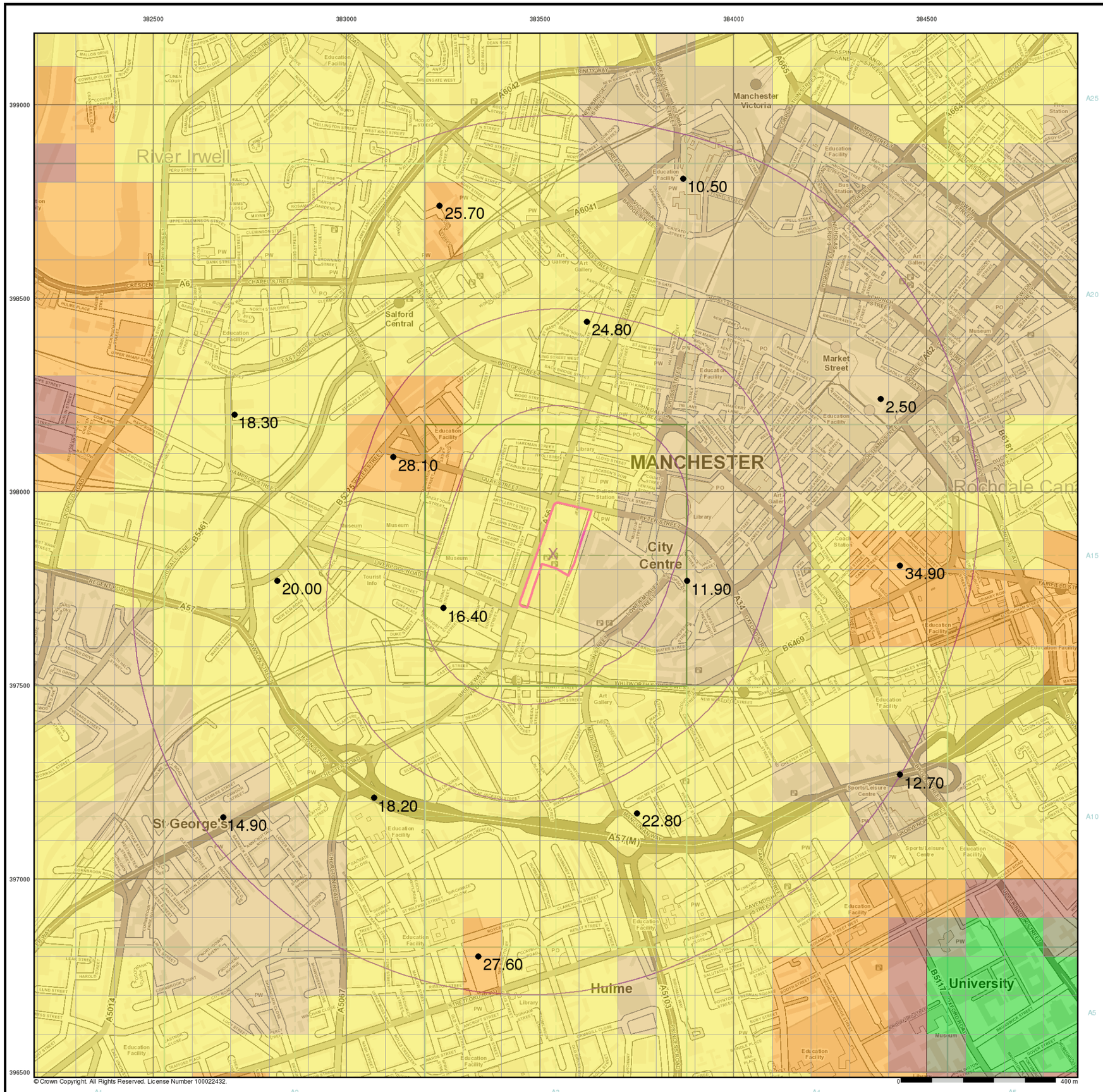
Order Number:	122921391_1_1
Customer Ref:	B064582.200
National Grid Reference:	383530, 397840
Slice:	A
Site Area (Ha):	1.9
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Specified Site | Specified Buffer(s) | X Bearing Reference Point

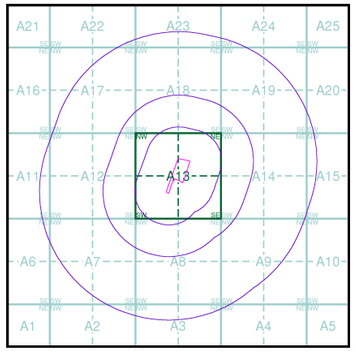
Urban Soil Chemistry Arsenic

● BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Arsenic Concentrations mg/kg

< 15
15 - 25
25 - 35
35 - 45
45 - 60
60 - 120
> 120

Urban Soil Chemistry Arsenic - Slice A



Order Details

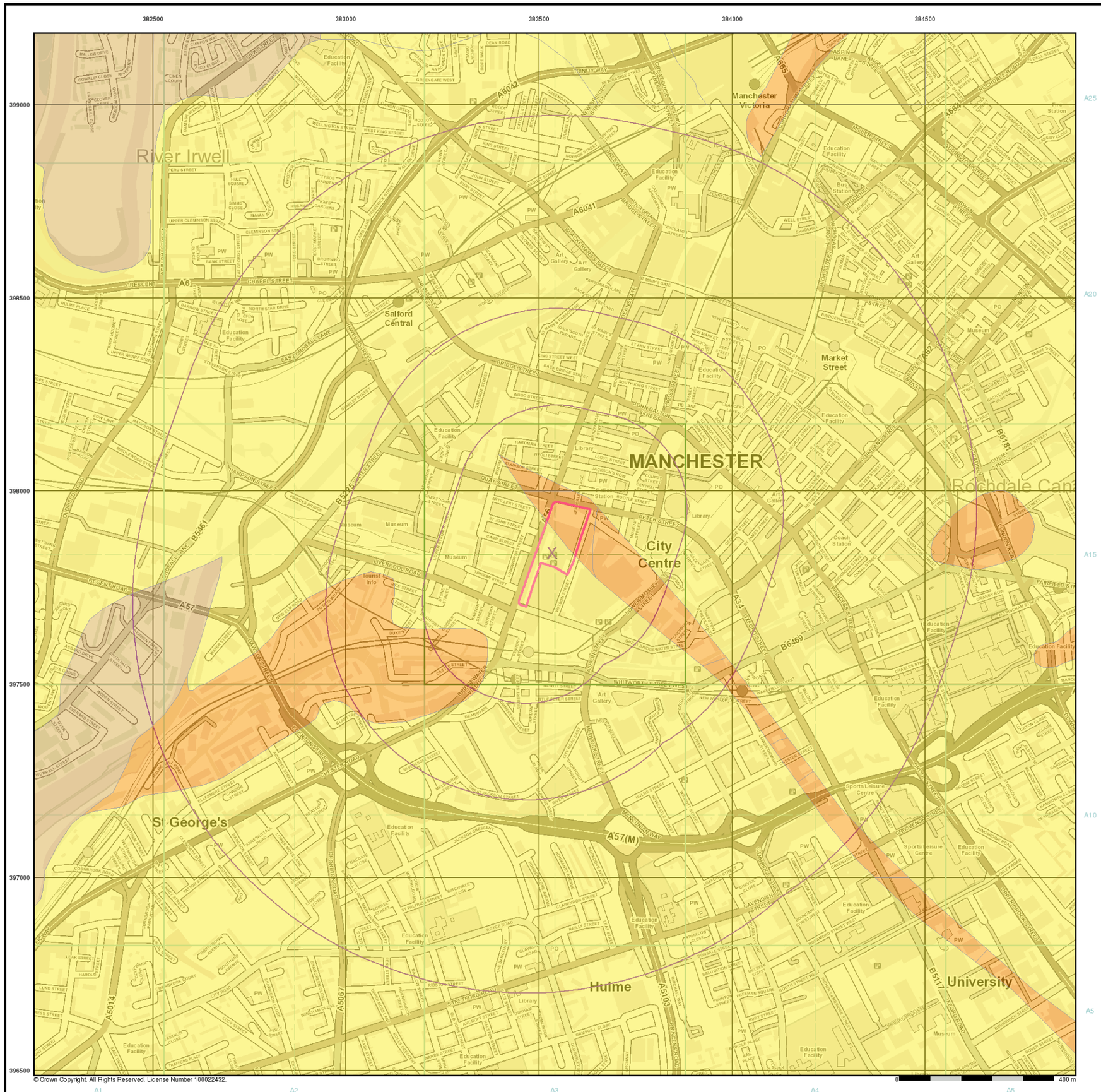
Order Details:	122921391_1_1
Customer Ref:	B064582.200
National Grid Reference:	383530, 397840
Slice:	A
Site Area (Ha):	1.9
Search buffer (m):	1000

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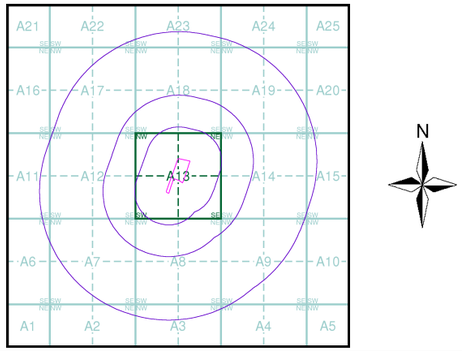
Specified Site | Specified Buffer(s) | X Bearing Reference Point

Estimated Soil Chemistry Arsenic

Arsenic Concentrations mg/kg

- < 15
- 15 - 25
- 25 - 35
- 35 - 45
- 45 - 60
- 60 - 120
- > 120

Estimated Soil Chemistry Arsenic - Slice A



Order Details

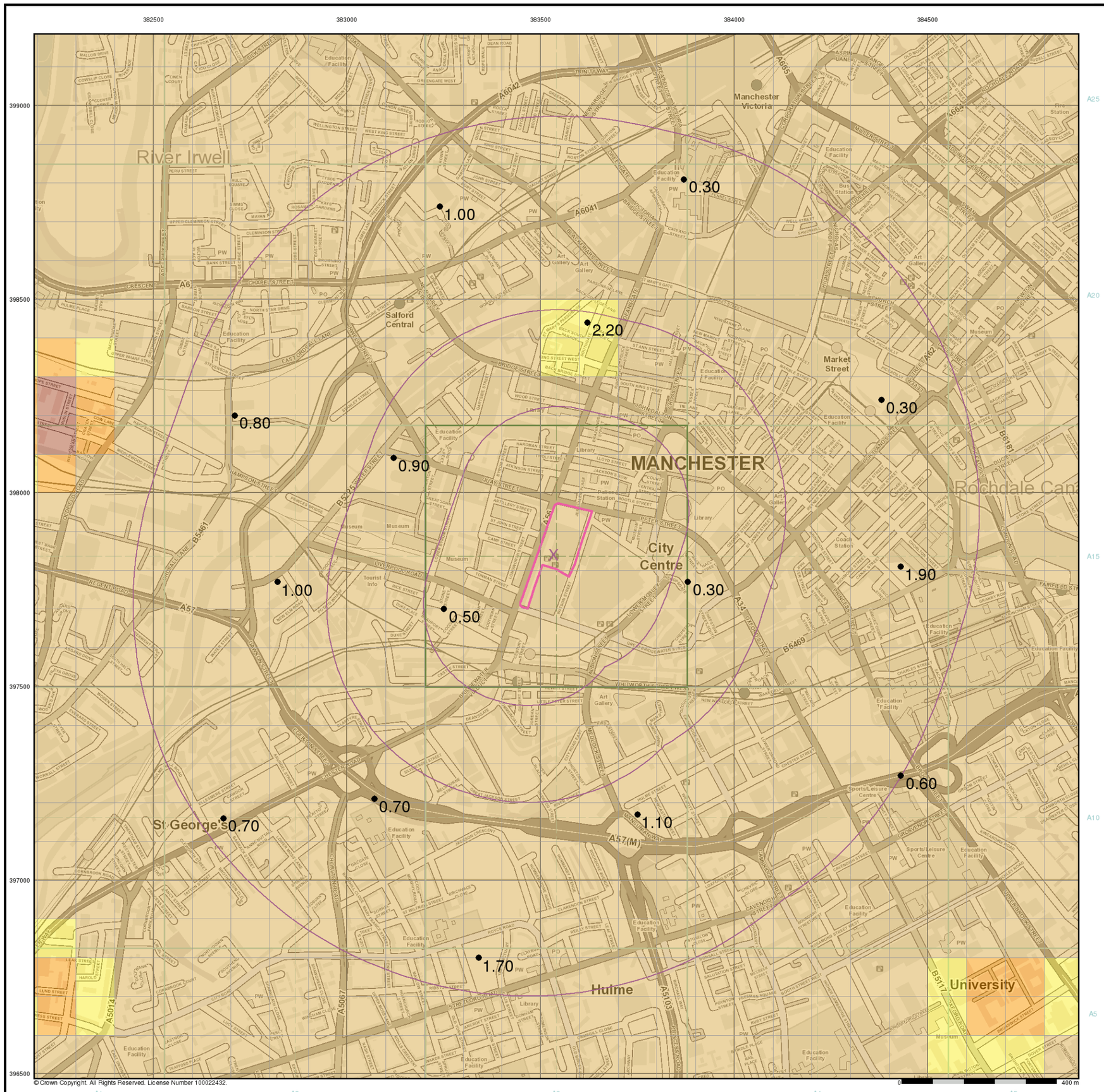
Order Details:	122921391_1_1
Customer Ref:	B064582.200
National Grid Reference:	383530, 397840
Slice:	A
Site Area (Ha):	1.9
Search buffer (m):	1000

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Specified Site | Specified Buffer(s) | Bearing Reference Point

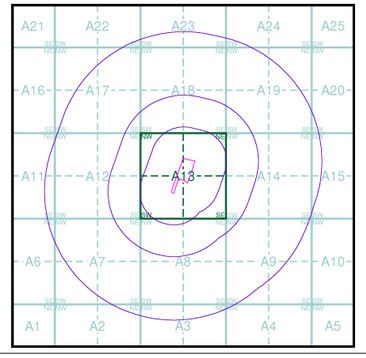
Urban Soil Chemistry Cadmium

BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Cadmium Concentrations mg/kg

< 1.8
1.8 - 2.2
2.2 - 3.0
> 3.0

Urban Soil Chemistry Cadmium - Slice A



Order Details

Order Details:	122921391_1_1
Customer Ref:	B064582.200
National Grid Reference:	383530, 397840
Slice:	A
Site Area (Ha):	1.9
Search buffer (m):	1000

Site Details

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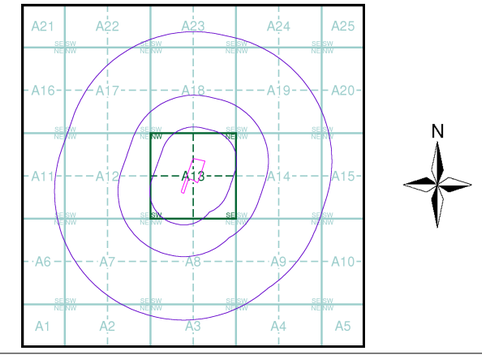
Specified Site | Specified Buffer(s) | X Bearing Reference Point

Estimated Soil Chemistry Cadmium

Cadmium Concentrations mg/kg

- < 1.8
- 1.8 - 2.2
- 2.2 - 3.0
- > 3.0

Estimated Soil Chemistry Cadmium - Slice A

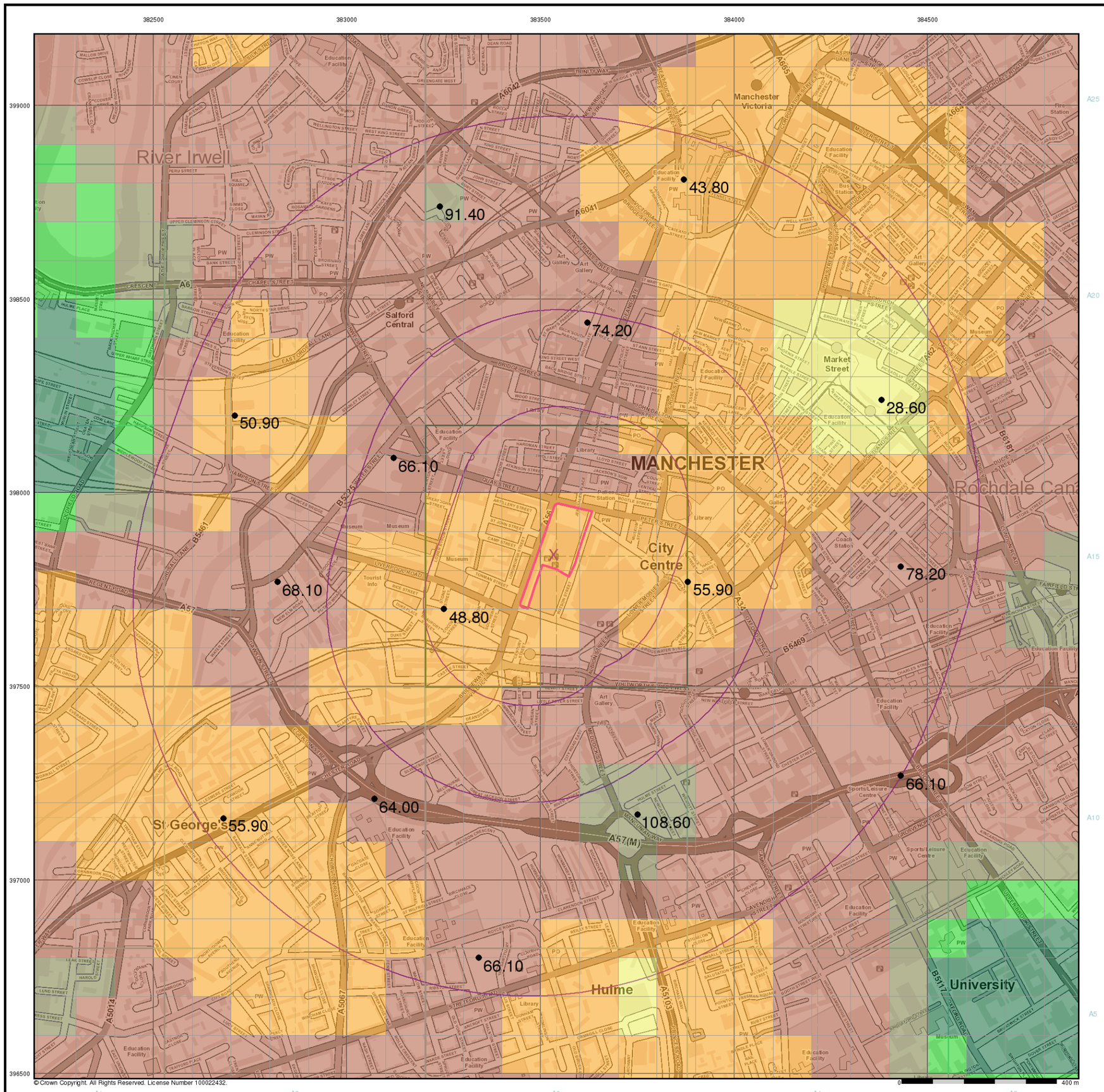


Order Details

Order Details:	122921391_1_1
Customer Ref:	B064582.200
National Grid Reference:	383530, 397840
Slice:	A
Site Area (Ha):	1.9
Search buffer (m):	1000

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General

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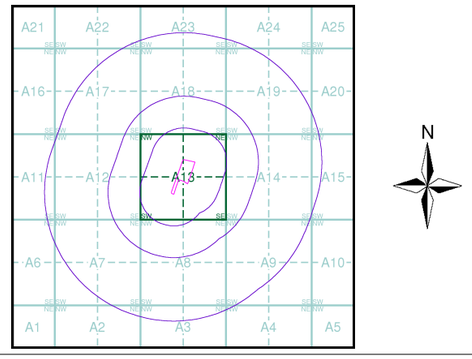
Urban Soil Chemistry Chromium

● BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Chromium Concentrations mg/kg

- < 20
- 20 - 40
- 40 - 60
- 60 - 90
- 90 - 120
- 120 - 180
- > 180

Urban Soil Chemistry Chromium - Slice A



Order Details

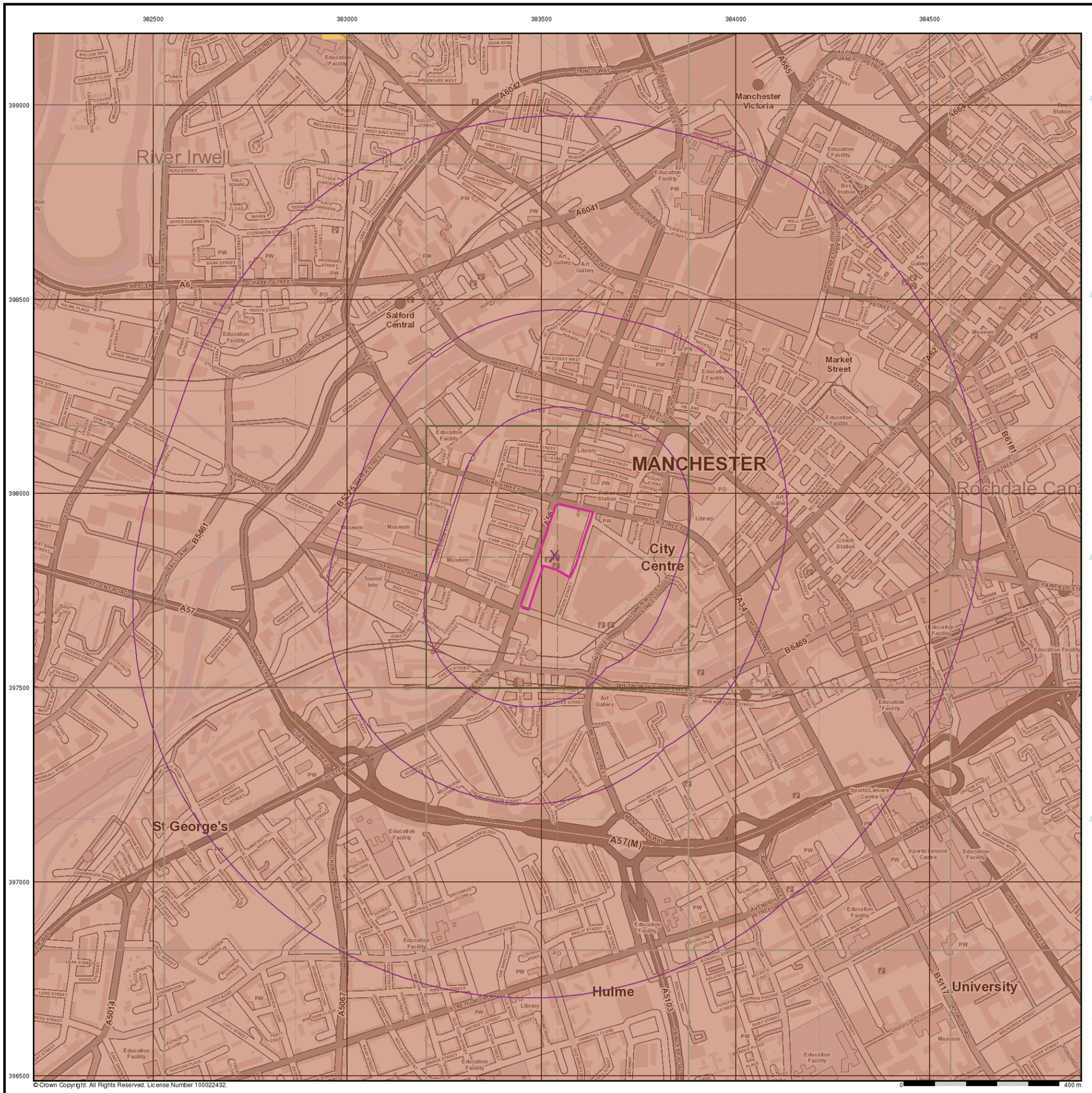
Order Details:	122921391_1_1
Customer Ref:	B064582.200
National Grid Reference:	383530, 397840
Slice:	A
Site Area (Ha):	1.9
Search buffer (m):	1000

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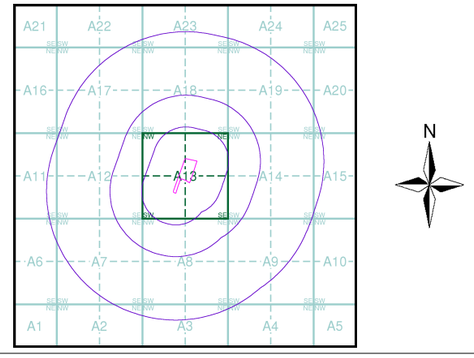
Specified Site | Specified Buffer(s) | X Bearing Reference Point

Estimated Soil Chemistry Chromium

Chromium Concentrations mg/kg

- < 20
- 20 - 40
- 40 - 60
- 60 - 90
- 90 - 120
- 120 - 180
- > 180

Estimated Soil Chemistry Chromium - Slice A



Order Details

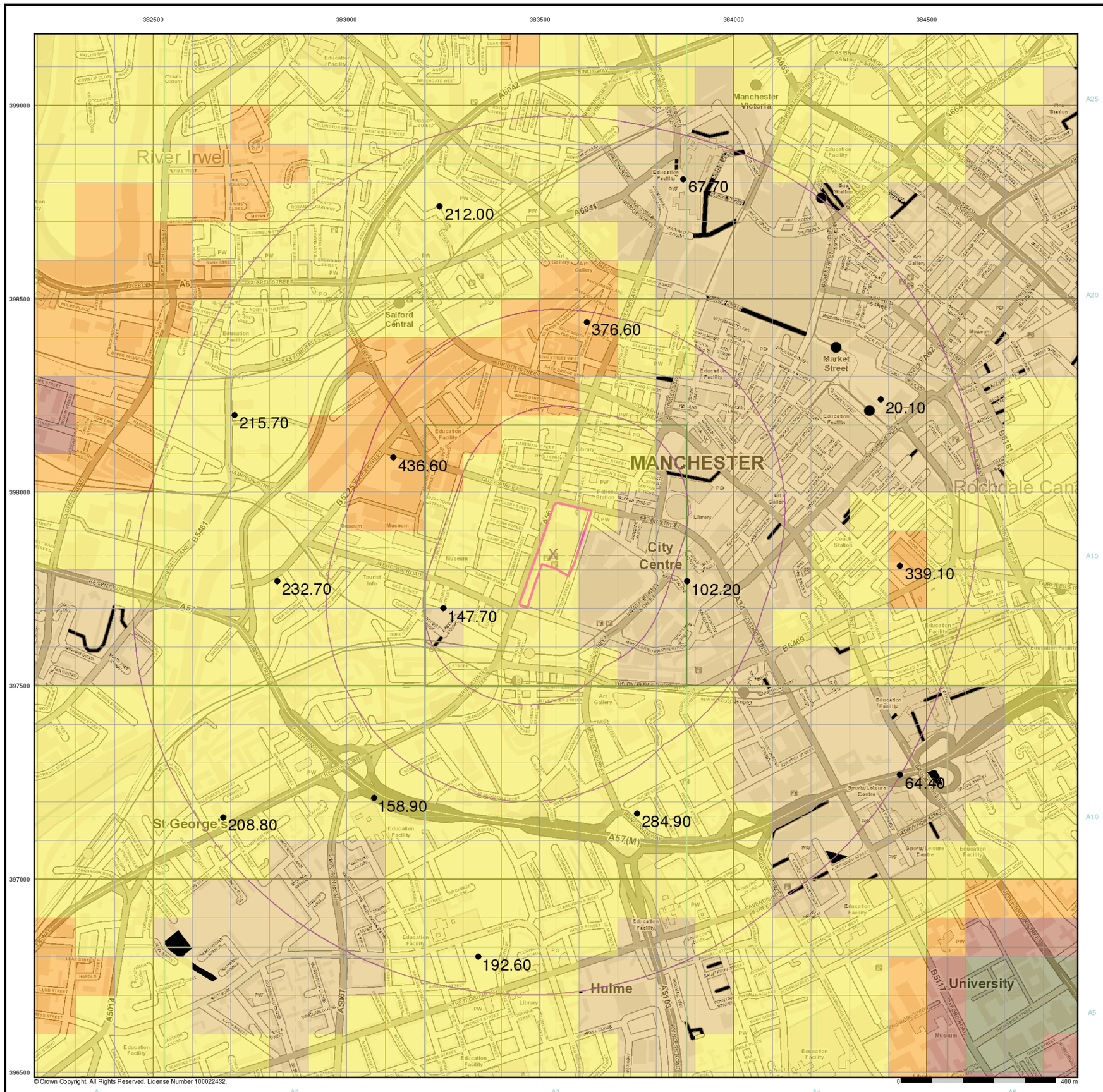
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Customer Ref:	B064582.200
National Grid Reference:	383530, 397840
Slice:	A
Site Area (Ha):	1.9
Search buffer (m):	1000

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General

Specified Site | Specified Buffer(s) | X Bearing Reference Point

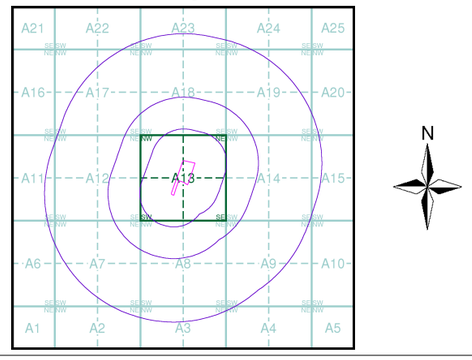
Urban Soil Chemistry Lead

● BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Lead Concentrations mg/kg

< 150
150 - 300
300 - 600
600 - 900
> 900

Urban Soil Chemistry Lead - Slice A



Order Details

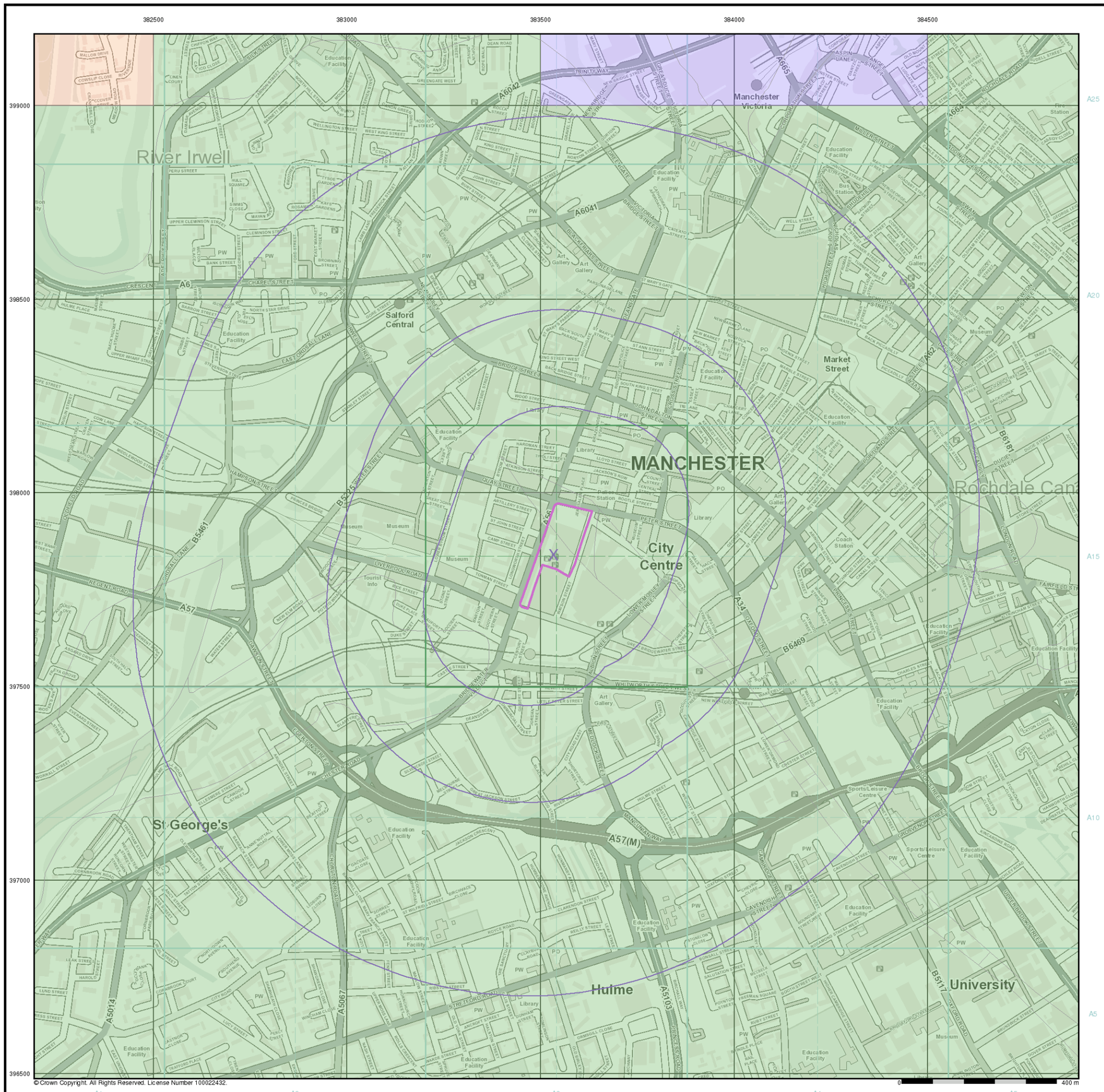
Order Details:	122921391_1_1
Customer Ref:	B064582.200
National Grid Reference:	383530, 397840
Slice:	A
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General

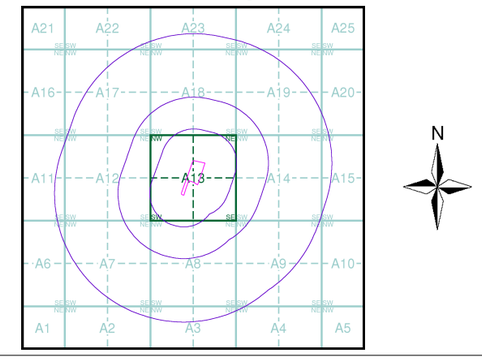
Specified Site | Specified Buffer(s) | X Bearing Reference Point

Estimated Soil Chemistry Lead

Lead Concentrations mg/kg

- <100 mg/kg
- 100 - 200
- 200 - 300
- 300 - 600
- 600 - 1200
- >1200

Estimated Soil Chemistry Lead - Slice A



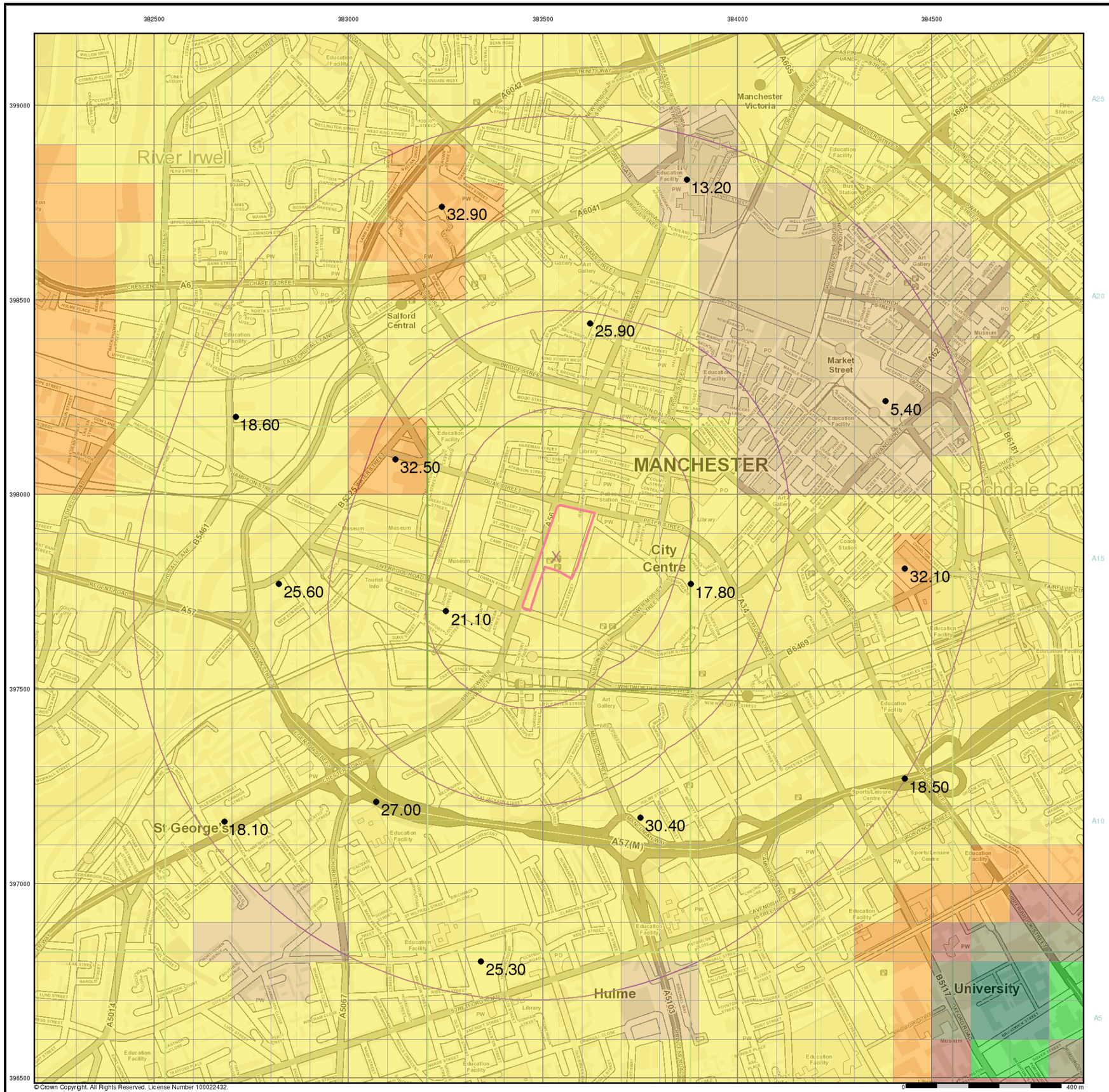
Order Details

Order Details:	122921391_1_1
Customer Ref:	B064582.200
National Grid Reference:	383530, 397840
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Site Area (Ha):	1.9
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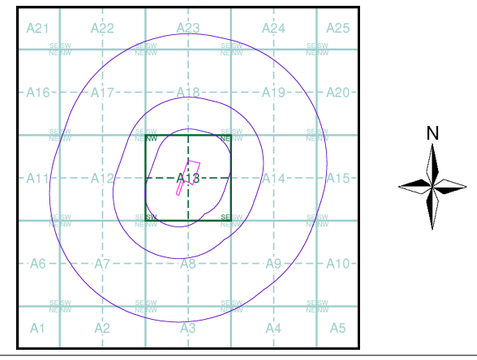
Urban Soil Chemistry Nickel

● BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Nickel Concentrations mg/kg

- < 15
- 15 - 30
- 30 - 45
- 45 - 60
- 60 - 80
- 80 - 100
- > 100

Urban Soil Chemistry Nickel - Slice A



Order Details

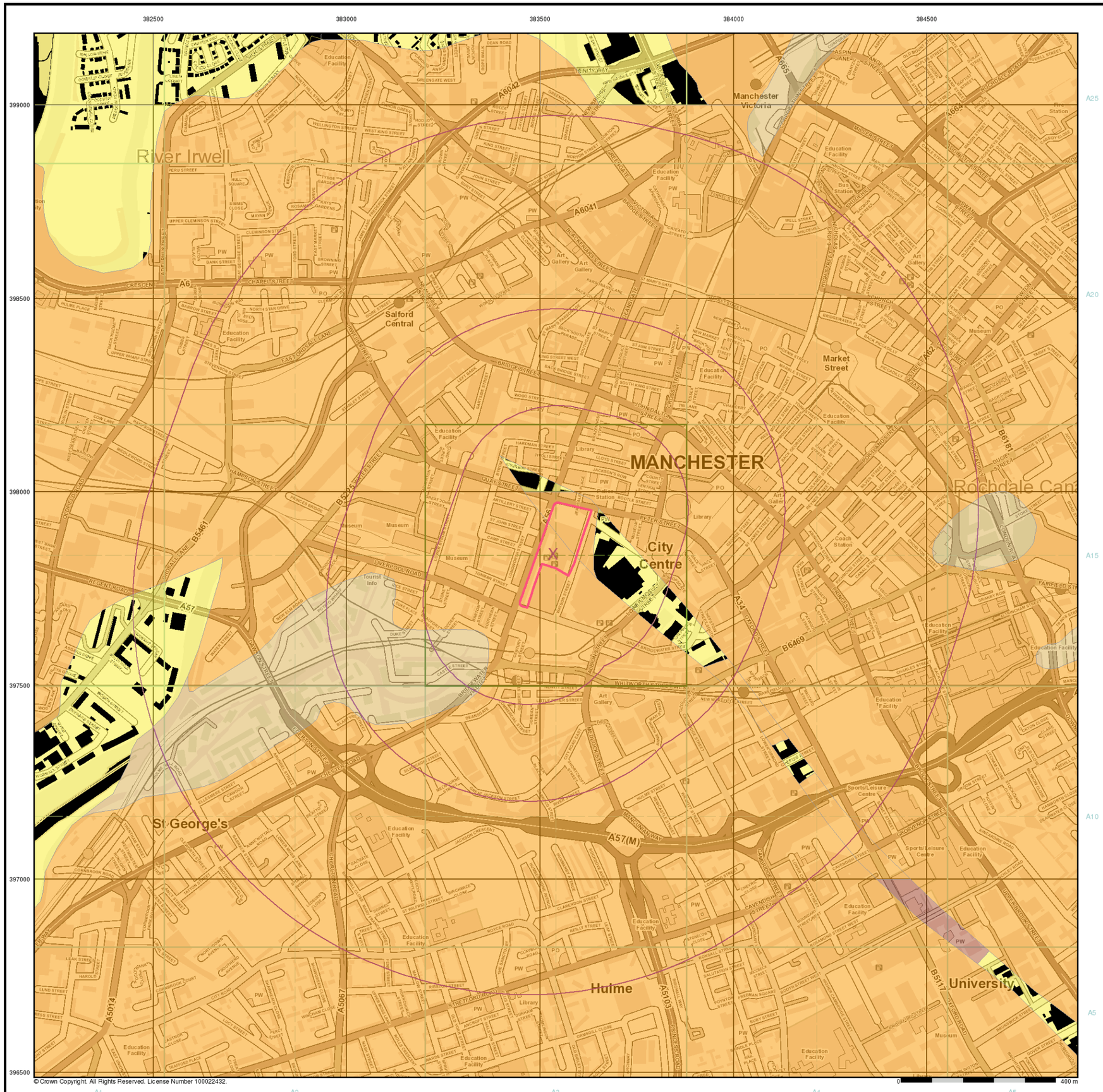
Order Details:	122921391_1_1
Customer Ref:	B064582.200
National Grid Reference:	383530, 397840
Slice:	A
Site Area (Ha):	1.9
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General

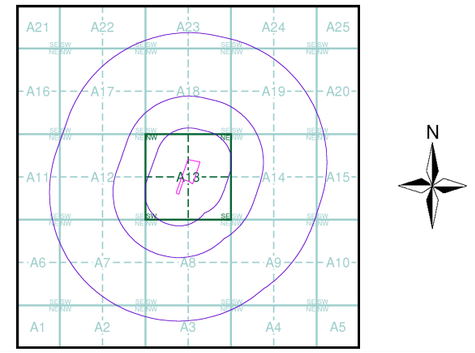
Specified Site | Specified Buffer(s) | X Bearing Reference Point

Estimated Soil Chemistry Nickel

Nickel Concentrations mg/kg

- < 15
- 15 - 30
- 30 - 45
- 45 - 60
- 60 - 80
- 80 - 100
- > 100

Estimated Soil Chemistry Nickel - Slice A



Order Details

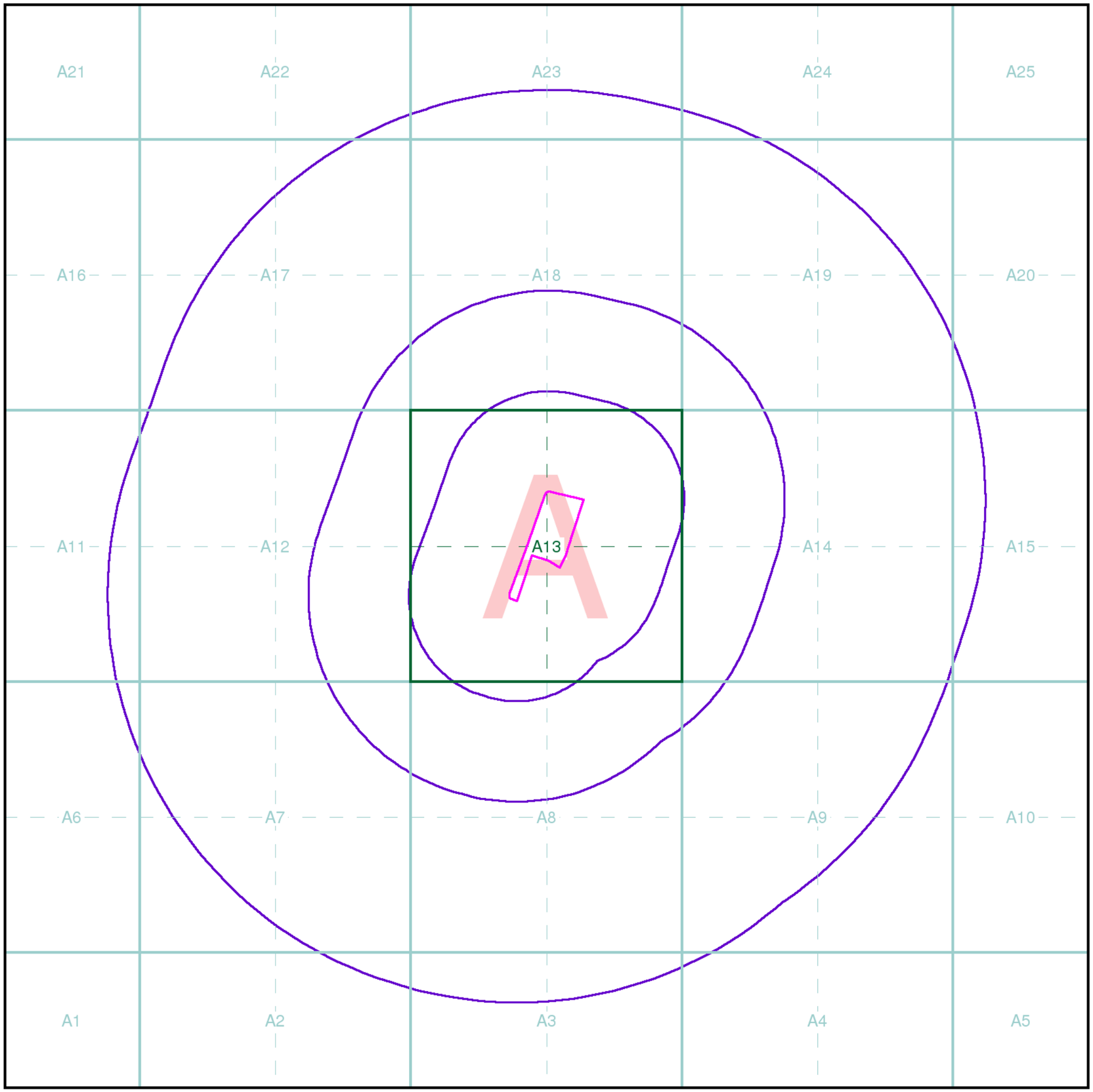
Order Details:	122921391_1_1
Customer Ref:	B064582.200
National Grid Reference:	383530, 397840
Slice:	A
Site Area (Ha):	1.9
Search buffer (m):	1000

Site Details

Watson Street, Manchester, M3 4EN

Landmark INFORMATION GROUP

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



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Index Map

For ease of identification, your site and buffer have been split into Slices, Segments and Quadrants. These are illustrated on the Index Map opposite and explained further below.

Slice
Each slice represents a 1:10,000 plot area (2.7km x 2.7km) for your site and buffer. A large site and buffer may be made up of several slices (represented by a red outline), that are referenced by letters of the alphabet, starting from the bottom left corner of the slice "grid". This grid does not relate to National Grid lines but is designed to give best fit over the site and buffer.

Segment
A segment represents a 1:2,500 plot area. Segments that have plot files associated with them are shown in dark green, others in light blue. These are numbered from the bottom left hand corner within each slice.

Quadrant
A quadrant is a quarter of a segment. These are labelled as NW, NE, SW, SE and are referenced in the datasheet to allow features to be quickly located on plots. Therefore a feature that has a quadrant reference of A7NW will be in Slice A, Segment 7 and the NW Quadrant.

A selection of organisations who provide data within this report:

Map data

British Geological Survey
NATURAL ENVIRONMENT RESEARCH COUNCIL

Environment Agency

NATURAL ENGLAND

Envirocheck reports are compiled from 136 different sources of data.

Client Details

Miss B Burndred, Curtins Consulting Ltd, Merchant Exchange, 17-19 Whitworth Street West, Manchester, M1 5WG

Order Details

Order Number:	122921391_1_1
Customer Ref:	B064582.200
National Grid Reference:	383550, 397870
Site Area (Ha):	1.9
Search Buffer (m):	1000

Site Details

Watson Street, Manchester, M3 4EN

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Appendix D – Qualitative Risk Assessment Rationale

The site-specific risk assessment, presented in this report, follows the principle of establishing whether there is a viable linkage between a contaminant source to a potential receptor, via an exposure pathway.

The risk assessment corresponds with the total site area and incorporates both descriptive (qualitative) and, where available, numerical (quantitative) lines of evidence.

Risk assessment is the process of collating known information on a hazard or set of hazards in order to estimate actual or potential risk to receptors. The receptor may be humans, a water resource, a sensitive local ecosystem or future construction materials. Receptors can be connected to the source by one or several exposure pathways such as direct contact for example. Risks are generally managed by isolating the receptor or intercepting the exposure pathway or by isolating or removing the hazard.

Without the three essential components of a source, pathway and receptor there can be no risk. Therefore, the presence of contaminant source on a site does not necessarily mean there is a risk.

The risk assessment considers the likelihood of a particular event taking place (accounting for the presence of the source and receptor and the viability of the exposure pathway) in conjunction with the severity of the potential consequence (accounting for the potential severity of the hazard and the sensitivity of the receptor).

In the risk assessment the consequence of the hazard has been classified as severe or medium or mild or minor and the probability (likelihood) of the circumstances actually occurring classified as high likelihood or likely or low likelihood or unlikely.

The consequences and probabilities are subsequently cross-correlated to give a qualitative estimation of the risk using Department of the Environment risk classifications as detailed in the table below and as referenced in CIRIA C552.

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

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In accordance with DoE guidance, the following categorisation of **consequence** has been developed.

Classification	Definition	Examples
Severe	Short-term (acute) risk to human health likely to result in "significant harm" as defined by the Environment Protection Act 1990, Part IIA. Short-term risk of pollution of sensitive water resource. Catastrophic damage to buildings/property. A short-term risk to a particular ecosystem or organisation forming part of such ecosystem.	High concentrations of cyanide on the surface of an informal recreation area. Major spillage of contaminants from site into controlled water. Explosion, causing building collapse (can also equate to a short-term human health risk if buildings are occupied).
Medium	Chronic damage to Human Health. Pollution of sensitive water resources. A significant change in a particular ecosystem or organism forming part of such ecosystem.	Concentration of a contaminant from site exceeds the generic or site-specific assessment criteria. Leaching of contaminants from a site to a Principal or Secondary A aquifer. Death of a species within a designated nature reserve. Lesser toxic and asphyxiate effects
Mild	Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services. Damage to sensitive buildings/structures/services or the environment.	Pollution of non-classified groundwater (inc. Secondary B aquifers). Damage to building rendering it unsafe to occupy (e.g. foundation damage resulting in instability).
Minor	Harm, although not necessarily significant harm, which may result in a financial loss or expenditure to resolve. Non-permanent health effects to human health (easily prevented by means such as personal protective clothing, etc). Easily repairable effects of damage to buildings, structures and services.	The presence of contaminants at such concentrations that protective equipment is required during site works. The loss of plants in a landscaping scheme. Discoloration of concrete.

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In accordance with DoE guidance, the following categorisation of **probability** has been developed.

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

In accordance with DoE guidance, the following categorisation of **risk** has been developed.

Classification	Definition
Very High Risk	There is a *high probability* that *severe harm* could arise to a designated receptor from an identified hazard at the site without appropriate further action.
High Risk	*Harm* is *likely to arise* to a designated receptor from an identified hazard at the site without appropriate further action.
Moderate Risk	*It is possible* that without appropriate further action *harm could arise* to a designated receptor. It is relatively *unlikely* that any such harm would be *severe,* and if any harm were to occur it is *more likely* that such harm would be *relatively mild.*
Low Risk	*It is possible* that *harm could arise* to a designated receptor from an identified hazard. It is *likely* that, at worst, if any harm was realised any effects would be *mild.*
Very Low Risk	The presence of an identified hazard does not give rise to the potential to cause harm to a designated receptor.

The term 'risk' in this instance refers to the risk that the source, pathway, receptor linkage for a given source of contamination is complete. It does not refer to immediate risk to individuals or features present on the site from potential contaminants and is intended to be used as a tool to assess the necessity of further investigation.

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Our Locations

Birmingham
2 The Wharf
Bridge Street
Birmingham
B1 2JS
T. 0121 643 4694
birmingham@curtins.com

Bristol
Quayside
40-58 Hotwell Road
Bristol
BS8 4UQ
T. 0117 302 7560
bristol@curtins.com

Cardiff
3 Cwrt-y-Parc
Earlswood Road
Cardiff
CF14 5GH
T. 029 2068 0900
cardiff@curtins.com

Douglas
Varley House
29-31 Duke Street
Douglas
Isle of Man
IM1 2AZ
T. 01624 624 585
douglas@curtins.com

Dublin
39 Fitzwilliam Square
Dublin 2
Ireland
T. 00353 1 507 9447
dublin@curtins.com

Edinburgh
1a Belford Road
Edinburgh
EH4 3BL
T. 0131 225 2175
edinburgh@curtins.com

Glasgow
Queens House
29 St Vincent Place
Glasgow
G1 2DT
T. 0141 319 8777
glasgow@curtins.com

Kendal
28 Lowther Street
Kendal
Cumbria
LA9 4DH
T. 01539 724 823
kendal@curtins.com

Leeds
Rose Wharf
Ground Floor
Leeds
L29 8EE
T. 0113 274 8509
leeds@curtins.com

Liverpool
Curtin House
Columbus Quay
Riverside Drive
Liverpool
L3 4DB
T. 0151 726 2000
liverpool@curtins.com

London
40 Compton Street
London
EC1V 0BD
T. 020 7324 2240
london@curtins.com

Manchester
Merchant Exchange
17-19 Whitworth Street West
Manchester
M1 5WG
T. 0161 236 2394
manchester@curtins.com

Nottingham
56 The Ropewalk
Nottingham
NG1 5DW
T. 0115 941 5551
nottingham@curtins.com

Registered in England and Wales number: 2054159
Registered office: Curtin House, Columbus Quay, Riverside Drive, Liverpool L3 4DB

Appendix H – Broadband Connectivity

PAGERPOWER
Urban & Renewables

Broadband Connectivity Scoping Opinion

Great Northern

GNW Developments Limited

July 2022

PLANNING SOLUTIONS FOR:

- Solar
- Telecoms
- Railways
- Defence
- Buildings
- Wind
- Airports
- Radar
- Mitigation

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ADMINISTRATION PAGE

Job Reference:	11380I
Date:	July 2022
Author:	Aaron Williams
Telephone:	01787 319001
Email:	aaron@pagerpower.com

Reviewed By:	Kai Frolic
Email:	kai@pagerpower.com

Issue	Date	Detail of Changes
1	July 2022	Initial issue

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Pager Power Limited, Stour Valley Business Centre, Sudbury, Suffolk CO10 7GB

T: +44 (0)1787 319001 E: info@pagerpower.com W: www.pagerpower.com

SCOPING OPINION

Introduction

There is a requirement to ensure that new residences have access to superfast broadband speed to ensure future occupants can obtain sufficient broadband services. There are many forms of broadband infrastructure in the UK including fixed line broadband[1] and wireless broadband services[2]. The term 'superfast' is understood to mean speeds of 24 Mbps or higher[3]. Available speeds for the technologies are as follows:

- Standard broadband – up to 24Mbps;
- Superfast broadband – up to 80Mbps (Fibre To The Cabinet);
- Gfast Broadband – up to 330 Mbps;
- Cable Broadband – up to 1130 Mbps[4] (Virgin Media);
- Ultrafast Full Fibre – typically up to 1 Gbps[5] (Fibre To The Premises).

A relevant aspect in the context of potential requirements for building developments is ensuring that sufficient broadband services are provided.

Policy and Relevant Guidance

For broadband connectivity, there is no set guidance on the assessment process. Whilst broadband download speeds[6] are not the only consideration when considering the quality of a broadband connection, it is typically the main consideration undertaken for the purposes of a broadband connectivity assessment.

Assessment Methodology and Significance Criteria

The methodology used by Pager Power is to undertake a desk-based review of available download speeds from the most common internet providers in UK[7]. The availability of broadband services and the associated speeds is determined based on:

- Openreach coverage checker – which is available via the Openreach website and identifies available speeds in any area within the UK.

---

[1] Technologies include Asymmetric Digital Subscriber Line (ADSL), Fibre To The Cabinet (FTTC), Fibre To The Premises (FTTP), Gfast, Cable (DOCSIS).
[2] Fixed Wireless Access, 4G / 5G home broadband, or via satellite.
[3] Source: BBC, 2014, *One million UK properties on 'superfast broadband' after investment'*. Last accessed August 2021.
[4] https://www.virginmedia.com/shop/broadband/speeds
[5] Source: Openreach. 1 Gbps = 1,000 Mbps.
[6] The type of infrastructure implemented (e.g. FTTP is considered the most future proofed technology), upload speed, and latency (Time delay before a transfer of data begins following an instruction for its transfer. Important for video calls and online video gaming).
[7] This may include some consultation with broadband providers, where appropriate.

- Crosschecks with three of the main UK broadband providers (BT, Virgin Media, and Sky).
- Investigation of the process for obtaining superfast broadband to the premises.

The first two checks are undertaken either at the proposed development location or at adjacent locations[8]. The reason for this approach is that in a built-up urban environment where the proposed development is located, broadband services are likely to be provided by fixed line broadband from the main internet providers and the infrastructure to supply those services is likely to be readily available.

Potentially Significant Effects and Approach to Mitigation

It is likely that sufficient internet services are readily available at the proposed development location given that it is located in a built up urban environment. Regardless, the proposed development will likely consist of more than 19 plots[9]. Therefore, Fibre To The Premises (FTTP) infrastructure is available free of charge for this development subject to application to Openreach. This would ensure internet speeds are maintained and is recommended for the proposed development. If the installation of FTTP were to be pursued, the application must be done at least six months before provision of the service to the first property is provided. Likewise, if Virgin Media are contacted within a sufficient time frame and notified of the site plans[10] it is likely that the proposed development will benefit from either FTTP or cable broadband supplied by Virgin Media[11]. Other internet service providers can be contacted in advance[12]. Provided this process is followed, it is considered appropriate for broadband connectivity to be scoped out.

[8] Typically, up to five adjacent postcodes.
[9] A 'plot' in this context is defined as *an individually Council Addressed property paying full residency council tax*[9].
[10] https://www.virginmediapartners.com/developersnetworkexpansion
[11] Previous consultation with Virgin Media has indicated that for a development of this size, if services are not currently available at the proposed development location, infrastructure (e.g. ducting) to supply those services is likely to be readily available.
[12] For example, Hyperoptic is a fibre to the building internet provider in many town and city centres in the UK.

ABOUT PAGER POWER

Pager Power is a dedicated consultancy company based in Suffolk, UK. The company has undertaken projects in 51 countries within Europe, Africa, America, Asia and Australasia.

The company comprises a team of experts to provide technical expertise and guidance on a range of planning issues for large and small developments.

Pager Power was established in 1997. Initially the company focus was on modelling the impact of wind turbines on radar systems. Over the years, the company has expanded into numerous fields including:

- Renewable energy projects.
- Building developments.
- Aviation and telecommunication systems.

Pager Power prides itself on providing comprehensive, understandable and accurate assessments of complex issues in line with national and international standards. This is underpinned by its custom software, longstanding relationships with stakeholders and active role in conferences and research efforts around the world.

Pager Power's assessments withstand legal scrutiny and the company can provide support for a project at any stage.

PAGERPOWER

Urban & Renewables

Pager Power Limited
Stour Valley Business Centre
Sudbury
Suffolk
CO10 7GB

Tel: +44 1787 319001 **Email:** info@pagerpower.com **Web:** www.pagerpower.com

Appendix I – Telecommunications

PAGERPOWER
Urban & Renewables

Telecommunications Scoping Opinion

Great Northern

GNW Developments Limited

July 2022

PLANNING SOLUTIONS FOR:

- Solar
- Telecoms
- Railways
- Defence
- Buildings
- Wind
- Airports
- Radar
- Mitigation

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ADMINISTRATION PAGE

Job Reference:	11380G
Date:	July 2022
Author:	Aaron Williams
Telephone:	01787 319001
Email:	aaron@pagerpower.com

Reviewed By:	Kai Frolic
Email:	kai@pagerpower.com

Issue	Date	Detail of Changes
1	July 2022	Initial issue

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Pager Power Limited, Stour Valley Business Centre, Sudbury, Suffolk CO10 7GB

T: +44 (0)1787 319001 E: info@pagerpower.com W: www.pagerpower.com

SCOPING OPINION

Introduction

Building developments have the potential to impact telecommunication operations and infrastructure. There are many forms of telecommunications infrastructure in the UK. A relevant aspect in the context of potential restrictions/mitigation requirements for building developments is the presence of wireless fixed links between radio antennae. Such links broadly fall into two categories. The first is 'microwave links', which provide high-frequency data transfer between antennae and are utilised by mobile phone operators and the emergency services to support their communications network. The second is Ultra High Frequency (UHF) links, which are utilised by operators including utility companies.

A secondary consideration is the impact upon terrestrial television signals which propagate from transmitters to receiving aerials. The aerials are which in turn connected to television receiving equipment.

Building developments can cause interference to telecommunications infrastructure and terrestrial television signals in two ways, namely (1) As a physical structure that blocks/weakens the transmitted signal, reducing the strength of the coverage in the shadow zone. Losses in strength due to this mechanism are called 'diffraction losses', (2) Building developments can reflect the signal in an unwanted direction, such that the same signal arrives twice at a receiving aerial with a time delay.

Both fixed telecommunication links and terrestrial television are considered within this section.

Policy and Relevant Guidance

These is also no set process within any guidance for assessment of telecommunications infrastructure. Pager Power considers 60% of the First Fresnel zone[1] when considering the effect of a static obstruction (such as a building development) upon microwave and UHF links[2,]. A buffer zone may then be added (typically 10m) to produce the exclusion zone. This is based on industry best practice[3]. Where the link is UHF, reflection considerations may be required.

For terrestrial television, the methodology used by Pager Power is to undertake a baseline reception survey within the proposed development shadow zone out to 5km. This is based on the Ofcom methodology[4]. In practice most interference effects are expected to occur within the shadow zone out to 1km based on Pager Power's past project experience.

---

[1] 0.6th Fresnel zone for JRC links
[2] Manning, T. (1999), Microwave Radio Transmission Design Guide, Artech House Books
[3] Operators may have their own fixed standoff distances.
[4] Source: Ofcom (2009): Tall Structures and their impact on broadcast and other wireless services.

Assessment Methodology and Significance Criteria

With respect to telecommunications infrastructure, there are several stakeholders that might be affected by the proposed development including: Vodafone, Atkins, Arqiva, BT, the JRC, Airwave, MBNL, and Virgin Media O2. Each of these will be consulted. If a stakeholder raises an objection an assessment of the link or infrastructure will be carried out to determine whether a significant effect has occurred. The link data[5] supplied by the stakeholder will be used to model exclusion zones of each link and to calculate the clearance/infringement of the proposed development. A significant effect occurs where the outcome of the analysis confirms the infringement of a link, and that mitigation will be necessary. The process for mitigation is to engage with the stakeholder managing the link to discuss a mitigation strategy. A telecommunications assessment will be prepared and submitted as part of the application.

With respect to terrestrial television services, an initial investigation shows that the Winter Hill main transmitter is expected to serve properties within the shadow zone. The transmitter broadcasts digital terrestrial television services. A baseline survey will be undertaken to determine the potential interference of the development upon terrestrial television signal considering the 5km shadow zone. If adverse effects on television services occurs because of the proposed development, mitigation measures will be required. The most effective form of mitigation is dependent on the specific effect. The effects will only by identified once the development is operational via reported interference received or by carrying out a post-construction survey. The requirement for the implementation of such measures will be addressed on a case-by-case basis dependant on the reported interference received or the results of the post-construction survey.

A terrestrial television reception written scheme will be prepared and submitted as part of the application alongside the baseline survey report. The written scheme will include a schedule of mitigation options and a protocol for dealing with any reported interference arising from the proposed development and will be implemented pursuant to a planning condition.

Potentially Significant Effects and Approach to Mitigation

For fixed telecommunications infrastructure, it is common practice for building developers to assess potential impacts and, where necessary, mitigate them. It is extremely uncommon for building developments to be blocked based on telecommunications issues. This is largely because technical solutions generally exist and are commercially viable. On this basis it is recommended that telecommunications infrastructure is scoped out. A technical assessment will support the application.

For terrestrial television, it is recommended that further to baseline survey report, suitable planning conditions are agreed at the planning stage. Provided this process is followed, it is considered appropriate for television signal impacts to be scoped out.

---

[5] Airwave always do not provide link information and carry out their own assessment. The JRC often do not provide link information citing confidentiality.

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PAGERPOWER

Urban & Renewables

Pager Power Limited
Stour Valley Business Centre
Sudbury
Suffolk
CO10 7GB

Tel: +44 1787 319001 **Email:** info@pagerpower.com **Web:** www.pagerpower.com

Appendix J – Mobile Telephony

PAGERPOWER
Urban & Renewables

Mobile Telephony Scoping Opinion

Great Northern

GNW Developments Limited

July 2022

PLANNING SOLUTIONS FOR:

- Solar
- Telecoms
- Railways
- Defence
- Buildings
- Wind
- Airports
- Radar
- Mitigation

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ADMINISTRATION PAGE

Job Reference:	11380H
Date:	July 2022
Author:	Aaron Williams
Telephone:	01787 319001
Email:	aaron@pagerpower.com

Reviewed By:	Kai Frolic
Email:	kai@pagerpower.com

Issue	Date	Detail of Changes
1	July 2022	Initial issue

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Pager Power Limited, Stour Valley Business Centre, Sudbury, Suffolk CO10 7GB

T: +44 (0)1787 319001 E: info@pagerpower.com W: www.pagerpower.com

SCOPING OPINION

Introduction

Building developments have the potential to impact mobile phone reception. Building developments can cause interference to mobile phone communications infrastructure signals in two ways, namely (1) As a physical structure that blocks/weakens the transmitted signal, reducing the strength of the coverage in the shadow of the structure. Losses in strength due to this mechanism are called 'diffraction losses'. This could affect users outside the building development, if they are located in the building shadow relative to the transmitter[1], or users inside the building where the walls will attenuate the signal. (2) Building developments can reflect the signal in an unwanted direction. Reflection impacts are unlikely to be significant for mobile phone networks because of their frequency (which is relatively high) and the fact that the network is designed to provide services in a dynamic environment.

Policy and Relevant Guidance

These is no set process within any guidance for assessment of mobile phone reception. Pager Power considers 3G, 4G, and 5G signal quality when considering the effect of a static obstruction (such as a building development) upon mobile phone reception. The methodology used by Pager Power is to undertake a baseline reception survey at various locations within[2] the proposed development or outside in the surrounding area.

Assessment Methodology and Significance Criteria

With respect to mobile telephony, there are several stakeholders that might be affected by the proposed development, including mobile phone users of the following networks: EE, O2, Three, and Vodafone. A baseline survey will be undertaken to determine the potential interference of the development upon mobile phone reception. If adverse effects on mobile phone reception occurs because of the proposed development, mitigation measures will be required. The most effective form of mitigation is dependent on the specific effect. The effects will only by identified once the development is operational via reported interference received or by carrying out a post-construction survey. The requirement for the implementation of such measures will be addressed on a case-by-case basis depending on the reported interference received or the results of the post-construction survey.

[1] Perceptible effects are most likely immediately adjacent to the building, the likelihood of interference decreases with separation distance.
[2] During the early stages of construction.

Potentially Significant Effects and Approach to Mitigation

For mobile telephony, it is common practice for building developers to assess potential impacts and, where necessary, mitigate them. It is extremely uncommon for building developments to be blocked based on mobile phone reception issues. This is largely because technical solutions generally exist and are commercially viable. On this basis, it is recommended that mobile telephony is scoped out. A baseline survey report, undertaken within[3] the proposed development, will support the application.

[3] During the early stages of construction.

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PAGERPOWER

Urban & Renewables

Pager Power Limited
Stour Valley Business Centre
Sudbury
Suffolk
CO10 7GB

Tel: +44 1787 319001 **Email:** info@pagerpower.com **Web:** www.pagerpower.com

Appendix Ka – Water Resources

Merchant Exchange
17-19 Whitworth Street West
Manchester
M1 5WG

T. 0161 236 2394

manchester@curtins.com
www.curtins.com

Document ref: 064582-CUR-XX-XX-RP-C-92001-v01

Environmental Statement Chapters - Scoping

Flood Risk, Drainage and Water Resources

This chapter of the ES would assess the likely significant effects of the development on the environment with respect to Flood Risk, Drainage and Water Resources.

Baseline Conditions

The site (warehouse and terraces) is approximately 1.3 hectares in size and is classified as within Flood Zone 1, indicating that the risk of flooding from rivers and sea is low.

As the site is in excess of 0.5 hectare, a Flood Risk Assessment will be required to be undertaken. The Flood Risk Assessment will assess all potential sources of flooding including tidal, fluvial, surface water, groundwater, sewers and infrastructure failure.

The site is considered brownfield, and therefore the impact of climate change as a result of development would be low risk in comparison to the current site undeveloped.

As the site is considered to be ‘major’ development by the Town and Country Planning Order 2015, a Drainage Strategy will also be required as part of the Planning Application for the development.

Summary of Assessment Scope

The Flood Risk Assessment scope will be undertaken in accordance with National Planning Policy Framework document (NPPF) which provides technical guidance on how flood risk should be assessed during the planning and development process. The intention is to ensure that development-planning decisions are made in a manner that delivers sustainable development in terms of current and future flood-risk.

The scope of the Flood Risk Assessment and mitigation measures will be agreed with the Lead Local Flood Authority. Mitigation measures with suitable construction techniques and environmental best practice will be incorporated.

The Drainage Strategy will consider foul & surface water drainage proposals for the proposed development and mitigate any potential risk of flooding determined to be present.

The Drainage Strategy will also consider the impacts of climate change and provide the necessary capacity within the drainage system to accommodate the predicted increase in rainfall for the development life span.

Based on the site location, the main risk of flooding to the site is likely to be associated with the surface water run-off to and from the site. This will be addressed by a robust drainage strategy and recommendations for the general level’s strategy within the FRA and Drainage Strategy Report.

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As no significant effects are likely, a separate Flood Risk, Drainage and Water Resources chapter is not considered necessary, and any mitigation will be presented within the Flood Risk Assessment and Drainage Strategy.

Appendix Kb – Water Resources

Civic Engineers

London
Reeds Wharf
33 Mill Street
London SE1 2AX

-
+44 (0)20 7253 2977

Environmental Statement Chapters – Scoping: Flood Risk, Drainage and Water Resources

Document ref: 775-02-CIV-XX-XX-R-C-31001

This chapter of the ES would assess the likely significant effects of the development on the environment with respect to Flood Risk, Drainage and Water Resources.

Baseline Conditions

The Leisure Box portion of the site is approximately 1 hectare in size and is classified as within Flood Zone 1, indicating that the risk of flooding from rivers and sea is low.

As the site is in excess of 0.5 hectare, a Flood Risk Assessment will need to be undertaken which will assess all potential sources of flooding including tidal, fluvial, surface water, groundwater, sewers, and infrastructure failure.

It is a brownfield site and therefore the impact of climate change as a result of the proposed development is considered to be low risk compared to developing a greenfield site.

As the site is considered to be 'major' development by the Town and Country Planning Order 2015, a Drainage Strategy will also be required as part of the Planning Application for the development.

Summary of Assessment Scope

The Flood Risk Assessment scope will be undertaken in accordance with National Planning Policy Framework document (NPPF) which provides technical guidance on how flood risk should be assessed during the planning and development process. The intention is to ensure that development-planning decisions are made in a manner that delivers sustainable development through mitigating current and future flood-risk.

The Flood Risk Assessment will cover any flood risks for the site, the anticipated effects of climate change and mitigation measures including sustainable drainage systems and environmental best practice.

The Drainage Strategy will consider any changes to and the design of the foul and surface water drainage for the proposed development and mitigate any potential risk of flooding where present. It will also consider the impacts of climate change and provide the necessary capacity within the drainage system to accommodate the predicted increase in rainfall over the lifespan of the proposed development.

Based on the site location, the main risk of flooding to the site is likely to be associated with the surface water run-off to and from the site. This will be addressed by a robust drainage strategy throughout the various levels of the development within the FRA and Drainage Strategy Report.

As no significant effects are likely, a separate Flood Risk, Drainage and Water Resources chapter is not considered necessary, and any mitigation will be presented within the Flood Risk Assessment and Drainage Strategy.

Appendix L – Townscape Methodology

APPENDIX S1 TOWNSCAPE AND VISUAL IMPACT ASSESSMENT: VISUAL REPRESENTATION OF DEVELOPMENT PROPOSALS

Introduction

New guidance published by the Landscape Guidance in October 2019, LI Technical Guidance Note 06/19 Visual Representation of Development Proposals, recommends that not only TVIA Representative Viewpoints are agreed with the competent authority, Manchester City Council, (MCC) in this case, but also the methodology used in the Visual Representation of Development Proposals itself is agreed.

This advice note seeks to explain why, and seek agreement for, the need for specialist lens equipment is necessary in the preparation of Verified Views for tall buildings.

AVR TYPE

TYPE 4 PHOTOMONTAGE / PHOTOWIRE (SURVEY/ SCALE VERIFIABLE)

This is the most sophisticated form of visualization and judged to be the most appropriate level in these circumstances where the planning application is supported by a full EIA and the subject is a tall building.

As LI Technical Guidance note 06 / 19 states:

'*Type 4 photomontages and / or photowires require the use of equipment and processes which provide quantifiable verification data, such that they may be checked for accuracy (as per industry-standard 'AVRs' or 'Verified Views'). Precise survey of features and viewpoint / camera locations may be included where warranted. Type 4 visualisations represent the highest level of accuracy and verifiability for use in the most demanding of situations'*

and

'Type 4 visualisations are photomontages or photowires, produced using quantifiable data, with procedural transparency and appropriate levels of accuracy. This involves using a defined camera / lens combination and establishing the camera location with sufficient locational accuracy to enable accurate scaling and location of the 3D model within the view. In addition, the print presentation size can be determined to provide binocular image scaling when appropriate.'

The guidance states that a 50mm lens should be used '**unless there are exceptional circumstances**' we believe that the assessment of a tall building in a townscape setting is an exceptional circumstance where a wide angle tilt shift lens is justified. This is because:

- The height of the building will inevitably mean that the top of the building is often cut off if a standard 50mm lens is used as the ridgeline is often more than 18˚from the horizontal
- Often close up views are necessary to assess the effect of the Proposed Development on the immediate streetscape, often in areas of tight urban grain

- Skylines and clusters of tall buildings are an important part of a TVIA where the insertion of a new tall building into an existing cluster or, as a new feature on the skyline or horizon, is an essential part of understanding its contextual fit.

For these reasons we are proposing to use a Cannon 5DMkII FFS with a Canon 24 TS-E 24mm Lens.

This is not without precedent as most TVIAs produced as part of EIAs for Tall Buildings in Manchester to date have used this equipment effectively to demonstrate accurately and verifiably the visual and townscape effects of a tall building on the townscape and views. As Technical Guidance note 06 / 19 notes:

'If the site / setting cannot be captured with the 50mm lens (e.g. close, tall buildings), consider alternative lenses. If a 50mm FL lens cannot capture the view in landscape or portrait orientation (for example, if the highest point of the development is approaching 18° above horizontal) the use of wider-angled prime lenses should be considered, working through the following sequence of fixed lenses in this order: 35mm FL > 28mm FL > 24mm FL > 24mm FL Tilt-Shift'

PRESENTATION AND VIEWING DISTANCE

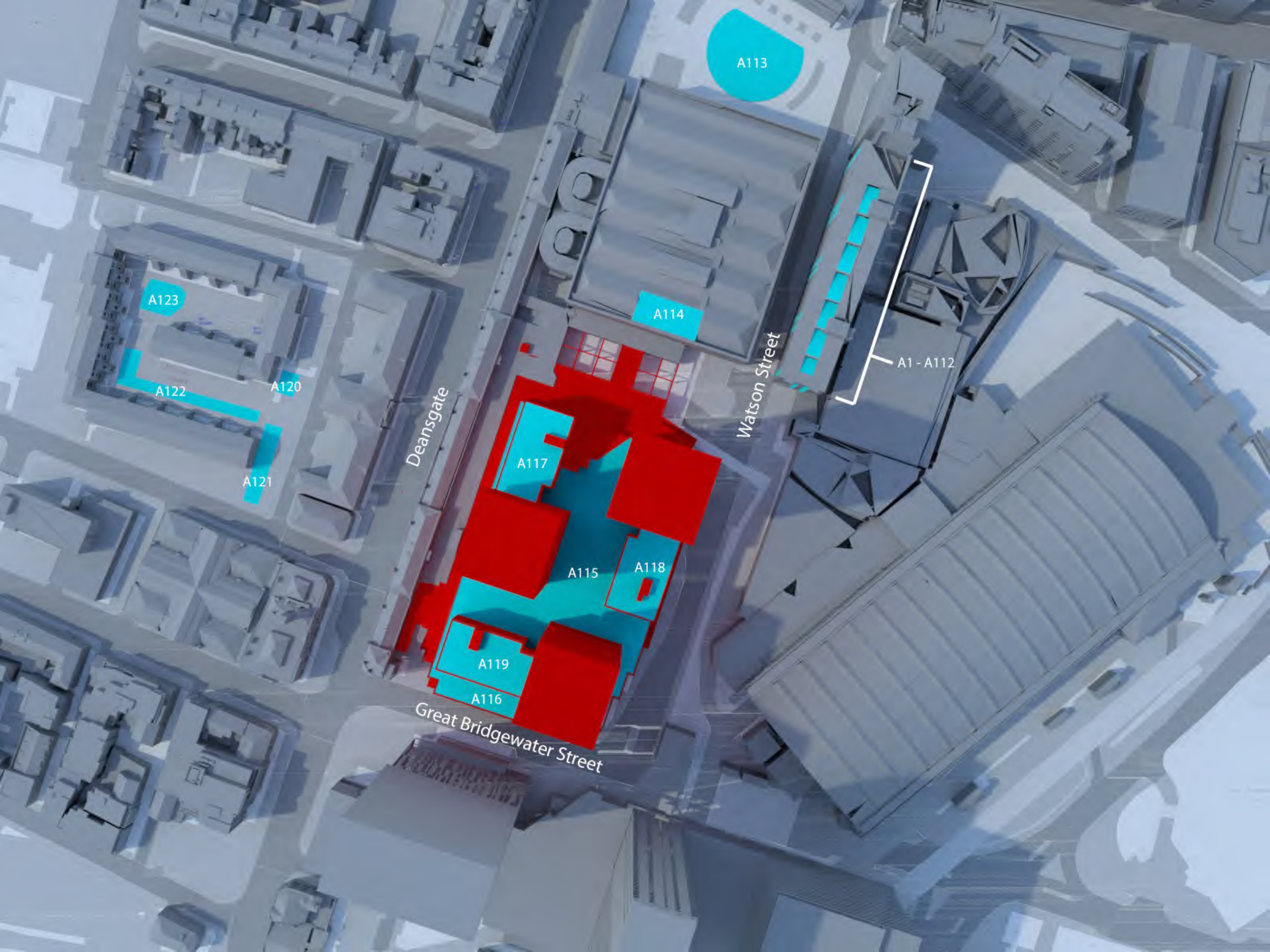
An equally important feature of the new guidance is how the images are presented and how they are viewed. Again, the guidance offers some useful advice which we propose to follow in this instance.

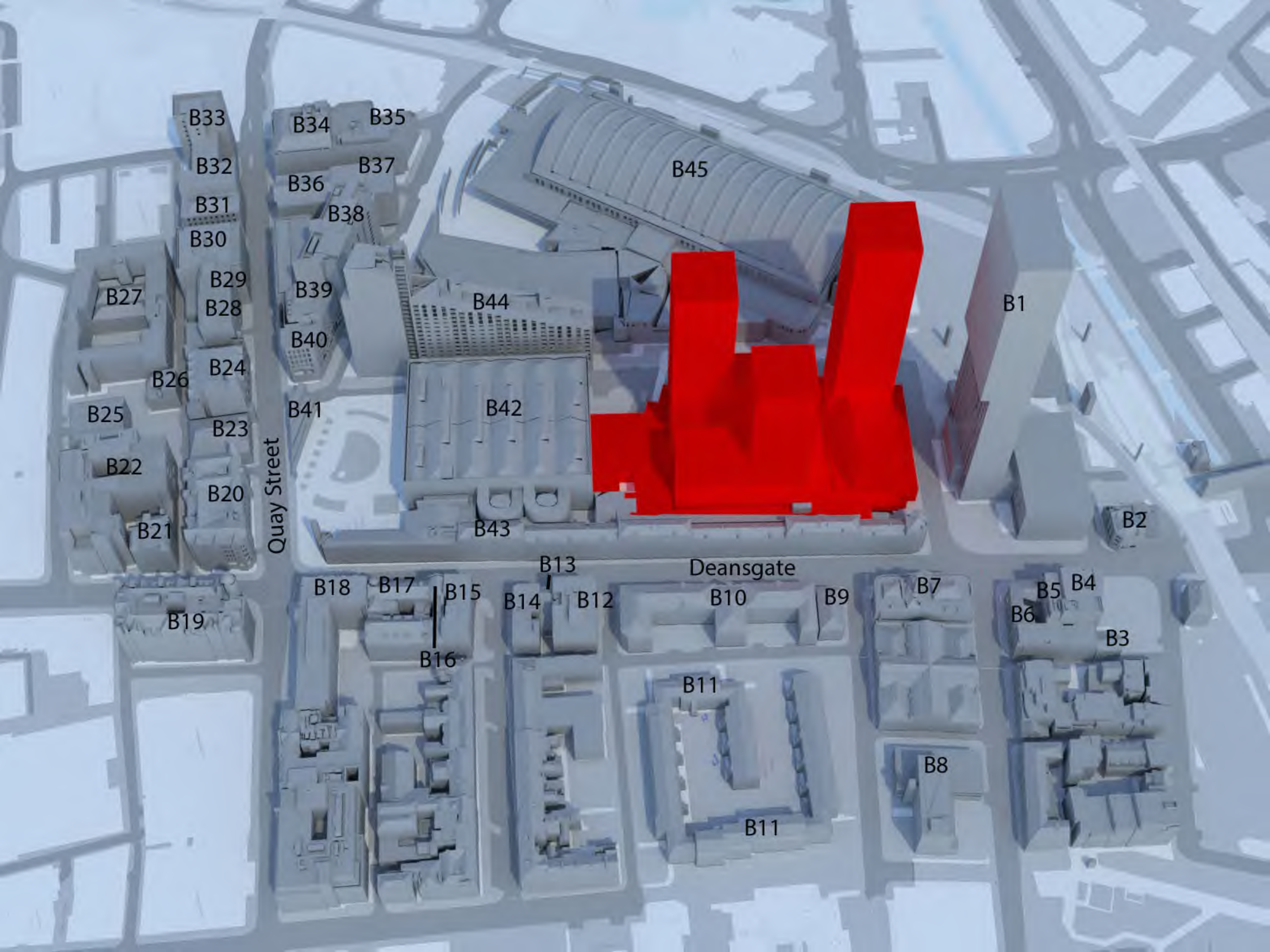
Research by the LI Working Group in the preparation of this guidance, carried out across several cities, suggests that, in mid- to smaller-scale landscapes / townscapes, an enlargement around halfway between 100% and 150% results in a binocular relationship between the presented image and reality…… notwithstanding the above, SNH considers that consistent use of 150% enlargement is beneficial

So, in these circumstances we propose to present each image, consisting of baseline, proposed and cumulative for each viewpoint is presented as an A3 PDF which then be viewed digitally or printed, if necessary, at A2 to obtain a 141% enlargement to achieve the recommended enlargement ratio. Each image when printed should be viewed, again as stated in the guidance, at a comfortable arm's length.

Chris Burnett Associates July 2022
Landscape Architects

Appendix M – Sunlight, Daylight and Overshadowing


A113
A114
A123
A122
A120
A121
A117
A115
A118
A119
A116
A1 - A112
Watson Street
Deansgate
Great Bridgewater Street


B33
B34
B35
B32
B37
B36
B31
B38
B30
B29
B27
B39
B28
B44
B40
B24
B26
B41
B42
B25
B23
B22
B20
B21
B43
Quay Street
B45
B1
B2
B13
Deansgate
B18
B17
B15
B14
B12
B10
B9
B7
B5
B4
B6
B3
B19
B16
B11
B8
B11

Appendix N – Sunlight, Daylight and Overshadowing Summary/Map

		VSC									
		VSC - Existing Site as Baseline									
		Meet or Exceed BRE Guidelines			Below BRE Guidelines						
Building No.	Address	Total no. of Windows	No. Windows that Meet or Exceed BRE Guidelines		21-30% Reduction - Minor		31-40% Reduction - Moderate		>40% Reduction - Major		Total
B1	303 Deansgate and Land at Great Bridgewater Street and Trafford Street (Beetham Tower)	270	270	100%	0	0%	0	0%	0	0%	0
B2	321 Deansgate, Manchester	17	17	100%	0	0%	0	0%	0	0%	0
B6	332 & 334 Deansgate and 1A, 3, 7, 9 and 11 Liverpool Road	14	14	100%	0	0%	0	0%	0	0%	0
B11	Porchfield Square and Rozel Square, Byrom Street, Manchester	56	56	100%	0	0%	0	0%	0	0%	0
B38	Free Trade Hall, Peter Street, Manchester	80	80	100%	0	0%	0	0%	0	0%	0
B44	Land on the east side of Watson Street, Manchester.	288	255	89%	32	11.1%	1	0%	0	0.0%	33
B46	Viadux (Salboy Development)	760	725	95.4%	29	3.8%	6	0.8%	0	0%	35
	Total	**1215**	**1147**	**94.4%**	**61**	**5.0%**	**7**	**0.6%**	**0**	**0.0%**	**68**

Project Name: Great Northern
BS/18775
Report Title: Daylight & Sunlight - Neighbour Analysis
Date of Analysis: 15/03/2022

Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
				B1				
Twenty Third	R2	Residential	Bedroom	W1	Existing	39.62	0.93	YES
					Proposed	37.02		
				W2	Existing	39.62	0.93	YES
					Proposed	36.86		
	R4	Residential	Bedroom	W3	Existing	39.62	0.93	YES
					Proposed	36.68		
				W4	Existing	39.62	0.92	YES
					Proposed	36.57		
	R6	Residential	Bedroom	W5	Existing	39.62	0.92	YES
					Proposed	36.46		
				W6	Existing	39.62	0.92	YES
					Proposed	36.36		
				W7	Existing	39.62	0.92	YES
					Proposed	36.29		
	R8	Residential	Bedroom	W8	Existing	39.62	0.91	YES
					Proposed	36.21		
				W9	Existing	39.62	0.91	YES
					Proposed	36.07		
				W10	Existing	39.62	0.91	YES
					Proposed	35.96		
	R9	Residential	Bedroom	W11	Existing	39.62	0.90	YES
					Proposed	35.64		
	R11	Residential	Bedroom	W12	Existing	39.62	0.87	YES
					Proposed	34.65		
				W13	Existing	39.62	0.86	YES
					Proposed	34.26		
	R13	Residential	Bedroom	W14	Existing	39.62	0.85	YES
					Proposed	33.87		
				W15	Existing	39.62	0.85	YES
					Proposed	33.57		
Twenty Fourth	R1	Residential	Bedroom	W1	Existing	39.62	0.95	YES
					Proposed	37.49		
				W2	Existing	39.62	0.94	YES
					Proposed	37.36		
	R2	Residential	Bedroom	W3	Existing	39.62	0.94	YES
					Proposed	37.23		
				W4	Existing	39.62	0.94	YES
					Proposed	37.14		
	R3	Residential	Bedroom	W5	Existing	39.62	0.94	YES
					Proposed	37.06		
				W6	Existing	39.62	0.93	YES
					Proposed	36.98		
				W7	Existing	39.62	0.93	YES
					Proposed	36.93		
	R4	Residential	Bedroom	W8	Existing	39.62	0.93	YES
					Proposed	36.87		
				W9	Existing	39.62	0.93	YES
					Proposed	36.77		
				W10	Existing	39.62	0.93	YES
					Proposed	36.69		

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
	R5	Residential	Bedroom	W11	Existing	39.62	0.92	YES
					Proposed	36.48		
	R6	Residential	Bedroom	W12	Existing	39.62	0.90	YES
					Proposed	35.77		
				W13	Existing	39.62	0.90	YES
					Proposed	35.49		
	R7	Residential	Bedroom	W14	Existing	39.62	0.89	YES
					Proposed	35.21		
				W15	Existing	39.62	0.88	YES
					Proposed	34.99		
Twenty Fifth	R1	Residential	Bedroom	W1	Existing	39.62	0.96	YES
					Proposed	37.94		
				W2	Existing	39.62	0.96	YES
					Proposed	37.85		
	R2	Residential	Bedroom	W3	Existing	39.62	0.95	YES
					Proposed	37.76		
				W4	Existing	39.62	0.95	YES
					Proposed	37.70		
	R3	Residential	Bedroom	W5	Existing	39.62	0.95	YES
					Proposed	37.64		
				W6	Existing	39.62	0.95	YES
					Proposed	37.59		
				W7	Existing	39.62	0.95	YES
					Proposed	37.56		
	R4	Residential	Bedroom	W8	Existing	39.62	0.95	YES
					Proposed	37.51		
				W9	Existing	39.62	0.94	YES
					Proposed	37.44		
				W10	Existing	39.62	0.94	YES
					Proposed	37.40		
	R5	Residential	Bedroom	W11	Existing	39.62	0.94	YES
					Proposed	37.27		
	R6	Residential	Bedroom	W12	Existing	39.62	0.93	YES
					Proposed	36.84		
				W13	Existing	39.62	0.93	YES
					Proposed	36.68		
	R7	Residential	Bedroom	W14	Existing	39.62	0.92	YES
					Proposed	36.52		
				W15	Existing	39.62	0.92	YES
					Proposed	36.39		
Twenty Sixth	R1	Residential	Bedroom	W1	Existing	39.62	0.97	YES
					Proposed	38.36		
				W2	Existing	39.62	0.97	YES
					Proposed	38.31		
	R2	Residential	Bedroom	W3	Existing	39.62	0.97	YES
					Proposed	38.26		
				W4	Existing	39.62	0.96	YES
					Proposed	38.22		

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
	R3	Residential	Bedroom	W5	Existing	39.62	0.96	YES
					Proposed	38.19		
				W6	Existing	39.62	0.96	YES
					Proposed	38.16		
				W7	Existing	39.62	0.96	YES
					Proposed	38.14		
	R4	Residential	Bedroom	W8	Existing	39.62	0.96	YES
					Proposed	38.11		
				W9	Existing	39.62	0.96	YES
					Proposed	38.07		
				W10	Existing	39.62	0.96	YES
					Proposed	38.06		
	R5	Residential	Bedroom	W11	Existing	39.62	0.96	YES
					Proposed	38.00		
	R6	Residential	Bedroom	W12	Existing	39.62	0.96	YES
					Proposed	37.84		
				W13	Existing	39.62	0.95	YES
					Proposed	37.79		
	R7	Residential	Bedroom	W14	Existing	39.62	0.95	YES
					Proposed	37.74		
				W15	Existing	39.62	0.95	YES
					Proposed	37.68		
Twenty Seventh	R1	Residential	Bedroom	W1	Existing	39.62	0.98	YES
					Proposed	38.66		
				W2	Existing	39.62	0.98	YES
					Proposed	38.63		
	R2	Residential	Bedroom	W3	Existing	39.62	0.97	YES
					Proposed	38.60		
				W4	Existing	39.62	0.97	YES
					Proposed	38.58		
	R3	Residential	Bedroom	W5	Existing	39.62	0.97	YES
					Proposed	38.57		
				W6	Existing	39.62	0.97	YES
					Proposed	38.55		
				W7	Existing	39.62	0.97	YES
					Proposed	38.54		
	R4	Residential	Bedroom	W8	Existing	39.62	0.97	YES
					Proposed	38.52		
				W9	Existing	39.62	0.97	YES
					Proposed	38.50		
				W10	Existing	39.62	0.97	YES
					Proposed	38.51		
	R5	Residential	Bedroom	W11	Existing	39.62	0.97	YES
					Proposed	38.49		
	R6	Residential	Bedroom	W12	Existing	39.62	0.97	YES
					Proposed	38.48		
				W13	Existing	39.62	0.97	YES
					Proposed	38.49		
	R7	Residential	Bedroom	W14	Existing	39.62	0.97	YES
					Proposed	38.50		
				W15	Existing	39.62	0.97	YES
					Proposed	38.49		

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
Twenty Eighth	R1	Residential	Bedroom	W1	Existing	39.62	0.98	YES
					Proposed	38.79		
				W2	Existing	39.62	0.98	YES
					Proposed	38.76		
	R2	Residential	Bedroom	W3	Existing	39.62	0.98	YES
					Proposed	38.74		
				W4	Existing	39.62	0.98	YES
					Proposed	38.72		
	R3	Residential	Bedroom	W5	Existing	39.62	0.98	YES
					Proposed	38.70		
				W6	Existing	39.62	0.98	YES
					Proposed	38.69		
				W7	Existing	39.62	0.98	YES
					Proposed	38.68		
	R4	Residential	Bedroom	W8	Existing	39.62	0.98	YES
					Proposed	38.66		
				W9	Existing	39.62	0.98	YES
					Proposed	38.65		
				W10	Existing	39.62	0.98	YES
					Proposed	38.65		
	R5	Residential	Bedroom	W11	Existing	39.62	0.98	YES
					Proposed	38.64		
	R6	Residential	Bedroom	W12	Existing	39.62	0.98	YES
					Proposed	38.63		
				W13	Existing	39.62	0.98	YES
					Proposed	38.63		
	R7	Residential	Bedroom	W14	Existing	39.62	0.98	YES
					Proposed	38.64		
				W15	Existing	39.62	0.98	YES
					Proposed	38.63		
Twenty Nineth	R1	Residential	Bedroom	W1	Existing	39.62	0.98	YES
					Proposed	38.91		
				W2	Existing	39.62	0.98	YES
					Proposed	38.89		
	R2	Residential	Bedroom	W3	Existing	39.62	0.98	YES
					Proposed	38.87		
				W4	Existing	39.62	0.98	YES
					Proposed	38.85		
	R3	Residential	Bedroom	W5	Existing	39.62	0.98	YES
					Proposed	38.84		
				W6	Existing	39.62	0.98	YES
					Proposed	38.83		
				W7	Existing	39.62	0.98	YES
					Proposed	38.82		
	R4	Residential	Bedroom	W8	Existing	39.62	0.98	YES
					Proposed	38.80		
				W9	Existing	39.62	0.98	YES
					Proposed	38.79		
				W10	Existing	39.62	0.98	YES
					Proposed	38.79		
	R5	Residential	Bedroom	W11	Existing	39.62	0.98	YES
					Proposed	38.78		

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
	R6	Residential	Bedroom	W12	Existing	39.62	0.98	YES
					Proposed	38.78		
				W13	Existing	39.62	0.98	YES
					Proposed	38.78		
	R7	Residential	Bedroom	W14	Existing	39.62	0.98	YES
					Proposed	38.79		
				W15	Existing	39.62	0.98	YES
					Proposed	38.78		
Thirtieth	R1	Residential	Bedroom	W1	Existing	39.62	0.99	YES
					Proposed	39.03		
				W2	Existing	39.62	0.98	YES
					Proposed	39.01		
	R2	Residential	Bedroom	W3	Existing	39.62	0.98	YES
					Proposed	38.99		
				W4	Existing	39.62	0.98	YES
					Proposed	38.98		
	R3	Residential	Bedroom	W5	Existing	39.62	0.98	YES
					Proposed	38.97		
				W6	Existing	39.62	0.98	YES
					Proposed	38.96		
				W7	Existing	39.62	0.98	YES
					Proposed	38.95		
	R4	Residential	Bedroom	W8	Existing	39.62	0.98	YES
					Proposed	38.94		
				W9	Existing	39.62	0.98	YES
					Proposed	38.93		
				W10	Existing	39.62	0.98	YES
					Proposed	38.93		
	R5	Residential	Bedroom	W11	Existing	39.62	0.98	YES
					Proposed	38.93		
	R6	Residential	Bedroom	W12	Existing	39.62	0.98	YES
					Proposed	38.92		
				W13	Existing	39.62	0.98	YES
					Proposed	38.92		
	R7	Residential	Bedroom	W14	Existing	39.62	0.98	YES
					Proposed	38.93		
				W15	Existing	39.62	0.98	YES
					Proposed	38.92		
Thirty First	R1	Residential	Bedroom	W1	Existing	39.62	0.99	YES
					Proposed	39.15		
				W2	Existing	39.62	0.99	YES
					Proposed	39.13		
	R2	Residential	Bedroom	W3	Existing	39.62	0.99	YES
					Proposed	39.12		
				W4	Existing	39.62	0.99	YES
					Proposed	39.11		

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
	R3	Residential	Bedroom	W5	Existing	39.62	0.99	YES
					Proposed	39.10		
				W6	Existing	39.62	0.99	YES
					Proposed	39.09		
				W7	Existing	39.62	0.99	YES
					Proposed	39.09		
	R4	Residential	Bedroom	W8	Existing	39.62	0.99	YES
					Proposed	39.08		
				W9	Existing	39.62	0.99	YES
					Proposed	39.07		
				W10	Existing	39.62	0.99	YES
					Proposed	39.07		
	R5	Residential	Bedroom	W11	Existing	39.62	0.99	YES
					Proposed	39.06		
	R6	Residential	Bedroom	W12	Existing	39.62	0.99	YES
					Proposed	39.06		
				W13	Existing	39.62	0.99	YES
					Proposed	39.06		
	R7	Residential	Bedroom	W14	Existing	39.62	0.99	YES
					Proposed	39.07		
				W15	Existing	39.62	0.99	YES
					Proposed	39.06		
Thirty Second	R1	Residential	Bedroom	W1	Existing	39.62	0.99	YES
					Proposed	39.26		
				W2	Existing	39.62	0.99	YES
					Proposed	39.25		
	R2	Residential	Bedroom	W3	Existing	39.62	0.99	YES
					Proposed	39.24		
				W4	Existing	39.62	0.99	YES
					Proposed	39.23		
	R3	Residential	Bedroom	W5	Existing	39.62	0.99	YES
					Proposed	39.23		
				W6	Existing	39.62	0.99	YES
					Proposed	39.22		
				W7	Existing	39.62	0.99	YES
					Proposed	39.21		
	R4	Residential	Bedroom	W8	Existing	39.62	0.99	YES
					Proposed	39.21		
				W9	Existing	39.62	0.99	YES
					Proposed	39.20		
				W10	Existing	39.62	0.99	YES
					Proposed	39.20		
	R5	Residential	Bedroom	W11	Existing	39.62	0.99	YES
					Proposed	39.20		
	R6	Residential	Bedroom	W12	Existing	39.62	0.99	YES
					Proposed	39.20		
				W13	Existing	39.62	0.99	YES
					Proposed	39.20		
	R7	Residential	Bedroom	W14	Existing	39.62	0.99	YES
					Proposed	39.20		
				W15	Existing	39.62	0.99	YES
					Proposed	39.20		

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Thirty Third	R1	Residential	Bedroom	W1	Existing	39.62	0.99	YES
					Proposed	39.37		
				W2	Existing	39.62	0.99	YES
					Proposed	39.36		
	R2	Residential	Bedroom	W3	Existing	39.62	0.99	YES
					Proposed	39.36		
				W4	Existing	39.62	0.99	YES
					Proposed	39.35		
	R3	Residential	Bedroom	W5	Existing	39.62	0.99	YES
					Proposed	39.35		
				W6	Existing	39.62	0.99	YES
					Proposed	39.34		
				W7	Existing	39.62	0.99	YES
					Proposed	39.34		
	R4	Residential	Bedroom	W8	Existing	39.62	0.99	YES
					Proposed	39.33		
				W9	Existing	39.62	0.99	YES
					Proposed	39.33		
				W10	Existing	39.62	0.99	YES
					Proposed	39.33		
	R5	Residential	Bedroom	W11	Existing	39.62	0.99	YES
					Proposed	39.33		
	R6	Residential	Bedroom	W12	Existing	39.62	0.99	YES
					Proposed	39.33		
				W13	Existing	39.62	0.99	YES
					Proposed	39.33		
	R7	Residential	Bedroom	W14	Existing	39.62	0.99	YES
					Proposed	39.33		
				W15	Existing	39.62	0.99	YES
					Proposed	39.33		
Thirty Fourth	R1	Residential	Bedroom	W1	Existing	39.62	1.00	YES
					Proposed	39.48		
				W2	Existing	39.62	1.00	YES
					Proposed	39.48		
	R2	Residential	Bedroom	W3	Existing	39.62	1.00	YES
					Proposed	39.47		
				W4	Existing	39.62	1.00	YES
					Proposed	39.47		
	R3	Residential	Bedroom	W5	Existing	39.62	1.00	YES
					Proposed	39.47		
				W6	Existing	39.62	1.00	YES
					Proposed	39.46		
				W7	Existing	39.62	1.00	YES
					Proposed	39.46		

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	R4	Residential	Bedroom	W8	Existing	39.62	1.00	YES
					Proposed	39.46		
				W9	Existing	39.62	1.00	YES
					Proposed	39.45		
				W10	Existing	39.62	1.00	YES
					Proposed	39.45		
	R5	Residential	Bedroom	W11	Existing	39.62	1.00	YES
					Proposed	39.45		
	R6	Residential	Bedroom	W12	Existing	39.62	1.00	YES
					Proposed	39.45		
				W13	Existing	39.62	1.00	YES
					Proposed	39.45		
	R7	Residential	Bedroom	W14	Existing	39.62	1.00	YES
					Proposed	39.45		
				W15	Existing	39.62	1.00	YES
					Proposed	39.45		
Thirty Fifth	R1	Residential	Bedroom	W1	Existing	39.62	1.00	YES
					Proposed	39.58		
				W2	Existing	39.62	1.00	YES
					Proposed	39.58		
	R2	Residential	Bedroom	W3	Existing	39.62	1.00	YES
					Proposed	39.58		
				W4	Existing	39.62	1.00	YES
					Proposed	39.58		
	R3	Residential	Bedroom	W5	Existing	39.62	1.00	YES
					Proposed	39.58		
				W6	Existing	39.62	1.00	YES
					Proposed	39.57		
				W7	Existing	39.62	1.00	YES
					Proposed	39.57		
	R4	Residential	Bedroom	W8	Existing	39.62	1.00	YES
					Proposed	39.57		
				W9	Existing	39.62	1.00	YES
					Proposed	39.57		
				W10	Existing	39.62	1.00	YES
					Proposed	39.57		
	R5	Residential	Bedroom	W11	Existing	39.62	1.00	YES
					Proposed	39.57		
	R6	Residential	Bedroom	W12	Existing	39.62	1.00	YES
					Proposed	39.57		
				W13	Existing	39.62	1.00	YES
					Proposed	39.57		
	R7	Residential	Bedroom	W14	Existing	39.62	1.00	YES
					Proposed	39.57		
				W15	Existing	39.62	1.00	YES
					Proposed	39.57		
Thirty Sixth	R1	Residential	Bedroom	W1	Existing	39.62	1.00	YES
					Proposed	39.62		
				W2	Existing	39.62	1.00	YES
					Proposed	39.62		

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	R2	Residential	Bedroom	W3	Existing	39.62	1.00	YES
					Proposed	39.62		
				W4	Existing	39.62	1.00	YES
					Proposed	39.62		
	R3	Residential	Bedroom	W5	Existing	39.62	1.00	YES
					Proposed	39.62		
				W6	Existing	39.62	1.00	YES
					Proposed	39.62		
				W7	Existing	39.62	1.00	YES
					Proposed	39.62		
	R4	Residential	Bedroom	W8	Existing	39.62	1.00	YES
					Proposed	39.62		
				W9	Existing	39.62	1.00	YES
					Proposed	39.62		
				W10	Existing	39.62	1.00	YES
					Proposed	39.62		
	R5	Residential	Bedroom	W11	Existing	39.62	1.00	YES
					Proposed	39.62		
	R6	Residential	Bedroom	W12	Existing	39.62	1.00	YES
					Proposed	39.62		
				W13	Existing	39.62	1.00	YES
					Proposed	39.62		
	R7	Residential	Bedroom	W14	Existing	39.62	1.00	YES
					Proposed	39.62		
				W15	Existing	39.62	1.00	YES
					Proposed	39.62		
Thirty Seventh	R1	Residential	Bedroom	W1	Existing	39.62	1.00	YES
					Proposed	39.62		
				W2	Existing	39.62	1.00	YES
					Proposed	39.62		
	R2	Residential	Bedroom	W3	Existing	39.62	1.00	YES
					Proposed	39.62		
				W4	Existing	39.62	1.00	YES
					Proposed	39.62		
	R3	Residential	Bedroom	W5	Existing	39.62	1.00	YES
					Proposed	39.62		
				W6	Existing	39.62	1.00	YES
					Proposed	39.62		
				W7	Existing	39.62	1.00	YES
					Proposed	39.62		
	R4	Residential	Bedroom	W8	Existing	39.62	1.00	YES
					Proposed	39.62		
				W9	Existing	39.62	1.00	YES
					Proposed	39.62		
				W10	Existing	39.62	1.00	YES
					Proposed	39.62		
	R5	Residential	Bedroom	W11	Existing	39.62	1.00	YES
					Proposed	39.62		
	R6	Residential	Bedroom	W12	Existing	39.62	1.00	YES
					Proposed	39.62		
				W13	Existing	39.62	1.00	YES
					Proposed	39.62		

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	R7	Residential	Bedroom	W14	Existing	39.62	1.00	YES
					Proposed	39.62		
				W15	Existing	39.62	1.00	YES
					Proposed	39.62		
Thirty Eighth	R1	Residential	Bedroom	W1	Existing	39.62	1.00	YES
					Proposed	39.62		
				W2	Existing	39.62	1.00	YES
					Proposed	39.62		
	R2	Residential	Bedroom	W3	Existing	39.62	1.00	YES
					Proposed	39.62		
				W4	Existing	39.62	1.00	YES
					Proposed	39.62		
	R3	Residential	Bedroom	W5	Existing	39.62	1.00	YES
					Proposed	39.62		
				W6	Existing	39.62	1.00	YES
					Proposed	39.62		
				W7	Existing	39.62	1.00	YES
					Proposed	39.62		
	R4	Residential	Bedroom	W8	Existing	39.62	1.00	YES
					Proposed	39.62		
				W9	Existing	39.62	1.00	YES
					Proposed	39.62		
				W10	Existing	39.62	1.00	YES
					Proposed	39.62		
	R5	Residential	Bedroom	W11	Existing	39.62	1.00	YES
					Proposed	39.62		
	R6	Residential	Bedroom	W12	Existing	39.62	1.00	YES
					Proposed	39.62		
				W13	Existing	39.62	1.00	YES
					Proposed	39.62		
	R7	Residential	Bedroom	W14	Existing	39.62	1.00	YES
					Proposed	39.62		
				W15	Existing	39.62	1.00	YES
					Proposed	39.62		
Thirty Nineth	R1	Residential	Bedroom	W1	Existing	39.62	1.00	YES
					Proposed	39.62		
				W2	Existing	39.62	1.00	YES
					Proposed	39.62		
	R2	Residential	Bedroom	W3	Existing	39.62	1.00	YES
					Proposed	39.62		
				W4	Existing	39.62	1.00	YES
					Proposed	39.62		
	R3	Residential	Bedroom	W5	Existing	39.62	1.00	YES
					Proposed	39.62		
				W6	Existing	39.62	1.00	YES
					Proposed	39.62		
				W7	Existing	39.62	1.00	YES
					Proposed	39.62		

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	R4	Residential	Bedroom	W8	Existing	39.62	1.00	YES
					Proposed	39.62		
				W9	Existing	39.62	1.00	YES
					Proposed	39.62		
				W10	Existing	39.62	1.00	YES
					Proposed	39.62		
	R5	Residential	Bedroom	W11	Existing	39.62	1.00	YES
					Proposed	39.62		
	R6	Residential	Bedroom	W12	Existing	39.62	1.00	YES
					Proposed	39.62		
				W13	Existing	39.62	1.00	YES
					Proposed	39.62		
	R7	Residential	Bedroom	W14	Existing	39.62	1.00	YES
					Proposed	39.62		
				W15	Existing	39.62	1.00	YES
					Proposed	39.62		
Fourtieth	R1	Residential	Bedroom	W1	Existing	39.62	1.00	YES
					Proposed	39.62		
				W2	Existing	39.62	1.00	YES
					Proposed	39.62		
	R2	Residential	Bedroom	W3	Existing	39.62	1.00	YES
					Proposed	39.62		
				W4	Existing	39.62	1.00	YES
					Proposed	39.62		
	R3	Residential	Bedroom	W5	Existing	39.62	1.00	YES
					Proposed	39.62		
				W6	Existing	39.62	1.00	YES
					Proposed	39.62		
				W7	Existing	39.62	1.00	YES
					Proposed	39.62		
	R4	Residential	Bedroom	W8	Existing	39.62	1.00	YES
					Proposed	39.62		
				W9	Existing	39.62	1.00	YES
					Proposed	39.62		
				W10	Existing	39.62	1.00	YES
					Proposed	39.62		
	R5	Residential	Bedroom	W11	Existing	39.62	1.00	YES
					Proposed	39.62		
	R6	Residential	Bedroom	W12	Existing	39.62	1.00	YES
					Proposed	39.62		
				W13	Existing	39.62	1.00	YES
					Proposed	39.62		
	R7	Residential	Bedroom	W14	Existing	39.62	1.00	YES
					Proposed	39.62		
				W15	Existing	39.62	1.00	YES
					Proposed	39.62		

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				B2				
Ground	R1	Commercial	Public Bar	W1	Existing	33.51	1.00	YES
					Proposed	33.51		
				W2	Existing	9.56	1.00	YES
					Proposed	9.56		
				W3	Existing	11.13	1.00	YES
					Proposed	11.13		
				W4	Existing	14.60	1.00	YES
					Proposed	14.60		
				W5	Existing	18.26	1.00	YES
					Proposed	18.26		
				W6	Existing	27.67	1.00	YES
					Proposed	27.67		
				W7	Existing	28.49	1.00	YES
					Proposed	28.49		
				W8	Existing	28.09	1.00	YES
					Proposed	28.09		
				W9	Existing	32.96	1.00	YES
					Proposed	32.96		
First	R1	Residential	Bedroom	W1	Existing	11.64	1.00	YES
					Proposed	11.64		
				W2	Existing	15.95	1.00	YES
					Proposed	15.95		
	R2	Residential	Bedroom	W3	Existing	19.62	1.00	YES
					Proposed	19.62		
				W4	Existing	30.03	1.00	YES
					Proposed	30.03		
Second	R1	Residential	Bedroom	W1	Existing	13.20	1.00	YES
					Proposed	13.20		
				W2	Existing	17.32	1.00	YES
					Proposed	17.32		
	R2	Residential	Bedroom	W3	Existing	20.99	1.00	YES
					Proposed	20.99		
				W4	Existing	31.74	1.00	YES
					Proposed	31.74		
				B6				
First	R2	Residential	Living Room	W6	Existing	20.16	1.00	YES
					Proposed	20.16		
				W7	Existing	13.02	1.00	YES
					Proposed	13.02		
				W8	Existing	29.30	0.95	YES
					Proposed	27.84		
				W9	Existing	29.30	0.95	YES
					Proposed	27.84		
	R3	Residential	Bedroom	W10	Existing	29.08	0.95	YES
					Proposed	27.55		
Second	R2	Residential	Living Room	W6	Existing	26.15	1.00	YES
					Proposed	26.15		
				W7	Existing	16.54	1.00	YES
					Proposed	16.54		
				W8	Existing	32.28	0.94	YES
					Proposed	30.41		
	R3	Residential	Bedroom	W9	Existing	31.92	0.94	YES
					Proposed	29.98		

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Third	R1	Residential	Living Room	W1	Existing	32.67	1.00	YES
					Proposed	32.67		
				W2	Existing	20.16	1.00	YES
					Proposed	20.16		
				W3	Existing	34.76	0.94	YES
					Proposed	32.52		
	R2	Residential	Bedroom	W4	Existing	34.41	0.93	YES
					Proposed	32.10		
Fourth	R1	Residential	Bedroom	W1	Existing	34.15	0.93	YES
					Proposed	31.59		
			B11					
First	R1	Residential	Bedroom	W1	Existing	27.13	0.90	YES
					Proposed	24.31		
	R2	Residential	Bedroom	W2	Existing	27.33	0.89	YES
					Proposed	24.23		
	R3	Residential	Bedroom	W3	Existing	26.62	0.89	YES
					Proposed	23.74		
	R4	Residential	Bedroom	W4	Existing	21.75	0.87	YES
					Proposed	18.96		
	R5	Residential	Bedroom	W5	Existing	27.22	0.90	YES
					Proposed	24.61		
	R6	Residential	Bedroom	W6	Existing	27.48	0.90	YES
					Proposed	24.72		
	R7	Residential	Bedroom	W7	Existing	27.75	0.90	YES
					Proposed	24.86		
	R8	Residential	Bedroom	W8	Existing	27.91	0.89	YES
					Proposed	24.91		
	R9	Residential	Bedroom	W9	Existing	28.08	0.89	YES
					Proposed	24.99		
	R10	Residential	Bedroom	W10	Existing	27.93	0.89	YES
					Proposed	24.95		
	R11	Residential	Bedroom	W11	Existing	25.19	0.88	YES
					Proposed	22.26		
	R12	Residential	Bedroom	W12	Existing	26.73	0.89	YES
					Proposed	23.87		
	R13	Residential	Living Room	W13	Existing	18.93	0.92	YES
					Proposed	17.37		
	R14	Residential	Bedroom	W14	Existing	27.20	0.91	YES
					Proposed	24.71		

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	R16	Residential	Bedroom	W16	Existing	28.77	0.91	YES
					Proposed	26.31		
	R17	Residential	Bedroom	W17	Existing	27.48	0.92	YES
					Proposed	25.15		
	R19	Residential	Bedroom	W19	Existing	27.62	0.96	YES
					Proposed	26.42		
	R20	Residential	Bedroom	W20	Existing	24.61	0.95	YES
					Proposed	23.32		
	R22	Residential	Bedroom	W22	Existing	28.78	0.94	YES
					Proposed	26.92		
	R23	Residential	Bedroom	W23	Existing	24.16	0.92	YES
					Proposed	22.12		
	R25	Residential	Bedroom	W25	Existing	25.85	0.92	YES
					Proposed	23.90		
	R26	Residential	Living Room	W26	Existing	17.44	0.89	YES
					Proposed	15.55		
Second	R1	Residential	Bedroom	W1	Existing	29.45	0.89	YES
					Proposed	26.31		
	R2	Residential	Bedroom	W2	Existing	29.57	0.87	YES
					Proposed	25.76		
	R3	Residential	Bedroom	W3	Existing	29.48	0.88	YES
					Proposed	25.84		
	R4	Residential	Bedroom	W4	Existing	27.05	0.87	YES
					Proposed	23.48		
	R5	Residential	Bedroom	W5	Existing	29.35	0.88	YES
					Proposed	25.87		
	R6	Residential	Bedroom	W6	Existing	29.54	0.88	YES
					Proposed	25.99		
	R7	Residential	Bedroom	W7	Existing	29.75	0.88	YES
					Proposed	26.14		
	R8	Residential	Bedroom	W8	Existing	29.80	0.88	YES
					Proposed	26.22		
	R9	Residential	Bedroom	W9	Existing	29.83	0.88	YES
					Proposed	26.35		
	R10	Residential	Bedroom	W10	Existing	29.77	0.89	YES
					Proposed	26.42		

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	R11	Residential	Bedroom	W11	Existing	28.65	0.89	YES
					Proposed	25.40		
	R12	Residential	Bedroom	W12	Existing	29.45	0.89	YES
					Proposed	26.27		
	R13	Residential	Living Room	W13	Existing	25.37	0.90	YES
					Proposed	22.93		
	R14	Residential	Bedroom	W14	Existing	32.37	0.92	YES
					Proposed	29.82		
	R15	Residential	Bedroom	W15	Existing	32.92	0.92	YES
					Proposed	30.44		
	R16	Residential	Bedroom	W16	Existing	33.02	0.93	YES
					Proposed	30.59		
	R17	Residential	Bedroom	W17	Existing	32.95	0.93	YES
					Proposed	30.74		
	R18	Residential	Bedroom	W18	Existing	30.11	0.93	YES
					Proposed	27.93		
	R19	Residential	Bedroom	W19	Existing	32.96	0.93	YES
					Proposed	30.81		
	R20	Residential	Bedroom	W20	Existing	28.50	0.93	YES
					Proposed	26.43		
	R21	Residential	Bedroom	W21	Existing	31.90	0.94	YES
					Proposed	29.95		
	R22	Residential	Living Room	W22	Existing	24.28	0.92	YES
					Proposed	22.40		
Third	R1	Residential	Bedroom	W1	Existing	56.22	0.95	YES
					Proposed	53.62		
	R2	Residential	Living Room	W2	Existing	33.64	0.93	YES
					Proposed	31.16		
	R3	Residential	Bedroom	W3	Existing	56.28	0.96	YES
					Proposed	53.75		

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	R4	Residential	Bedroom	W4	Existing	56.33	0.96	YES
					Proposed	53.82		
	R5	Residential	Living Room	W5	Existing	33.75	0.93	YES
					Proposed	31.36		
	R6	Residential	Bedroom	W6	Existing	56.37	0.96	YES
					Proposed	53.92		
	R7	Residential	Bedroom	W7	Existing	54.00	0.96	YES
					Proposed	51.69		
	R8	Residential	Living Room	W8	Existing	33.68	0.93	YES
					Proposed	31.47		
	R9	Residential	Bedroom	W9	Existing	56.42	0.96	YES
					Proposed	54.20		
	R10	Residential	Bedroom	W10	Existing	52.30	0.96	YES
					Proposed	50.14		
	R11	Residential	Living Room	W11	Existing	33.60	0.94	YES
					Proposed	31.60		
	R12	Residential	Bedroom	W12	Existing	56.19	0.96	YES
					Proposed	54.18		
				B38				
Second	R1	Residential	Bedroom	W1	Existing	20.18	1.00	YES
					Proposed	20.18		
	R2	Residential	Bedroom	W2	Existing	21.75	0.99	YES
					Proposed	21.60		
	R3	Residential	Bedroom	W3	Existing	23.24	0.99	YES
					Proposed	22.91		
	R4	Residential	Bedroom	W4	Existing	24.76	0.98	YES
					Proposed	24.23		
	R5	Residential	Bedroom	W5	Existing	26.15	0.97	YES
					Proposed	25.49		
	R6	Residential	Bedroom	W6	Existing	27.32	0.97	YES
					Proposed	26.54		
	R7	Residential	Bedroom	W7	Existing	28.90	0.97	YES
					Proposed	27.99		
				W8	Existing	20.25	1.00	YES
					Proposed	20.25		
Third	R1	Residential	Bedroom	W1	Existing	20.75	1.00	YES
					Proposed	20.75		

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	R2	Residential	Bedroom	W2	Existing	22.45	0.99	YES
					Proposed	22.30		
	R3	Residential	Bedroom	W3	Existing	24.03	0.98	YES
					Proposed	23.66		
	R4	Residential	Bedroom	W4	Existing	25.61	0.98	YES
					Proposed	25.04		
	R5	Residential	Bedroom	W5	Existing	27.02	0.97	YES
					Proposed	26.32		
	R6	Residential	Bedroom	W6	Existing	28.21	0.97	YES
					Proposed	27.39		
	R7	Residential	Bedroom	W7	Existing	29.73	0.97	YES
					Proposed	28.77		
				W8	Existing	22.40	1.00	YES
					Proposed	22.40		
Fourth	R1	Residential	Bedroom	W1	Existing	21.31	1.00	YES
					Proposed	21.31		
	R2	Residential	Bedroom	W2	Existing	23.09	0.99	YES
					Proposed	22.94		
	R3	Residential	Bedroom	W3	Existing	24.73	0.98	YES
					Proposed	24.33		
	R4	Residential	Bedroom	W4	Existing	26.37	0.98	YES
					Proposed	25.75		
	R5	Residential	Bedroom	W5	Existing	27.77	0.97	YES
					Proposed	27.03		
	R6	Residential	Bedroom	W6	Existing	28.96	0.97	YES
					Proposed	28.11		
	R10	Residential	Bedroom	W7	Existing	30.51	0.97	YES
					Proposed	29.50		
				W8	Existing	25.08	1.00	YES
					Proposed	25.08		
Fifth	R1	Residential	Bedroom	W1	Existing	21.88	1.00	YES
					Proposed	21.87		
	R2	Residential	Bedroom	W2	Existing	23.74	0.99	YES
					Proposed	23.57		
	R3	Residential	Bedroom	W3	Existing	25.45	0.98	YES
					Proposed	25.01		
	R4	Residential	Bedroom	W4	Existing	27.13	0.98	YES
					Proposed	26.47		
	R5	Residential	Bedroom	W5	Existing	28.51	0.97	YES
					Proposed	27.74		

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	R6	Residential	Bedroom	W6	Existing	29.70	0.97	YES
					Proposed	28.82		
	R10	Residential	Bedroom	W7	Existing	31.21	0.97	YES
					Proposed	30.17		
				W8	Existing	28.21	1.00	YES
					Proposed	28.21		
Sixth	R1	Residential	Bedroom	W1	Existing	22.46	1.00	YES
					Proposed	22.41		
	R2	Residential	Bedroom	W2	Existing	24.36	0.99	YES
					Proposed	24.18		
	R3	Residential	Bedroom	W3	Existing	26.17	0.98	YES
					Proposed	25.70		
	R4	Residential	Bedroom	W4	Existing	27.89	0.98	YES
					Proposed	27.20		
	R5	Residential	Bedroom	W5	Existing	29.26	0.97	YES
					Proposed	28.45		
	R6	Residential	Bedroom	W6	Existing	30.43	0.97	YES
					Proposed	29.53		
	R7	Residential	Bedroom	W7	Existing	31.90	0.97	YES
					Proposed	30.84		
				W8	Existing	31.22	1.00	YES
					Proposed	31.22		
Seventh	R1	Residential	Bedroom	W1	Existing	23.04	1.00	YES
					Proposed	22.93		
	R2	Residential	Bedroom	W2	Existing	24.99	0.99	YES
					Proposed	24.76		
	R3	Residential	Bedroom	W3	Existing	26.89	0.98	YES
					Proposed	26.38		
	R4	Residential	Bedroom	W4	Existing	28.64	0.97	YES
					Proposed	27.91		
	R5	Residential	Bedroom	W5	Existing	30.00	0.97	YES
					Proposed	29.17		
	R6	Residential	Bedroom	W6	Existing	31.14	0.97	YES
					Proposed	30.22		
	R7	Residential	Bedroom	W7	Existing	32.55	0.97	YES
					Proposed	31.47		
				W8	Existing	33.13	1.00	YES
					Proposed	33.13		
Eighth	R1	Residential	Bedroom	W1	Existing	23.61	0.99	YES
					Proposed	23.45		

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	R2	Residential	Bedroom	W2	Existing	25.59	0.99	YES
					Proposed	25.33		
	R3	Residential	Bedroom	W3	Existing	27.56	0.98	YES
					Proposed	27.02		
	R4	Residential	Bedroom	W4	Existing	29.34	0.97	YES
					Proposed	28.58		
	R5	Residential	Bedroom	W5	Existing	30.69	0.97	YES
					Proposed	29.84		
	R6	Residential	Bedroom	W6	Existing	31.82	0.97	YES
					Proposed	30.87		
	R7	Residential	Bedroom	W7	Existing	33.18	0.97	YES
					Proposed	32.08		
				W8	Existing	33.62	1.00	YES
					Proposed	33.62		
Ninth	R1	Residential	Bedroom	W1	Existing	24.16	0.99	YES
					Proposed	23.98		
	R2	Residential	Bedroom	W2	Existing	26.23	0.99	YES
					Proposed	25.93		
	R3	Residential	Bedroom	W3	Existing	28.25	0.98	YES
					Proposed	27.68		
	R4	Residential	Bedroom	W4	Existing	30.04	0.97	YES
					Proposed	29.26		
	R5	Residential	Bedroom	W5	Existing	31.39	0.97	YES
					Proposed	30.52		
	R6	Residential	Bedroom	W6	Existing	32.49	0.97	YES
					Proposed	31.52		
	R7	Residential	Bedroom	W7	Existing	33.79	0.97	YES
					Proposed	32.68		
				W8	Existing	33.87	1.00	YES
					Proposed	33.87		
Tenth	R1	Residential	Bedroom	W1	Existing	24.74	0.99	YES
					Proposed	24.53		
	R2	Residential	Bedroom	W2	Existing	26.90	0.99	YES
					Proposed	26.56		
	R3	Residential	Bedroom	W3	Existing	28.96	0.98	YES
					Proposed	28.36		
	R4	Residential	Bedroom	W4	Existing	30.76	0.97	YES
					Proposed	29.95		
	R5	Residential	Bedroom	W5	Existing	32.09	0.97	YES
					Proposed	31.20		

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	R6	Residential	Bedroom	W6	Existing	33.16	0.97	YES
					Proposed	32.17		
	R7	Residential	Bedroom	W7	Existing	34.39	0.97	YES
					Proposed	33.27		
				W8	Existing	34.13	1.00	YES
					Proposed	34.13		
Eleventh	R1	Residential	Bedroom	W1	Existing	25.33	0.99	YES
					Proposed	25.08		
	R2	Residential	Bedroom	W2	Existing	27.58	0.99	YES
					Proposed	27.20		
	R3	Residential	Bedroom	W3	Existing	29.68	0.98	YES
					Proposed	29.05		
	R4	Residential	Bedroom	W4	Existing	31.47	0.97	YES
					Proposed	30.64		
	R5	Residential	Bedroom	W5	Existing	32.77	0.97	YES
					Proposed	31.86		
	R6	Residential	Bedroom	W6	Existing	33.80	0.97	YES
					Proposed	32.81		
	R7	Residential	Bedroom	W7	Existing	34.94	0.97	YES
					Proposed	33.84		
				W8	Existing	34.42	1.00	YES
					Proposed	34.42		
				B44				
Second	R1	Residential	LKD	W1	Existing	0.00	1.00	YES
					Proposed	0.00		
				W23	Existing	7.99	0.91	YES
					Proposed	7.31		
	R2	Residential	LKD	W2	Existing	0.00	1.00	YES
					Proposed	0.00		
				W3	Existing	8.13	0.94	YES
					Proposed	7.62		
	R3	Residential	Bedroom	W4	Existing	8.24	0.94	YES
					Proposed	7.78		
	R4	Residential	LKD	W5	Existing	8.38	0.95	YES
					Proposed	7.96		
				W6	Existing	0.00	1.00	YES
					Proposed	0.00		
	R5	Residential	LKD	W7	Existing	0.00	1.00	YES
					Proposed	0.00		
				W8	Existing	9.40	0.97	YES
					Proposed	9.10		
	R6	Residential	Bedroom	W9	Existing	10.50	0.97	YES
					Proposed	10.23		

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	R7	Residential	LKD	W10	Existing	12.54	0.98	YES
					Proposed	12.30		
				W11	Existing	5.92	1.00	YES
					Proposed	5.92		
	R8	Residential	LKD	W12	Existing	12.64	0.70	NO
					Proposed	8.79		
	R9	Residential	LKD	W13	Existing	15.88	0.78	NO
					Proposed	12.31		
				W14	Existing	15.68	0.75	NO
					Proposed	11.72		
				W15	Existing	6.88	0.87	YES
					Proposed	5.99		
				W16	Existing	13.22	0.79	NO
					Proposed	10.49		
	R10	Residential	Bedroom	W17	Existing	10.78	0.78	NO
					Proposed	8.37		
	R11	Residential	LKD	W18	Existing	9.32	0.77	NO
					Proposed	7.19		
				W19	Existing	0.04	1.00	YES
					Proposed	0.04		
	R12	Residential	LKD	W20	Existing	0.00	1.00	YES
					Proposed	0.00		
				W21	Existing	8.01	0.88	YES
					Proposed	7.06		
	R13	Residential	Bedroom	W22	Existing	7.94	0.90	YES
					Proposed	7.18		
Third	R1	Residential	LKD	W1	Existing	0.00	1.00	YES
					Proposed	0.00		
				W26	Existing	10.26	0.93	YES
					Proposed	9.50		
	R2	Residential	LKD	W2	Existing	0.00	1.00	YES
					Proposed	0.00		
				W3	Existing	10.41	0.95	YES
					Proposed	9.84		
	R3	Residential	Bedroom	W4	Existing	10.50	0.95	YES
					Proposed	10.01		
	R4	Residential	LKD	W5	Existing	10.63	0.96	YES
					Proposed	10.18		
				W6	Existing	0.00	1.00	YES
					Proposed	0.00		
	R5	Residential	LKD	W7	Existing	0.00	1.00	YES
					Proposed	0.00		
				W8	Existing	11.55	0.97	YES
					Proposed	11.23		
	R6	Residential	Bedroom	W9	Existing	12.55	0.98	YES
					Proposed	12.27		

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	R7	Residential	LKD	W10	Existing	14.47	0.98	YES
					Proposed	14.22		
				W11	Existing	5.79	1.00	YES
					Proposed	5.79		
	R8	Residential	LKD	W12	Existing	11.55	1.00	YES
					Proposed	11.55		
				W13	Existing	25.06	0.78	NO
					Proposed	19.55		
				W14	Existing	17.01	0.72	NO
					Proposed	12.17		
	R9	Residential	LKD	W15	Existing	17.55	0.82	YES
					Proposed	14.39		
				W16	Existing	27.23	0.79	NO
					Proposed	21.49		
				W17	Existing	15.71	0.76	NO
					Proposed	11.90		
				W18	Existing	7.47	0.89	YES
					Proposed	6.66		
				W19	Existing	15.61	0.81	YES
					Proposed	12.65		
	R10	Residential	Bedroom	W20	Existing	12.98	0.80	YES
					Proposed	10.36		
	R11	Residential	LKD	W21	Existing	11.48	0.80	YES
					Proposed	9.19		
				W22	Existing	0.00	1.00	YES
					Proposed	0.00		
	R12	Residential	LKD	W23	Existing	0.00	1.00	YES
					Proposed	0.00		
				W24	Existing	10.26	0.90	YES
					Proposed	9.21		
	R13	Residential	Bedroom	W25	Existing	10.21	0.91	YES
					Proposed	9.34		
Fourth	R1	Residential	LKD	W1	Existing	2.54	1.00	YES
					Proposed	2.54		
				W26	Existing	13.30	0.94	YES
					Proposed	12.44		
	R2	Residential	LKD	W2	Existing	2.56	1.00	YES
					Proposed	2.56		
				W3	Existing	13.45	0.95	YES
					Proposed	12.83		
	R3	Residential	Bedroom	W4	Existing	13.53	0.96	YES
					Proposed	13.00		
	R4	Residential	LKD	W5	Existing	13.65	0.97	YES
					Proposed	13.18		
				W6	Existing	2.62	1.00	YES
					Proposed	2.62		
	R5	Residential	LKD	W7	Existing	2.63	1.00	YES
					Proposed	2.63		
				W8	Existing	14.44	0.98	YES
					Proposed	14.11		

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	R6	Residential	Bedroom	W9	Existing	15.32	0.98	YES
					Proposed	15.04		
	R7	Residential	LKD	W10	Existing	17.03	0.99	YES
					Proposed	16.78		
				W11	Existing	7.81	1.00	YES
					Proposed	7.81		
	R8	Residential	LKD	W12	Existing	19.66	1.00	YES
					Proposed	19.66		
				W13	Existing	29.03	0.80	YES
					Proposed	23.15		
				W14	Existing	18.60	0.72	NO
					Proposed	13.33		
	R9	Residential	LKD	W15	Existing	18.87	0.82	YES
					Proposed	15.43		
				W16	Existing	28.95	0.79	NO
					Proposed	22.74		
				W17	Existing	17.55	0.76	NO
					Proposed	13.32		
				W18	Existing	9.95	0.89	YES
					Proposed	8.90		
				W19	Existing	18.46	0.82	YES
					Proposed	15.16		
	R10	Residential	Bedroom	W20	Existing	15.76	0.82	YES
					Proposed	12.87		
	R11	Residential	LKD	W21	Existing	14.33	0.83	YES
					Proposed	11.90		
				W22	Existing	2.47	1.00	YES
					Proposed	2.47		
	R12	Residential	LKD	W23	Existing	2.48	1.00	YES
					Proposed	2.48		
				W24	Existing	13.27	0.91	YES
					Proposed	12.10		
	R13	Residential	Bedroom	W25	Existing	13.24	0.93	YES
					Proposed	12.26		
Fifth	R1	Residential	LKD	W1	Existing	6.22	1.00	YES
					Proposed	6.22		
				W26	Existing	17.52	0.95	YES
					Proposed	16.57		
	R2	Residential	LKD	W2	Existing	6.24	1.00	YES
					Proposed	6.24		
				W3	Existing	17.66	0.96	YES
					Proposed	16.99		
	R3	Residential	Bedroom	W4	Existing	17.74	0.97	YES
					Proposed	17.17		
	R4	Residential	LKD	W5	Existing	17.84	0.97	YES
					Proposed	17.34		
				W6	Existing	6.30	1.00	YES
					Proposed	6.30		

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	R5	Residential	LKD	W7	Existing	6.32	1.00	YES
					Proposed	6.32		
				W8	Existing	18.47	0.98	YES
					Proposed	18.14		
	R6	Residential	Bedroom	W9	Existing	19.20	0.98	YES
					Proposed	18.91		
	R7	Residential	LKD	W10	Existing	20.61	0.99	YES
					Proposed	20.36		
				W11	Existing	10.56	1.00	YES
					Proposed	10.56		
	R8	Residential	LKD	W12	Existing	20.93	1.00	YES
					Proposed	20.93		
				W13	Existing	30.26	0.79	NO
					Proposed	24.03		
				W14	Existing	19.47	0.71	NO
					Proposed	13.79		
	R9	Residential	LKD	W15	Existing	19.59	0.81	YES
					Proposed	15.87		
				W16	Existing	30.10	0.78	NO
					Proposed	23.44		
				W17	Existing	19.39	0.76	NO
					Proposed	14.75		
				W18	Existing	12.99	0.90	YES
					Proposed	11.69		
				W19	Existing	22.05	0.84	YES
					Proposed	18.42		
	R10	Residential	Bedroom	W20	Existing	19.51	0.84	YES
					Proposed	16.41		
	R11	Residential	LKD	W21	Existing	18.29	0.86	YES
					Proposed	15.73		
				W22	Existing	6.14	1.00	YES
					Proposed	6.14		
	R12	Residential	LKD	W23	Existing	6.16	1.00	YES
					Proposed	6.16		
				W24	Existing	17.47	0.93	YES
					Proposed	16.16		
	R13	Residential	Bedroom	W25	Existing	17.46	0.94	YES
					Proposed	16.35		
Sixth	R1	Residential	LKD	W1	Existing	11.08	1.00	YES
					Proposed	11.08		
				W26	Existing	23.15	0.95	YES
					Proposed	22.09		
	R2	Residential	LKD	W2	Existing	11.09	1.00	YES
					Proposed	11.09		
				W3	Existing	23.28	0.97	YES
					Proposed	22.55		
	R3	Residential	Bedroom	W4	Existing	23.35	0.97	YES
					Proposed	22.73		

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	R4	Residential	LKD	W5	Existing	23.43	0.98	YES
					Proposed	22.90		
				W6	Existing	11.15	1.00	YES
					Proposed	11.15		
	R5	Residential	LKD	W7	Existing	11.16	1.00	YES
					Proposed	11.16		
				W8	Existing	23.89	0.99	YES
					Proposed	23.55		
	R6	Residential	Bedroom	W9	Existing	24.41	0.99	YES
					Proposed	24.11		
	R7	Residential	LKD	W10	Existing	25.43	0.99	YES
					Proposed	25.18		
				W11	Existing	14.21	1.00	YES
					Proposed	14.21		
	R8	Residential	LKD	W12	Existing	21.57	1.00	YES
					Proposed	21.57		
				W13	Existing	31.24	0.79	NO
					Proposed	24.68		
				W14	Existing	20.26	0.70	NO
					Proposed	14.18		
	R9	Residential	LKD	W15	Existing	20.29	0.80	YES
					Proposed	16.30		
				W16	Existing	31.18	0.77	NO
					Proposed	24.10		
				W17	Existing	21.14	0.76	NO
					Proposed	16.13		
				W18	Existing	16.43	0.91	YES
					Proposed	14.96		
				W19	Existing	26.50	0.85	YES
					Proposed	22.62		
	R10	Residential	Bedroom	W20	Existing	24.50	0.87	YES
					Proposed	21.21		
	R11	Residential	LKD	W21	Existing	23.61	0.89	YES
					Proposed	20.93		
				W22	Existing	11.01	1.00	YES
					Proposed	11.01		
	R12	Residential	LKD	W23	Existing	11.02	1.00	YES
					Proposed	11.02		
				W24	Existing	23.08	0.94	YES
					Proposed	21.63		
	R13	Residential	Bedroom	W25	Existing	23.09	0.95	YES
					Proposed	21.86		
Seventh	R1	Residential	LKD	W1	Existing	16.83	1.00	YES
					Proposed	16.83		
				W26	Existing	29.95	0.96	YES
					Proposed	28.80		
	R2	Residential	LKD	W2	Existing	16.83	1.00	YES
					Proposed	16.83		
				W3	Existing	30.06	0.97	YES
					Proposed	29.28		

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	R3	Residential	Bedroom	W4	Existing	30.12	0.98	YES
					Proposed	29.46		
	R4	Residential	LKD	W5	Existing	30.18	0.98	YES
					Proposed	29.61		
				W6	Existing	16.87	1.00	YES
					Proposed	16.87		
	R5	Residential	LKD	W7	Existing	16.88	1.00	YES
					Proposed	16.88		
				W8	Existing	30.44	0.99	YES
					Proposed	30.09		
	R6	Residential	Bedroom	W9	Existing	30.75	0.99	YES
					Proposed	30.44		
	R7	Residential	LKD	W10	Existing	31.32	0.99	YES
					Proposed	31.06		
				W11	Existing	18.54	1.00	YES
					Proposed	18.54		
	R8	Residential	LKD	W12	Existing	22.21	1.00	YES
					Proposed	22.21		
				W13	Existing	32.12	0.79	NO
					Proposed	25.30		
				W14	Existing	20.99	0.70	NO
					Proposed	14.59		
	R9	Residential	LKD	W15	Existing	20.98	0.80	YES
					Proposed	16.75		
				W16	Existing	32.13	0.77	NO
					Proposed	24.69		
				W17	Existing	22.53	0.76	NO
					Proposed	17.22		
				W18	Existing	19.97	0.92	YES
					Proposed	18.36		
				W19	Existing	31.72	0.87	YES
					Proposed	27.64		
	R10	Residential	Bedroom	W20	Existing	30.56	0.89	YES
					Proposed	27.13		
	R11	Residential	LKD	W21	Existing	30.10	0.91	YES
					Proposed	27.34		
				W22	Existing	16.78	1.00	YES
					Proposed	16.78		
	R12	Residential	LKD	W23	Existing	16.79	1.00	YES
					Proposed	16.79		
				W24	Existing	29.88	0.95	YES
					Proposed	28.28		
	R13	Residential	Bedroom	W25	Existing	29.90	0.95	YES
					Proposed	28.54		
Eighth	R1	Residential	LKD	W1	Existing	22.32	1.00	YES
					Proposed	22.29		
				W26	Existing	36.64	0.96	YES
					Proposed	35.22		

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	R2	Residential	LKD	W2	Existing	22.32	1.00	YES
					Proposed	22.30		
				W3	Existing	36.72	0.97	YES
					Proposed	35.74		
	R3	Residential	Bedroom	W4	Existing	36.76	0.98	YES
					Proposed	35.93		
	R4	Residential	LKD	W5	Existing	36.81	0.98	YES
					Proposed	36.08		
				W6	Existing	22.35	1.00	YES
					Proposed	22.35		
	R5	Residential	LKD	W7	Existing	22.37	1.00	YES
					Proposed	22.37		
				W8	Existing	36.92	0.99	YES
					Proposed	36.45		
	R6	Residential	Bedroom	W9	Existing	37.03	0.99	YES
					Proposed	36.61		
	R7	Residential	LKD	W10	Existing	37.19	0.99	YES
					Proposed	36.84		
				W11	Existing	22.78	1.00	YES
					Proposed	22.78		
	R8	Residential	LKD	W12	Existing	22.90	1.00	YES
					Proposed	22.90		
				W13	Existing	32.86	0.79	NO
					Proposed	25.87		
				W14	Existing	21.67	0.69	NO
					Proposed	15.05		
	R9	Residential	LKD	W15	Existing	21.63	0.80	YES
					Proposed	17.26		
				W16	Existing	32.87	0.77	NO
					Proposed	25.22		
				W17	Existing	23.66	0.77	NO
					Proposed	18.16		
				W18	Existing	23.19	0.93	YES
					Proposed	21.47		
				W19	Existing	36.83	0.89	YES
					Proposed	32.62		
	R10	Residential	Bedroom	W20	Existing	36.56	0.90	YES
					Proposed	33.07		
	R11	Residential	LKD	W21	Existing	36.50	0.92	YES
					Proposed	33.57		
				W22	Existing	22.34	0.99	YES
					Proposed	22.18		
	R12	Residential	LKD	W23	Existing	22.34	0.99	YES
					Proposed	22.21		
				W24	Existing	36.58	0.95	YES
					Proposed	34.67		
	R13	Residential	Bedroom	W25	Existing	36.60	0.95	YES
					Proposed	34.94		

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Ninth	R1	Residential	LKD	W1	Existing	24.02	1.00	YES
					Proposed	23.94		
				W26	Existing	38.70	0.96	YES
					Proposed	37.17		
	R2	Residential	LKD	W2	Existing	24.01	1.00	YES
					Proposed	23.95		
				W3	Existing	38.75	0.97	YES
					Proposed	37.69		
	R3	Residential	Bedroom	W4	Existing	38.81	0.98	YES
					Proposed	37.90		
	R4	Residential	LKD	W5	Existing	38.86	0.98	YES
					Proposed	38.06		
				W6	Existing	24.07	1.00	YES
					Proposed	24.06		
	R5	Residential	LKD	W7	Existing	24.08	1.00	YES
					Proposed	24.07		
				W8	Existing	38.95	0.99	YES
					Proposed	38.42		
	R6	Residential	Bedroom	W9	Existing	39.00	0.99	YES
					Proposed	38.54		
	R7	Residential	LKD	W10	Existing	39.04	0.99	YES
					Proposed	38.65		
				W11	Existing	24.15	1.00	YES
					Proposed	24.15		
	R8	Residential	LKD	W12	Existing	25.37	1.00	YES
					Proposed	25.37		
				W13	Existing	33.44	0.79	NO
					Proposed	26.40		
				W14	Existing	28.14	0.75	NO
					Proposed	21.00		
	R9	Residential	LKD	W15	Existing	28.10	0.81	YES
					Proposed	22.72		
				W16	Existing	33.41	0.77	NO
					Proposed	25.73		
				W17	Existing	25.90	0.79	NO
					Proposed	20.41		
				W18	Existing	24.16	0.93	YES
					Proposed	22.50		
				W19	Existing	38.51	0.89	YES
					Proposed	34.34		
	R10	Residential	Lobby	W20	Existing	38.54	0.91	YES
					Proposed	34.99		
	R11	Residential	Lobby	W21	Existing	38.59	0.92	YES
					Proposed	35.52		
				W22	Existing	24.11	0.99	YES
					Proposed	23.84		
	R12	Residential	LKD	W23	Existing	24.10	0.99	YES
					Proposed	23.88		
				W24	Existing	38.68	0.95	YES
					Proposed	36.62		

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	R13	Residential	Bedroom	W25	Existing	38.69	0.95	YES
					Proposed	36.89		
Tenth	R1	Residential	LKD	W1	Existing	25.56	1.00	YES
					Proposed	25.52		
				W20	Existing	38.97	0.96	YES
					Proposed	37.55		
	R2	Residential	LKD	W2	Existing	25.56	1.00	YES
					Proposed	25.53		
				W3	Existing	39.05	0.97	YES
					Proposed	38.07		
	R3	Residential	Bedroom	W4	Existing	39.08	0.98	YES
					Proposed	38.25		
	R4	Residential	LKD	W5	Existing	39.11	0.98	YES
					Proposed	38.39		
				W6	Existing	24.57	1.00	YES
					Proposed	24.56		
	R5	Residential	LKD	W7	Existing	24.57	1.00	YES
					Proposed	24.57		
				W8	Existing	39.16	0.99	YES
					Proposed	38.69		
	R6	Residential	Bedroom	W9	Existing	39.19	0.99	YES
					Proposed	38.78		
	R7	Residential	LKD	W10	Existing	39.21	0.99	YES
					Proposed	38.87		
				W11	Existing	25.56	1.00	YES
					Proposed	25.56		
	R8	Residential	LKD	W12	Existing	29.49	0.82	YES
					Proposed	24.21		
	R9	Residential	Lobby	W13	Existing	38.67	0.90	YES
					Proposed	34.64		
	R10	Residential	Lobby	W14	Existing	38.72	0.91	YES
					Proposed	35.33		
	R11	Residential	Lobby	W15	Existing	38.78	0.92	YES
					Proposed	35.86		
				W16	Existing	24.58	0.99	YES
					Proposed	24.37		
	R12	Residential	Lobby	W17	Existing	24.57	0.99	YES
					Proposed	24.40		
				W18	Existing	38.90	0.95	YES
					Proposed	36.97		
	R13	Residential	Bedroom	W19	Existing	38.94	0.96	YES
					Proposed	37.26		
Eleventh	R1	Residential	Lobby	W1	Existing	24.58	1.00	YES
					Proposed	24.57		
				W16	Existing	38.99	0.97	YES
					Proposed	37.67		

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	R2	Residential	LKD	W2	Existing	24.58	1.00	YES
					Proposed	24.58		
				W3	Existing	39.07	0.98	YES
					Proposed	38.17		
	R3	Residential	Bedroom	W4	Existing	39.10	0.98	YES
					Proposed	38.35		
	R4	Residential	LKD	W5	Existing	39.13	0.98	YES
					Proposed	38.48		
				W6	Existing	24.28	1.00	YES
					Proposed	24.28		
	R5	Residential	LKD	W7	Existing	24.28	1.00	YES
					Proposed	24.28		
				W8	Existing	39.18	0.99	YES
					Proposed	38.77		
	R6	Residential	Bedroom	W9	Existing	39.21	0.99	YES
					Proposed	38.85		
	R7	Residential	LKD	W10	Existing	39.24	0.99	YES
					Proposed	38.94		
				W11	Existing	24.28	1.00	YES
					Proposed	24.28		
	R8	Residential	Lobby	W13	Existing	24.58	1.00	YES
					Proposed	24.49		
				W14	Existing	38.92	0.95	YES
					Proposed	37.11		
	R9	Residential	Lobby	W15	Existing	38.96	0.96	YES
					Proposed	37.39		
	R10	Residential	LKD	W17	Existing	27.51	0.86	YES
					Proposed	23.75		
Twelfth	R2	Residential	LKD	W14	Existing	39.25	0.99	YES
					Proposed	38.98		
				W15	Existing	24.28	1.00	YES
					Proposed	24.28		
	R3	Residential	Bedroom	W13	Existing	39.22	0.99	YES
					Proposed	38.90		
	R4	Residential	LKD	W11	Existing	24.28	1.00	YES
					Proposed	24.28		
				W12	Existing	39.19	0.99	YES
					Proposed	38.82		
	R5	Residential	LKD	W9	Existing	39.15	0.98	YES
					Proposed	38.54		
				W10	Existing	24.28	1.00	YES
					Proposed	24.28		
	R6	Residential	Bedroom	W8	Existing	39.12	0.98	YES
					Proposed	38.41		

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	R7	Residential	Living Room	W6	Existing	24.28	1.00	YES
					Proposed	24.28		
				W7	Existing	39.08	0.98	YES
					Proposed	38.24		
	R8	Residential	Living Room	W4	Existing	39.01	0.97	YES
					Proposed	37.75		
				W5	Existing	24.28	1.00	YES
					Proposed	24.28		
	R9	Residential	Living Room	W3	Existing	38.97	0.96	YES
					Proposed	37.47		
	R10	Residential	Living Room	W2	Existing	38.93	0.96	YES
					Proposed	37.18		
	R11	Residential	LKD	W1	Existing	23.86	0.85	YES
					Proposed	20.35		
Fourteenth	R2	Residential	LKD	W9	Existing	39.27	0.99	YES
					Proposed	39.06		
				W10	Existing	24.28	1.00	YES
					Proposed	24.28		
	R3	Residential	Bedroom	W8	Existing	39.24	0.99	YES
					Proposed	38.99		
	R4	Residential	Living Room	W6	Existing	24.28	1.00	YES
					Proposed	24.28		
				W7	Existing	39.21	0.99	YES
					Proposed	38.91		
	R5	Residential	Living Room	W4	Existing	39.17	0.99	YES
					Proposed	38.65		
				W5	Existing	24.28	1.00	YES
					Proposed	24.28		
	R6	Residential	Living Room	W3	Existing	39.14	0.98	YES
					Proposed	38.53		
	R7	Residential	Living Room	W2	Existing	39.10	0.98	YES
					Proposed	38.35		
	R8	Residential	LKD	W1	Existing	31.01	0.93	YES
					Proposed	28.89		
Fifteenth	R2	Residential	Living Room	W5	Existing	39.27	1.00	YES
					Proposed	39.09		
				W6	Existing	24.28	1.00	YES
					Proposed	24.28		
	R3	Residential	Living Room	W4	Existing	39.25	0.99	YES
					Proposed	39.02		
	R4	Residential	Living Room	W2	Existing	24.28	1.00	YES
					Proposed	24.28		
				W3	Existing	39.22	0.99	YES
					Proposed	38.95		
	R5	Residential	LKD	W1	Existing	31.29	0.95	YES
					Proposed	29.67		

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Sixteenth	R2	Residential	Living Room	W3	Existing	39.28	1.00	YES
					Proposed	39.12		
				W4	Existing	24.58	1.00	YES
					Proposed	24.58		
	R3	Residential	Living Room	W2	Existing	39.26	0.99	YES
					Proposed	39.05		
	R4	Residential	Living Room	W1	Existing	39.23	0.99	YES
					Proposed	38.98		
	R5	Residential	LKD	W5	Existing	24.27	0.95	YES
					Proposed	23.11		
Thireenth	R2	Residential	LKD	W10	Existing	39.26	0.99	YES
					Proposed	39.02		
				W11	Existing	24.28	1.00	YES
					Proposed	24.28		
	R3	Residential	Bedroom	W9	Existing	39.23	0.99	YES
					Proposed	38.94		
	R4	Residential	LKD	W7	Existing	24.28	1.00	YES
					Proposed	24.28		
				W8	Existing	39.20	0.99	YES
					Proposed	38.87		
	R5	Residential	Living Room	W5	Existing	39.16	0.99	YES
					Proposed	38.60		
				W6	Existing	24.28	1.00	YES
					Proposed	24.28		
	R6	Residential	Living Room	W4	Existing	39.13	0.98	YES
					Proposed	38.47		
	R7	Residential	Living Room	W2	Existing	24.28	1.00	YES
					Proposed	24.28		
				W3	Existing	39.10	0.98	YES
					Proposed	38.30		
	R8	Residential	LKD	W1	Existing	30.54	0.91	YES
					Proposed	27.80		
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Second	R1	Residential	LKD	W1	Existing	30.81	0.94	YES
					Proposed	28.87		
	R2	Residential	Bedroom	W2	Existing	30.48	0.93	YES
					Proposed	28.37		
	R3	Residential	Bedroom	W3	Existing	30.24	0.92	YES
					Proposed	27.90		
	R4	Residential	Bedroom	W4	Existing	30.17	0.91	YES
					Proposed	27.57		

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	R5	Residential	LKD	W6	Existing	30.04	0.90	YES
					Proposed	27.00		
	R6	Residential	Bedroom	W7	Existing	29.96	0.89	YES
					Proposed	26.61		
	R7	Residential	LKD	W8	Existing	30.24	0.88	YES
					Proposed	26.46		
	R8	Residential	Bedroom	W9	Existing	30.31	0.86	YES
					Proposed	26.19		
	R9	Residential	LKD	W10	Existing	30.60	0.85	YES
					Proposed	26.05		
	R10	Residential	Bedroom	W11	Existing	29.72	0.77	NO
					Proposed	22.93		
	R11	Residential	LKD	W12	Existing	36.06	0.67	NO
					Proposed	24.27		
				W13	Existing	29.57	0.73	NO
					Proposed	21.55		
				W15	Existing	35.75	0.69	NO
					Proposed	24.62		
	R12	Residential	Bedroom	W14	Existing	29.75	0.75	NO
					Proposed	22.33		
	R13	Residential	Bedroom	W16	Existing	33.29	0.71	NO
					Proposed	23.75		
	R14	Residential	Bedroom	W17	Existing	35.23	0.72	NO
					Proposed	25.36		
	R15	Residential	LKD	W18	Existing	34.94	0.74	NO
					Proposed	25.88		
				W19	Existing	20.98	1.00	YES
					Proposed	20.98		
				W20	Existing	19.56	1.00	YES
					Proposed	19.56		
				W21	Existing	18.33	1.00	YES
					Proposed	18.33		
Third	R1	Residential	LKD	W1	Existing	31.29	0.93	YES
					Proposed	29.22		
	R2	Residential	Bedroom	W2	Existing	31.06	0.93	YES
					Proposed	28.78		
	R3	Residential	Bedroom	W3	Existing	30.84	0.92	YES
					Proposed	28.31		
	R4	Residential	Bedroom	W4	Existing	30.69	0.91	YES
					Proposed	27.96		
	R5	Residential	LKD	W6	Existing	30.59	0.90	YES
					Proposed	27.41		

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	R6	Residential	Bedroom	W7	Existing	30.54	0.89	YES
					Proposed	27.05		
	R7	Residential	LKD	W8	Existing	30.62	0.87	YES
					Proposed	26.78		
	R8	Residential	Bedroom	W9	Existing	30.72	0.86	YES
					Proposed	26.53		
	R9	Residential	LKD	W10	Existing	30.99	0.85	YES
					Proposed	26.37		
	R10	Residential	Bedroom	W11	Existing	30.72	0.77	NO
					Proposed	23.53		
	R11	Residential	LKD	W12	Existing	37.67	0.68	NO
					Proposed	25.46		
				W13	Existing	30.73	0.72	NO
					Proposed	22.17		
				W15	Existing	37.52	0.69	NO
					Proposed	26.03		
	R12	Residential	Bedroom	W14	Existing	30.75	0.74	NO
					Proposed	22.89		
	R13	Residential	Bedroom	W16	Existing	37.36	0.71	NO
					Proposed	26.54		
	R14	Residential	Bedroom	W17	Existing	37.20	0.73	YES
					Proposed	27.00		
	R15	Residential	LKD	W18	Existing	36.93	0.75	YES
					Proposed	27.58		
				W19	Existing	21.73	1.00	YES
					Proposed	21.73		
				W20	Existing	20.27	1.00	YES
					Proposed	20.27		
				W21	Existing	19.01	1.00	YES
					Proposed	19.01		
Fourth	R1	Residential	LKD	W1	Existing	31.35	0.94	YES
					Proposed	29.33		
	R2	Residential	Bedroom	W2	Existing	31.13	0.93	YES
					Proposed	28.90		
	R3	Residential	Bedroom	W3	Existing	30.91	0.92	YES
					Proposed	28.45		
	R4	Residential	Bedroom	W4	Existing	30.78	0.91	YES
					Proposed	28.11		
	R5	Residential	LKD	W6	Existing	30.68	0.90	YES
					Proposed	27.58		
	R6	Residential	Bedroom	W7	Existing	30.64	0.89	YES
					Proposed	27.23		

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	R7	Residential	LKD	W8	Existing	30.73	0.88	YES
					Proposed	26.97		
	R8	Residential	Bedroom	W9	Existing	30.83	0.87	YES
					Proposed	26.74		
	R9	Residential	LKD	W10	Existing	31.11	0.85	YES
					Proposed	26.58		
	R10	Residential	Bedroom	W11	Existing	30.91	0.77	NO
					Proposed	23.76		
	R11	Residential	LKD	W12	Existing	38.42	0.68	NO
					Proposed	26.16		
				W13	Existing	30.97	0.72	NO
					Proposed	22.41		
				W15	Existing	38.30	0.70	NO
					Proposed	26.80		
	R12	Residential	Bedroom	W14	Existing	30.96	0.75	NO
					Proposed	23.13		
	R13	Residential	Bedroom	W16	Existing	38.19	0.72	YES
					Proposed	27.37		
	R14	Residential	Bedroom	W17	Existing	38.08	0.73	YES
					Proposed	27.90		
	R15	Residential	LKD	W18	Existing	37.91	0.75	YES
					Proposed	28.60		
				W19	Existing	22.57	1.00	YES
					Proposed	22.57		
				W20	Existing	21.07	1.00	YES
					Proposed	21.07		
				W21	Existing	19.77	1.00	YES
					Proposed	19.77		
Fifth	R1	Residential	LKD	W1	Existing	31.37	0.94	YES
					Proposed	29.45		
	R2	Residential	Bedroom	W2	Existing	31.15	0.93	YES
					Proposed	29.03		
	R3	Residential	Bedroom	W3	Existing	30.93	0.92	YES
					Proposed	28.59		
	R4	Residential	Bedroom	W4	Existing	30.78	0.92	YES
					Proposed	28.26		
	R5	Residential	LKD	W6	Existing	30.68	0.90	YES
					Proposed	27.74		
	R6	Residential	Bedroom	W7	Existing	30.64	0.89	YES
					Proposed	27.41		
	R7	Residential	LKD	W8	Existing	30.72	0.88	YES
					Proposed	27.17		

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	R8	Residential	Bedroom	W9	Existing	30.82	0.87	YES
					Proposed	26.94		
	R9	Residential	LKD	W10	Existing	31.10	0.86	YES
					Proposed	26.79		
	R10	Residential	Bedroom	W11	Existing	30.89	0.78	NO
					Proposed	23.99		
	R11	Residential	LKD	W12	Existing	38.79	0.69	NO
					Proposed	26.78		
				W13	Existing	30.95	0.73	NO
					Proposed	22.65		
				W15	Existing	38.74	0.71	YES
					Proposed	27.49		
	R12	Residential	Bedroom	W14	Existing	30.93	0.76	NO
					Proposed	23.36		
	R13	Residential	Bedroom	W16	Existing	38.68	0.73	YES
					Proposed	28.13		
	R14	Residential	Bedroom	W17	Existing	38.63	0.74	YES
					Proposed	28.71		
	R15	Residential	LKD	W18	Existing	38.54	0.77	YES
					Proposed	29.49		
				W19	Existing	23.38	1.00	YES
					Proposed	23.38		
				W20	Existing	21.85	1.00	YES
					Proposed	21.85		
				W21	Existing	20.52	1.00	YES
					Proposed	20.52		
Sixth	R1	Residential	LKD	W1	Existing	31.39	0.94	YES
					Proposed	29.57		
	R2	Residential	Bedroom	W2	Existing	31.16	0.94	YES
					Proposed	29.16		
	R3	Residential	Bedroom	W3	Existing	30.94	0.93	YES
					Proposed	28.73		
	R4	Residential	Bedroom	W4	Existing	30.79	0.92	YES
					Proposed	28.41		
	R5	Residential	LKD	W6	Existing	30.68	0.91	YES
					Proposed	27.91		
	R6	Residential	Bedroom	W7	Existing	30.63	0.90	YES
					Proposed	27.59		
	R7	Residential	LKD	W8	Existing	30.71	0.89	YES
					Proposed	27.37		
	R8	Residential	Bedroom	W9	Existing	30.80	0.88	YES
					Proposed	27.14		

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	R9	Residential	LKD	W10	Existing	31.07	0.87	YES
					Proposed	27.00		
	R10	Residential	Bedroom	W11	Existing	30.84	0.79	NO
					Proposed	24.22		
	R11	Residential	LKD	W12	Existing	39.06	0.70	YES
					Proposed	27.36		
				W13	Existing	30.91	0.74	NO
					Proposed	22.90		
				W15	Existing	39.04	0.72	YES
					Proposed	28.10		
	R12	Residential	Bedroom	W14	Existing	30.88	0.76	NO
					Proposed	23.59		
	R13	Residential	Bedroom	W16	Existing	39.03	0.74	YES
					Proposed	28.78		
	R14	Residential	Bedroom	W17	Existing	39.02	0.75	YES
					Proposed	29.40		
	R15	Residential	LKD	W18	Existing	38.99	0.78	YES
					Proposed	30.25		
				W19	Existing	24.12	1.00	YES
					Proposed	24.12		
				W20	Existing	22.57	1.00	YES
					Proposed	22.57		
				W21	Existing	21.23	1.00	YES
					Proposed	21.23		
Seventh	R1	Residential	LKD	W1	Existing	31.41	0.95	YES
					Proposed	29.70		
	R2	Residential	Bedroom	W2	Existing	31.18	0.94	YES
					Proposed	29.29		
	R3	Residential	Bedroom	W3	Existing	30.94	0.93	YES
					Proposed	28.87		
	R4	Residential	Bedroom	W4	Existing	30.79	0.93	YES
					Proposed	28.56		
	R5	Residential	LKD	W6	Existing	30.67	0.92	YES
					Proposed	28.08		
	R6	Residential	Bedroom	W7	Existing	30.62	0.91	YES
					Proposed	27.78		
	R7	Residential	LKD	W8	Existing	30.69	0.90	YES
					Proposed	27.57		
	R8	Residential	Bedroom	W9	Existing	30.78	0.89	YES
					Proposed	27.34		
	R9	Residential	LKD	W10	Existing	31.04	0.88	YES
					Proposed	27.21		

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
	R10	Residential	Bedroom	W11	Existing	30.79	0.79	NO
					Proposed	24.46		
	R11	Residential	LKD	W12	Existing	39.24	0.71	YES
					Proposed	27.86		
				W13	Existing	30.87	0.75	NO
					Proposed	23.16		
				W15	Existing	39.24	0.73	YES
					Proposed	28.62		
	R12	Residential	Bedroom	W14	Existing	30.83	0.77	NO
					Proposed	23.83		
	R13	Residential	Bedroom	W16	Existing	39.24	0.75	YES
					Proposed	29.30		
	R14	Residential	Bedroom	W17	Existing	39.24	0.76	YES
					Proposed	29.92		
	R15	Residential	LKD	W18	Existing	39.23	0.78	YES
					Proposed	30.79		
				W19	Existing	24.75	1.00	YES
					Proposed	24.75		
				W20	Existing	23.22	1.00	YES
					Proposed	23.22		
				W21	Existing	21.89	1.00	YES
					Proposed	21.89		
Eighth	R1	Residential	LKD	W1	Existing	31.42	0.95	YES
					Proposed	29.83		
	R2	Residential	Bedroom	W2	Existing	31.19	0.94	YES
					Proposed	29.43		
	R3	Residential	Bedroom	W3	Existing	30.95	0.94	YES
					Proposed	29.01		
	R4	Residential	Bedroom	W4	Existing	30.80	0.93	YES
					Proposed	28.72		
	R5	Residential	LKD	W6	Existing	30.66	0.92	YES
					Proposed	28.25		
	R6	Residential	Bedroom	W7	Existing	30.61	0.91	YES
					Proposed	27.96		
	R7	Residential	LKD	W8	Existing	30.68	0.90	YES
					Proposed	27.76		
	R8	Residential	Bedroom	W9	Existing	30.76	0.90	YES
					Proposed	27.55		
	R9	Residential	LKD	W10	Existing	31.01	0.88	YES
					Proposed	27.42		
	R10	Residential	Bedroom	W11	Existing	30.73	0.80	YES
					Proposed	24.70		

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
	R11	Residential	LKD	W12	Existing	39.30	0.72	YES
					Proposed	28.28		
				W13	Existing	30.83	0.76	NO
					Proposed	23.42		
				W15	Existing	39.30	0.74	YES
					Proposed	29.03		
	R12	Residential	Bedroom	W14	Existing	30.77	0.78	NO
					Proposed	24.08		
	R13	Residential	Bedroom	W16	Existing	39.30	0.76	YES
					Proposed	29.71		
	R14	Residential	Bedroom	W17	Existing	39.30	0.77	YES
					Proposed	30.33		
	R15	Residential	LKD	W18	Existing	39.29	0.79	YES
					Proposed	31.19		
				W19	Existing	25.31	1.00	YES
					Proposed	25.31		
				W20	Existing	23.81	1.00	YES
					Proposed	23.81		
				W21	Existing	22.52	1.00	YES
					Proposed	22.52		
Ninth	R1	Residential	LKD	W1	Existing	31.44	0.95	YES
					Proposed	29.95		
	R2	Residential	Bedroom	W2	Existing	31.21	0.95	YES
					Proposed	29.57		
	R3	Residential	Bedroom	W3	Existing	30.96	0.94	YES
					Proposed	29.15		
	R4	Residential	Bedroom	W4	Existing	30.80	0.94	YES
					Proposed	28.86		
	R5	Residential	LKD	W6	Existing	30.66	0.93	YES
					Proposed	28.39		
	R6	Residential	Bedroom	W7	Existing	30.60	0.92	YES
					Proposed	28.11		
	R7	Residential	LKD	W8	Existing	30.66	0.91	YES
					Proposed	27.91		
	R8	Residential	Bedroom	W9	Existing	30.73	0.90	YES
					Proposed	27.70		
	R9	Residential	LKD	W10	Existing	30.98	0.89	YES
					Proposed	27.57		
	R10	Residential	Bedroom	W11	Existing	30.67	0.81	YES
					Proposed	24.89		

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
	R11	Residential	LKD	W12	Existing	39.36	0.73	YES
					Proposed	28.71		
				W13	Existing	30.79	0.77	NO
					Proposed	23.64		
				W15	Existing	39.36	0.75	YES
					Proposed	29.46		
	R12	Residential	Bedroom	W14	Existing	30.72	0.79	NO
					Proposed	24.28		
	R13	Residential	Bedroom	W16	Existing	39.36	0.77	YES
					Proposed	30.13		
	R14	Residential	Bedroom	W17	Existing	39.36	0.78	YES
					Proposed	30.74		
	R15	Residential	LKD	W18	Existing	39.35	0.80	YES
					Proposed	31.58		
				W19	Existing	25.96	1.00	YES
					Proposed	25.96		
				W20	Existing	24.52	1.00	YES
					Proposed	24.52		
				W21	Existing	23.27	1.00	YES
					Proposed	23.27		
Tenth	R1	Residential	LKD	W1	Existing	31.47	0.96	YES
					Proposed	30.08		
	R2	Residential	Bedroom	W2	Existing	31.23	0.95	YES
					Proposed	29.69		
	R3	Residential	Bedroom	W3	Existing	30.97	0.95	YES
					Proposed	29.28		
	R4	Residential	Bedroom	W4	Existing	30.81	0.94	YES
					Proposed	28.98		
	R5	Residential	LKD	W6	Existing	30.65	0.93	YES
					Proposed	28.52		
	R6	Residential	Bedroom	W7	Existing	30.59	0.92	YES
					Proposed	28.25		
	R7	Residential	LKD	W8	Existing	30.64	0.92	YES
					Proposed	28.05		
	R8	Residential	Bedroom	W9	Existing	30.71	0.91	YES
					Proposed	27.84		
	R9	Residential	LKD	W10	Existing	30.94	0.90	YES
					Proposed	27.72		
	R10	Residential	Bedroom	W11	Existing	30.60	0.82	YES
					Proposed	25.08		

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
	R11	Residential	LKD	W12	Existing	39.41	0.74	YES
					Proposed	29.16		
				W13	Existing	30.75	0.78	NO
					Proposed	23.88		
				W15	Existing	39.41	0.76	YES
					Proposed	29.90		
	R12	Residential	Bedroom	W14	Existing	30.65	0.80	YES
					Proposed	24.49		
	R13	Residential	Bedroom	W16	Existing	39.41	0.78	YES
					Proposed	30.57		
	R14	Residential	Bedroom	W17	Existing	39.41	0.79	YES
					Proposed	31.16		
	R15	Residential	LKD	W18	Existing	39.40	0.81	YES
					Proposed	31.98		
				W19	Existing	26.72	1.00	YES
					Proposed	26.72		
				W20	Existing	25.34	1.00	YES
					Proposed	25.34		
				W21	Existing	24.14	1.00	YES
					Proposed	24.14		
Eleventh	R1	Residential	LKD	W1	Existing	31.49	0.96	YES
					Proposed	30.20		
	R2	Residential	Bedroom	W2	Existing	31.25	0.95	YES
					Proposed	29.82		
	R3	Residential	Bedroom	W3	Existing	30.99	0.95	YES
					Proposed	29.41		
	R4	Residential	Bedroom	W4	Existing	30.82	0.94	YES
					Proposed	29.12		
	R5	Residential	LKD	W6	Existing	30.65	0.94	YES
					Proposed	28.66		
	R6	Residential	Bedroom	W7	Existing	30.58	0.93	YES
					Proposed	28.39		
	R7	Residential	LKD	W8	Existing	30.61	0.92	YES
					Proposed	28.19		
	R8	Residential	Bedroom	W9	Existing	30.68	0.91	YES
					Proposed	27.99		
	R9	Residential	LKD	W10	Existing	30.90	0.90	YES
					Proposed	27.88		
	R10	Residential	Bedroom	W11	Existing	30.53	0.83	YES
					Proposed	25.30		

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
	R11	Residential	LKD	W12	Existing	39.45	0.75	YES
					Proposed	29.64		
				W13	Existing	30.71	0.79	NO
					Proposed	24.16		
				W15	Existing	39.44	0.77	YES
					Proposed	30.37		
	R12	Residential	Bedroom	W14	Existing	30.59	0.81	YES
					Proposed	24.73		
	R13	Residential	Bedroom	W16	Existing	39.44	0.79	YES
					Proposed	31.02		
	R14	Residential	Bedroom	W17	Existing	39.44	0.80	YES
					Proposed	31.60		
	R15	Residential	LKD	W18	Existing	39.44	0.82	YES
					Proposed	32.41		
				W19	Existing	27.59	1.00	YES
					Proposed	27.59		
				W20	Existing	26.29	1.00	YES
					Proposed	26.29		
				W21	Existing	25.16	1.00	YES
					Proposed	25.16		
Twelfth	R1	Residential	LKD	W1	Existing	31.52	0.96	YES
					Proposed	30.33		
	R2	Residential	Bedroom	W2	Existing	31.25	0.96	YES
					Proposed	29.95		
	R3	Residential	Bedroom	W3	Existing	31.05	0.95	YES
					Proposed	29.59		
	R4	Residential	Bedroom	W4	Existing	30.83	0.95	YES
					Proposed	29.26		
	R5	Residential	LKD	W6	Existing	30.62	0.94	YES
					Proposed	28.79		
	R6	Residential	Bedroom	W7	Existing	30.57	0.93	YES
					Proposed	28.54		
	R7	Residential	LKD	W8	Existing	30.62	0.93	YES
					Proposed	28.37		
	R8	Residential	Bedroom	W9	Existing	30.64	0.92	YES
					Proposed	28.15		
	R9	Residential	LKD	W10	Existing	30.85	0.91	YES
					Proposed	28.04		
	R10	Residential	Bedroom	W11	Existing	30.45	0.84	YES
					Proposed	25.52		

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	R11	Residential	LKD	W12	Existing	39.46	0.76	YES
					Proposed	30.14		
				W13	Existing	30.64	0.80	YES
					Proposed	24.47		
				W15	Existing	39.46	0.78	YES
					Proposed	30.86		
	R12	Residential	Bedroom	W14	Existing	30.55	0.82	YES
					Proposed	25.02		
	R13	Residential	Bedroom	W16	Existing	39.46	0.80	YES
					Proposed	31.49		
	R14	Residential	Bedroom	W17	Existing	39.46	0.81	YES
					Proposed	32.05		
	R15	Residential	LKD	W18	Existing	39.45	0.83	YES
					Proposed	32.81		
				W19	Existing	28.59	1.00	YES
					Proposed	28.59		
				W20	Existing	27.38	1.00	YES
					Proposed	27.38		
				W21	Existing	26.33	1.00	YES
					Proposed	26.33		
Fourteenth	R1	Residential	LKD	W1	Existing	31.59	0.97	YES
					Proposed	30.60		
	R2	Residential	Bedroom	W2	Existing	31.34	0.96	YES
					Proposed	30.24		
	R3	Residential	Bedroom	W3	Existing	31.05	0.96	YES
					Proposed	29.83		
	R4	Residential	Bedroom	W4	Existing	30.86	0.96	YES
					Proposed	29.55		
	R5	Residential	LKD	W6	Existing	30.64	0.95	YES
					Proposed	29.10		
	R6	Residential	Bedroom	W7	Existing	30.55	0.94	YES
					Proposed	28.85		
	R7	Residential	LKD	W8	Existing	30.55	0.94	YES
					Proposed	28.67		
	R8	Residential	Bedroom	W9	Existing	30.58	0.93	YES
					Proposed	28.49		
	R9	Residential	LKD	W10	Existing	30.76	0.92	YES
					Proposed	28.40		
	R10	Residential	Bedroom	W11	Existing	30.31	0.86	YES
					Proposed	26.08		

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
	R11	Residential	LKD	W12	Existing	39.49	0.79	YES
					Proposed	31.30		
				W13	Existing	30.58	0.82	YES
					Proposed	25.19		
				W15	Existing	39.49	0.81	YES
					Proposed	31.96		
	R12	Residential	Bedroom	W14	Existing	30.39	0.84	YES
					Proposed	25.62		
	R13	Residential	Bedroom	W16	Existing	39.49	0.82	YES
					Proposed	32.54		
	R14	Residential	Bedroom	W17	Existing	39.49	0.84	YES
					Proposed	33.04		
	R15	Residential	LKD	W18	Existing	39.48	0.85	YES
					Proposed	33.71		
				W19	Existing	30.99	1.00	YES
					Proposed	30.99		
				W20	Existing	30.03	1.00	YES
					Proposed	30.03		
				W21	Existing	29.18	1.00	YES
					Proposed	29.18		
Fifteenth	R1	Residential	LKD	W1	Existing	31.63	0.97	YES
					Proposed	30.74		
	R2	Residential	Bedroom	W2	Existing	31.38	0.97	YES
					Proposed	30.39		
	R3	Residential	Bedroom	W3	Existing	31.07	0.96	YES
					Proposed	29.98		
	R4	Residential	Bedroom	W4	Existing	30.88	0.96	YES
					Proposed	29.70		
	R5	Residential	LKD	W6	Existing	30.64	0.95	YES
					Proposed	29.26		
	R6	Residential	Bedroom	W7	Existing	30.55	0.95	YES
					Proposed	29.02		
	R7	Residential	LKD	W8	Existing	30.53	0.94	YES
					Proposed	28.84		
	R8	Residential	Bedroom	W9	Existing	30.55	0.94	YES
					Proposed	28.67		
	R9	Residential	LKD	W10	Existing	30.72	0.93	YES
					Proposed	28.59		
	R10	Residential	Bedroom	W11	Existing	30.23	0.87	YES
					Proposed	26.38		

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	R11	Residential	LKD	W12	Existing	39.50	0.81	YES
					Proposed	31.95		
				W13	Existing	30.54	0.84	YES
					Proposed	25.61		
				W15	Existing	39.50	0.82	YES
					Proposed	32.57		
	R12	Residential	Bedroom	W14	Existing	30.33	0.86	YES
					Proposed	25.97		
	R13	Residential	Bedroom	W16	Existing	39.50	0.84	YES
					Proposed	33.11		
	R14	Residential	Bedroom	W17	Existing	39.50	0.85	YES
					Proposed	33.58		
	R15	Residential	LKD	W18	Existing	39.50	0.87	YES
					Proposed	34.20		
				W19	Existing	32.30	1.00	YES
					Proposed	32.30		
				W20	Existing	31.48	1.00	YES
					Proposed	31.48		
				W21	Existing	30.75	1.00	YES
					Proposed	30.75		
Sixteenth	R1	Residential	LKD	W1	Existing	31.68	0.98	YES
					Proposed	30.89		
	R2	Residential	Bedroom	W2	Existing	31.42	0.97	YES
					Proposed	30.55		
	R3	Residential	Bedroom	W3	Existing	31.11	0.97	YES
					Proposed	30.14		
	R4	Residential	Bedroom	W4	Existing	30.91	0.97	YES
					Proposed	29.86		
	R5	Residential	LKD	W6	Existing	30.65	0.96	YES
					Proposed	29.43		
	R6	Residential	Bedroom	W7	Existing	30.55	0.96	YES
					Proposed	29.19		
	R7	Residential	LKD	W8	Existing	30.52	0.95	YES
					Proposed	29.02		
	R8	Residential	Bedroom	W9	Existing	30.53	0.95	YES
					Proposed	28.86		
	R9	Residential	LKD	W10	Existing	30.68	0.94	YES
					Proposed	28.78		
	R10	Residential	Bedroom	W11	Existing	30.16	0.89	YES
					Proposed	26.71		

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
	R11	Residential	LKD	W12	Existing	39.52	0.82	YES
					Proposed	32.60		
				W13	Existing	30.51	0.85	YES
					Proposed	26.07		
				W15	Existing	39.52	0.84	YES
					Proposed	33.17		
	R12	Residential	Bedroom	W14	Existing	30.26	0.87	YES
					Proposed	26.36		
	R13	Residential	Bedroom	W16	Existing	39.52	0.85	YES
					Proposed	33.67		
	R14	Residential	Bedroom	W17	Existing	39.52	0.86	YES
					Proposed	34.11		
	R15	Residential	LKD	W18	Existing	39.51	0.88	YES
					Proposed	34.67		
				W19	Existing	33.79	1.00	YES
					Proposed	33.79		
				W20	Existing	33.13	1.00	YES
					Proposed	33.13		
				W21	Existing	32.55	1.00	YES
					Proposed	32.55		
Seventeenth	R1	Residential	LKD	W1	Existing	31.73	0.98	YES
					Proposed	31.04		
	R2	Residential	Bedroom	W2	Existing	31.47	0.98	YES
					Proposed	30.71		
	R3	Residential	Bedroom	W3	Existing	31.15	0.97	YES
					Proposed	30.30		
	R4	Residential	Bedroom	W4	Existing	30.94	0.97	YES
					Proposed	30.03		
	R5	Residential	LKD	W6	Existing	30.67	0.97	YES
					Proposed	29.60		
	R6	Residential	Bedroom	W7	Existing	30.55	0.96	YES
					Proposed	29.37		
	R7	Residential	LKD	W8	Existing	30.52	0.96	YES
					Proposed	29.20		
	R8	Residential	Bedroom	W9	Existing	30.51	0.95	YES
					Proposed	29.05		
	R9	Residential	LKD	W10	Existing	30.64	0.95	YES
					Proposed	28.99		
	R10	Residential	Bedroom	W11	Existing	30.09	0.90	YES
					Proposed	27.06		

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
	R11	Residential	LKD	W12	Existing	39.53	0.84	YES
					Proposed	33.32		
				W13	Existing	30.48	0.87	YES
					Proposed	26.57		
				W15	Existing	39.53	0.86	YES
					Proposed	33.85		
	R12	Residential	Bedroom	W14	Existing	30.20	0.89	YES
					Proposed	26.77		
	R13	Residential	Bedroom	W16	Existing	39.53	0.87	YES
					Proposed	34.30		
	R14	Residential	Bedroom	W17	Existing	39.53	0.88	YES
					Proposed	34.69		
	R15	Residential	LKD	W18	Existing	39.53	0.89	YES
					Proposed	35.19		
				W19	Existing	35.33	1.00	YES
					Proposed	35.33		
				W20	Existing	34.85	1.00	YES
					Proposed	34.85		
				W21	Existing	34.41	1.00	YES
					Proposed	34.41		
Eighteenth	R1	Residential	LKD	W1	Existing	31.79	0.98	YES
					Proposed	31.20		
	R2	Residential	Bedroom	W2	Existing	31.53	0.98	YES
					Proposed	30.87		
	R3	Residential	Bedroom	W3	Existing	31.20	0.98	YES
					Proposed	30.47		
	R4	Residential	Bedroom	W4	Existing	30.98	0.97	YES
					Proposed	30.20		
	R5	Residential	LKD	W6	Existing	30.69	0.97	YES
					Proposed	29.78		
	R6	Residential	Bedroom	W7	Existing	30.57	0.97	YES
					Proposed	29.56		
	R7	Residential	LKD	W8	Existing	30.52	0.96	YES
					Proposed	29.40		
	R8	Residential	Bedroom	W9	Existing	30.50	0.96	YES
					Proposed	29.25		
	R9	Residential	LKD	W10	Existing	30.62	0.95	YES
					Proposed	29.20		
	R10	Residential	Bedroom	W11	Existing	30.03	0.91	YES
					Proposed	27.44		

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
	R11	Residential	LKD	W12	Existing	39.54	0.86	YES
					Proposed	34.09		
				W13	Existing	30.46	0.89	YES
					Proposed	27.10		
				W15	Existing	39.54	0.87	YES
					Proposed	34.55		
	R12	Residential	Bedroom	W14	Existing	30.16	0.90	YES
					Proposed	27.21		
	R13	Residential	Bedroom	W16	Existing	39.54	0.88	YES
					Proposed	34.95		
	R14	Residential	Bedroom	W17	Existing	39.54	0.89	YES
					Proposed	35.28		
	R15	Residential	LKD	W18	Existing	39.54	0.90	YES
					Proposed	35.72		
				W19	Existing	36.86	1.00	YES
					Proposed	36.86		
				W20	Existing	36.55	1.00	YES
					Proposed	36.55		
				W21	Existing	36.26	1.00	YES
					Proposed	36.26		
Ninteenth	R1	Residential	LKD	W1	Existing	31.86	0.98	YES
					Proposed	31.36		
	R2	Residential	Bedroom	W2	Existing	31.59	0.98	YES
					Proposed	31.04		
	R3	Residential	Bedroom	W3	Existing	31.25	0.98	YES
					Proposed	30.64		
	R4	Residential	Bedroom	W4	Existing	31.03	0.98	YES
					Proposed	30.38		
	R5	Residential	LKD	W6	Existing	30.72	0.98	YES
					Proposed	29.96		
	R6	Residential	Bedroom	W7	Existing	30.59	0.97	YES
					Proposed	29.75		
	R7	Residential	LKD	W8	Existing	30.53	0.97	YES
					Proposed	29.60		
	R8	Residential	Bedroom	W9	Existing	30.50	0.97	YES
					Proposed	29.46		
	R9	Residential	LKD	W10	Existing	30.60	0.96	YES
					Proposed	29.43		
	R10	Residential	Bedroom	W11	Existing	29.98	0.93	YES
					Proposed	27.83		

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
	R11	Residential	LKD	W12	Existing	39.56	0.88	YES
					Proposed	34.88		
				W13	Existing	30.44	0.91	YES
					Proposed	27.65		
				W15	Existing	39.56	0.89	YES
					Proposed	35.27		
	R12	Residential	Bedroom	W14	Existing	30.12	0.92	YES
					Proposed	27.67		
	R13	Residential	Bedroom	W16	Existing	39.56	0.90	YES
					Proposed	35.61		
	R14	Residential	Bedroom	W17	Existing	39.56	0.91	YES
					Proposed	35.89		
	R15	Residential	LKD	W18	Existing	39.56	0.92	YES
					Proposed	36.25		
				W19	Existing	38.30	1.00	YES
					Proposed	38.30		
				W20	Existing	38.15	1.00	YES
					Proposed	38.15		
				W21	Existing	38.02	1.00	YES
					Proposed	38.02		
Twentieth	R1	Residential	LKD	W1	Existing	31.94	0.99	YES
					Proposed	31.54		
	R2	Residential	Bedroom	W2	Existing	31.67	0.99	YES
					Proposed	31.23		
	R3	Residential	Bedroom	W3	Existing	31.32	0.98	YES
					Proposed	30.83		
	R4	Residential	Bedroom	W4	Existing	31.09	0.98	YES
					Proposed	30.57		
	R5	Residential	LKD	W6	Existing	30.77	0.98	YES
					Proposed	30.16		
	R6	Residential	Bedroom	W7	Existing	30.63	0.98	YES
					Proposed	29.95		
	R7	Residential	LKD	W8	Existing	30.56	0.98	YES
					Proposed	29.81		
	R8	Residential	Bedroom	W9	Existing	30.52	0.97	YES
					Proposed	29.68		
	R9	Residential	LKD	W10	Existing	30.60	0.97	YES
					Proposed	29.66		
	R10	Residential	Bedroom	W11	Existing	29.95	0.94	YES
					Proposed	28.24		

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
	R11	Residential	LKD	W12	Existing	39.57	0.90	YES
					Proposed	35.69		
				W13	Existing	30.44	0.93	YES
					Proposed	28.23		
				W15	Existing	39.57	0.91	YES
					Proposed	36.00		
	R12	Residential	Bedroom	W14	Existing	30.10	0.94	YES
					Proposed	28.16		
	R13	Residential	Bedroom	W16	Existing	39.57	0.92	YES
					Proposed	36.27		
	R14	Residential	Bedroom	W17	Existing	39.57	0.92	YES
					Proposed	36.49		
	R15	Residential	LKD	W18	Existing	39.57	0.93	YES
					Proposed	36.77		
				W19	Existing	39.56	1.00	YES
					Proposed	39.56		
				W20	Existing	39.56	1.00	YES
					Proposed	39.56		
				W21	Existing	39.55	1.00	YES
					Proposed	39.55		
Twenty First	R1	Residential	LKD	W1	Existing	32.05	0.99	YES
					Proposed	31.73		
	R2	Residential	Bedroom	W2	Existing	31.77	0.99	YES
					Proposed	31.43		
	R3	Residential	Bedroom	W3	Existing	31.42	0.99	YES
					Proposed	31.04		
	R4	Residential	Bedroom	W4	Existing	31.19	0.99	YES
					Proposed	30.78		
	R5	Residential	LKD	W6	Existing	30.86	0.98	YES
					Proposed	30.39		
	R6	Residential	Bedroom	W7	Existing	30.71	0.98	YES
					Proposed	30.20		
	R7	Residential	LKD	W8	Existing	30.63	0.98	YES
					Proposed	30.06		
	R8	Residential	Bedroom	W9	Existing	30.59	0.98	YES
					Proposed	29.96		
	R9	Residential	LKD	W10	Existing	30.66	0.98	YES
					Proposed	29.95		
	R10	Residential	Bedroom	W11	Existing	30.01	0.96	YES
					Proposed	28.73		

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
	R11	Residential	LKD	W12	Existing	39.57	0.92	YES
					Proposed	36.49		
				W13	Existing	30.50	0.95	YES
					Proposed	28.86		
				W15	Existing	39.57	0.93	YES
					Proposed	36.71		
	R12	Residential	Bedroom	W14	Existing	30.16	0.95	YES
					Proposed	28.71		
	R13	Residential	Bedroom	W16	Existing	39.57	0.93	YES
					Proposed	36.91		
	R14	Residential	Bedroom	W17	Existing	39.58	0.94	YES
					Proposed	37.07		
	R15	Residential	LKD	W18	Existing	39.58	0.94	YES
					Proposed	37.28		
				W19	Existing	39.62	1.00	YES
					Proposed	39.62		
				W20	Existing	39.62	1.00	YES
					Proposed	39.62		
				W21	Existing	39.62	1.00	YES
					Proposed	39.62		
Twenty Second	R1	Residential	LKD	W1	Existing	32.16	0.99	YES
					Proposed	31.93		
	R2	Residential	Bedroom	W2	Existing	31.88	0.99	YES
					Proposed	31.64		
	R3	Residential	Bedroom	W3	Existing	31.53	0.99	YES
					Proposed	31.26		
	R4	Residential	Bedroom	W4	Existing	31.29	0.99	YES
					Proposed	31.00		
	R5	Residential	LKD	W6	Existing	30.95	0.99	YES
					Proposed	30.62		
	R6	Residential	Bedroom	W7	Existing	30.80	0.99	YES
					Proposed	30.44		
	R7	Residential	LKD	W8	Existing	30.72	0.99	YES
					Proposed	30.32		
	R8	Residential	Bedroom	W9	Existing	30.67	0.99	YES
					Proposed	30.23		
	R9	Residential	LKD	W10	Existing	30.73	0.98	YES
					Proposed	30.24		
	R10	Residential	Bedroom	W11	Existing	30.07	0.97	YES
					Proposed	29.21		

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
	R11	Residential	LKD	W12	Existing	39.57	0.94	YES
					Proposed	37.26		
				W13	Existing	30.56	0.96	YES
					Proposed	29.46		
				W15	Existing	39.57	0.95	YES
					Proposed	37.40		
	R12	Residential	Bedroom	W14	Existing	30.22	0.97	YES
					Proposed	29.24		
	R13	Residential	Bedroom	W16	Existing	39.58	0.95	YES
					Proposed	37.52		
	R14	Residential	Bedroom	W17	Existing	39.58	0.95	YES
					Proposed	37.63		
	R15	Residential	LKD	W18	Existing	39.58	0.95	YES
					Proposed	37.77		
				W19	Existing	39.62	1.00	YES
					Proposed	39.62		
				W20	Existing	39.62	1.00	YES
					Proposed	39.62		
				W21	Existing	39.62	1.00	YES
					Proposed	39.62		
Twenty Third	R1	Residential	LKD	W1	Existing	32.29	1.00	YES
					Proposed	32.14		
	R2	Residential	Bedroom	W2	Existing	32.00	1.00	YES
					Proposed	31.85		
	R3	Residential	Bedroom	W3	Existing	31.65	0.99	YES
					Proposed	31.48		
	R4	Residential	Bedroom	W4	Existing	31.41	0.99	YES
					Proposed	31.23		
	R5	Residential	LKD	W6	Existing	31.06	0.99	YES
					Proposed	30.86		
	R6	Residential	Bedroom	W7	Existing	30.91	0.99	YES
					Proposed	30.68		
	R7	Residential	LKD	W8	Existing	30.81	0.99	YES
					Proposed	30.57		
	R8	Residential	Bedroom	W9	Existing	30.75	0.99	YES
					Proposed	30.49		
	R9	Residential	LKD	W10	Existing	30.81	0.99	YES
					Proposed	30.52		
	R10	Residential	Bedroom	W11	Existing	30.14	0.98	YES
					Proposed	29.66		

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
	R11	Residential	LKD	W12	Existing	39.57	0.96	YES
					Proposed	37.98		
				W13	Existing	30.63	0.98	YES
					Proposed	30.04		
				W15	Existing	39.58	0.96	YES
					Proposed	38.04		
	R12	Residential	Bedroom	W14	Existing	30.29	0.98	YES
					Proposed	29.75		
	R13	Residential	Bedroom	W16	Existing	39.58	0.96	YES
					Proposed	38.11		
	R14	Residential	Bedroom	W17	Existing	39.58	0.96	YES
					Proposed	38.16		
	R15	Residential	LKD	W18	Existing	39.58	0.97	YES
					Proposed	38.23		
				W19	Existing	39.62	1.00	YES
					Proposed	39.62		
				W20	Existing	39.62	1.00	YES
					Proposed	39.62		
				W21	Existing	39.62	1.00	YES
					Proposed	39.62		
Twenty Fourth	R1	Residential	LKD	W1	Existing	32.42	1.00	YES
					Proposed	32.33		
	R2	Residential	Bedroom	W2	Existing	32.14	1.00	YES
					Proposed	32.04		
	R3	Residential	Bedroom	W3	Existing	31.78	1.00	YES
					Proposed	31.68		
	R4	Residential	Bedroom	W4	Existing	31.53	1.00	YES
					Proposed	31.43		
	R5	Residential	LKD	W6	Existing	31.18	1.00	YES
					Proposed	31.06		
	R6	Residential	Bedroom	W7	Existing	31.02	1.00	YES
					Proposed	30.89		
	R7	Residential	LKD	W8	Existing	30.92	1.00	YES
					Proposed	30.78		
	R8	Residential	Bedroom	W9	Existing	30.85	1.00	YES
					Proposed	30.71		
	R9	Residential	LKD	W10	Existing	30.90	0.99	YES
					Proposed	30.74		
	R10	Residential	Bedroom	W11	Existing	30.23	0.99	YES
					Proposed	29.98		

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
	R11	Residential	LKD	W12	Existing	39.57	0.97	YES
					Proposed	38.47		
				W13	Existing	30.71	0.99	YES
					Proposed	30.43		
				W15	Existing	39.58	0.97	YES
					Proposed	38.49		
	R12	Residential	Bedroom	W14	Existing	30.37	0.99	YES
					Proposed	30.11		
	R13	Residential	Bedroom	W16	Existing	39.58	0.97	YES
					Proposed	38.51		
	R14	Residential	Bedroom	W17	Existing	39.58	0.97	YES
					Proposed	38.54		
	R15	Residential	LKD	W18	Existing	39.58	0.97	YES
					Proposed	38.56		
				W19	Existing	39.62	1.00	YES
					Proposed	39.62		
				W20	Existing	39.62	1.00	YES
					Proposed	39.62		
				W21	Existing	39.62	1.00	YES
					Proposed	39.62		
Twenty Fifth	R1	Residential	LKD	W1	Existing	32.57	1.00	YES
					Proposed	32.49		
	R2	Residential	Bedroom	W2	Existing	32.28	1.00	YES
					Proposed	32.20		
	R3	Residential	Bedroom	W3	Existing	31.92	1.00	YES
					Proposed	31.84		
	R4	Residential	Bedroom	W4	Existing	31.67	1.00	YES
					Proposed	31.58		
	R5	Residential	LKD	W6	Existing	31.31	1.00	YES
					Proposed	31.21		
	R6	Residential	Bedroom	W7	Existing	31.14	1.00	YES
					Proposed	31.04		
	R7	Residential	LKD	W8	Existing	31.04	1.00	YES
					Proposed	30.92		
	R8	Residential	Bedroom	W9	Existing	30.96	1.00	YES
					Proposed	30.84		
	R9	Residential	LKD	W10	Existing	31.00	1.00	YES
					Proposed	30.87		
	R10	Residential	Bedroom	W11	Existing	30.32	0.99	YES
					Proposed	30.11		

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
	R11	Residential	LKD	W12	Existing	39.58	0.98	YES
					Proposed	38.63		
				W13	Existing	30.80	0.99	YES
					Proposed	30.56		
				W15	Existing	39.58	0.98	YES
					Proposed	38.64		
	R12	Residential	Bedroom	W14	Existing	30.47	0.99	YES
					Proposed	30.24		
	R13	Residential	Bedroom	W16	Existing	39.58	0.98	YES
					Proposed	38.67		
	R14	Residential	Bedroom	W17	Existing	39.58	0.98	YES
					Proposed	38.69		
	R15	Residential	LKD	W18	Existing	39.58	0.98	YES
					Proposed	38.71		
				W19	Existing	39.62	1.00	YES
					Proposed	39.62		
				W20	Existing	39.62	1.00	YES
					Proposed	39.62		
				W21	Existing	39.62	1.00	YES
					Proposed	39.62		
Twenty Sixth	R1	Residential	LKD	W1	Existing	32.73	1.00	YES
					Proposed	32.67		
	R2	Residential	Bedroom	W2	Existing	32.44	1.00	YES
					Proposed	32.38		
	R3	Residential	Bedroom	W3	Existing	32.08	1.00	YES
					Proposed	32.01		
	R4	Residential	Bedroom	W4	Existing	31.83	1.00	YES
					Proposed	31.75		
	R5	Residential	LKD	W6	Existing	31.46	1.00	YES
					Proposed	31.38		
	R6	Residential	Bedroom	W7	Existing	31.28	1.00	YES
					Proposed	31.19		
	R7	Residential	LKD	W8	Existing	31.17	1.00	YES
					Proposed	31.07		
	R8	Residential	Bedroom	W9	Existing	31.09	1.00	YES
					Proposed	30.99		
	R9	Residential	LKD	W10	Existing	31.12	1.00	YES
					Proposed	31.00		
	R10	Residential	Bedroom	W11	Existing	30.42	0.99	YES
					Proposed	30.25		

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
	R11	Residential	LKD	W12	Existing	39.58	0.98	YES
					Proposed	38.78		
				W13	Existing	30.90	0.99	YES
					Proposed	30.70		
				W15	Existing	39.58	0.98	YES
					Proposed	38.79		
	R12	Residential	Bedroom	W14	Existing	30.57	0.99	YES
					Proposed	30.38		
	R13	Residential	Bedroom	W16	Existing	39.58	0.98	YES
					Proposed	38.81		
	R14	Residential	Bedroom	W17	Existing	39.58	0.98	YES
					Proposed	38.83		
	R15	Residential	LKD	W18	Existing	39.58	0.98	YES
					Proposed	38.85		
				W19	Existing	39.62	1.00	YES
					Proposed	39.62		
				W20	Existing	39.62	1.00	YES
					Proposed	39.62		
				W21	Existing	39.62	1.00	YES
					Proposed	39.62		
Twenty Seventh	R1	Residential	LKD	W1	Existing	32.91	1.00	YES
					Proposed	32.86		
	R2	Residential	Bedroom	W2	Existing	32.62	1.00	YES
					Proposed	32.56		
	R3	Residential	Bedroom	W3	Existing	32.26	1.00	YES
					Proposed	32.20		
	R4	Residential	Bedroom	W4	Existing	32.00	1.00	YES
					Proposed	31.94		
	R5	Residential	LKD	W6	Existing	31.62	1.00	YES
					Proposed	31.55		
	R6	Residential	Bedroom	W7	Existing	31.44	1.00	YES
					Proposed	31.37		
	R7	Residential	LKD	W8	Existing	31.32	1.00	YES
					Proposed	31.24		
	R8	Residential	Bedroom	W9	Existing	31.23	1.00	YES
					Proposed	31.15		
	R9	Residential	LKD	W10	Existing	31.24	1.00	YES
					Proposed	31.15		
	R10	Residential	Bedroom	W11	Existing	30.54	1.00	YES
					Proposed	30.41		

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
	R11	Residential	LKD	W12	Existing	39.58	0.98	YES
					Proposed	38.94		
				W13	Existing	31.02	0.99	YES
					Proposed	30.86		
				W15	Existing	39.58	0.98	YES
					Proposed	38.95		
	R12	Residential	Bedroom	W14	Existing	30.69	1.00	YES
					Proposed	30.54		
	R13	Residential	Bedroom	W16	Existing	39.58	0.98	YES
					Proposed	38.96		
	R14	Residential	Bedroom	W17	Existing	39.58	0.98	YES
					Proposed	38.98		
	R15	Residential	LKD	W18	Existing	39.58	0.99	YES
					Proposed	39.00		
				W19	Existing	39.62	1.00	YES
					Proposed	39.62		
				W20	Existing	39.62	1.00	YES
					Proposed	39.62		
				W21	Existing	39.62	1.00	YES
					Proposed	39.62		
Twenty Eighth	R1	Residential	LKD	W1	Existing	33.10	1.00	YES
					Proposed	33.06		
	R2	Residential	Bedroom	W2	Existing	32.81	1.00	YES
					Proposed	32.77		
	R3	Residential	Bedroom	W3	Existing	32.45	1.00	YES
					Proposed	32.40		
	R4	Residential	Bedroom	W4	Existing	32.18	1.00	YES
					Proposed	32.14		
	R5	Residential	LKD	W6	Existing	31.80	1.00	YES
					Proposed	31.75		
	R6	Residential	Bedroom	W7	Existing	31.61	1.00	YES
					Proposed	31.56		
	R7	Residential	LKD	W8	Existing	31.49	1.00	YES
					Proposed	31.43		
	R8	Residential	Bedroom	W9	Existing	31.39	1.00	YES
					Proposed	31.32		
	R9	Residential	LKD	W10	Existing	31.39	1.00	YES
					Proposed	31.32		
	R10	Residential	Bedroom	W11	Existing	30.68	1.00	YES
					Proposed	30.57		

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
	R11	Residential	LKD	W12	Existing	39.58	0.99	YES
					Proposed	39.09		
				W13	Existing	31.16	1.00	YES
					Proposed	31.03		
				W15	Existing	39.58	0.99	YES
					Proposed	39.10		
	R12	Residential	Bedroom	W14	Existing	30.83	1.00	YES
					Proposed	30.71		
	R13	Residential	Bedroom	W16	Existing	39.58	0.99	YES
					Proposed	39.11		
	R14	Residential	Bedroom	W17	Existing	39.58	0.99	YES
					Proposed	39.12		
	R15	Residential	LKD	W18	Existing	39.58	0.99	YES
					Proposed	39.14		
				W19	Existing	39.62	1.00	YES
					Proposed	39.62		
				W20	Existing	39.62	1.00	YES
					Proposed	39.62		
				W21	Existing	39.62	1.00	YES
					Proposed	39.62		
Twenty Nineth	R1	Residential	LKD	W1	Existing	33.31	1.00	YES
					Proposed	33.28		
	R2	Residential	Bedroom	W2	Existing	33.02	1.00	YES
					Proposed	32.99		
	R3	Residential	Bedroom	W3	Existing	32.66	1.00	YES
					Proposed	32.62		
	R4	Residential	Bedroom	W4	Existing	32.39	1.00	YES
					Proposed	32.36		
	R5	Residential	LKD	W6	Existing	32.00	1.00	YES
					Proposed	31.96		
	R6	Residential	Bedroom	W7	Existing	31.80	1.00	YES
					Proposed	31.76		
	R7	Residential	LKD	W8	Existing	31.67	1.00	YES
					Proposed	31.63		
	R8	Residential	Bedroom	W9	Existing	31.56	1.00	YES
					Proposed	31.52		
	R9	Residential	LKD	W10	Existing	31.55	1.00	YES
					Proposed	31.51		
	R10	Residential	Bedroom	W11	Existing	30.84	1.00	YES
					Proposed	30.77		

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
	R11	Residential	LKD	W12	Existing	39.58	0.99	YES
					Proposed	39.24		
				W13	Existing	31.31	1.00	YES
					Proposed	31.23		
				W15	Existing	39.58	0.99	YES
					Proposed	39.24		
	R12	Residential	Bedroom	W14	Existing	30.99	1.00	YES
					Proposed	30.90		
	R13	Residential	Bedroom	W16	Existing	39.58	0.99	YES
					Proposed	39.25		
	R14	Residential	Bedroom	W17	Existing	39.58	0.99	YES
					Proposed	39.26		
	R15	Residential	LKD	W18	Existing	39.58	0.99	YES
					Proposed	39.27		
				W19	Existing	39.62	1.00	YES
					Proposed	39.62		
				W20	Existing	39.62	1.00	YES
					Proposed	39.62		
				W21	Existing	39.62	1.00	YES
					Proposed	39.62		
Thirtieth	R1	Residential	LKD	W1	Existing	33.54	1.00	YES
					Proposed	33.52		
	R2	Residential	Bedroom	W2	Existing	33.24	1.00	YES
					Proposed	33.23		
	R3	Residential	Bedroom	W3	Existing	32.89	1.00	YES
					Proposed	32.87		
	R4	Residential	Bedroom	W4	Existing	32.62	1.00	YES
					Proposed	32.60		
	R5	Residential	LKD	W6	Existing	32.22	1.00	YES
					Proposed	32.20		
	R6	Residential	Bedroom	W7	Existing	32.02	1.00	YES
					Proposed	32.00		
	R7	Residential	LKD	W8	Existing	31.88	1.00	YES
					Proposed	31.86		
	R8	Residential	Bedroom	W9	Existing	31.76	1.00	YES
					Proposed	31.74		
	R9	Residential	LKD	W10	Existing	31.74	1.00	YES
					Proposed	31.71		
	R10	Residential	Bedroom	W11	Existing	31.02	1.00	YES
					Proposed	30.98		

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
	R11	Residential	LKD	W12	Existing	39.58	0.99	YES
					Proposed	39.38		
				W13	Existing	31.48	1.00	YES
					Proposed	31.43		
				W15	Existing	39.58	0.99	YES
					Proposed	39.38		
	R12	Residential	Bedroom	W14	Existing	31.16	1.00	YES
					Proposed	31.12		
	R13	Residential	Bedroom	W16	Existing	39.58	1.00	YES
					Proposed	39.39		
	R14	Residential	Bedroom	W17	Existing	39.58	1.00	YES
					Proposed	39.39		
	R15	Residential	LKD	W18	Existing	39.59	1.00	YES
					Proposed	39.40		
				W19	Existing	39.62	1.00	YES
					Proposed	39.62		
				W20	Existing	39.62	1.00	YES
					Proposed	39.62		
				W21	Existing	39.62	1.00	YES
					Proposed	39.62		
Thirty First	R1	Residential	LKD	W1	Existing	33.79	1.00	YES
					Proposed	33.78		
	R2	Residential	Bedroom	W2	Existing	33.49	1.00	YES
					Proposed	33.49		
	R3	Residential	Bedroom	W3	Existing	33.14	1.00	YES
					Proposed	33.13		
	R4	Residential	Bedroom	W4	Existing	32.87	1.00	YES
					Proposed	32.86		
	R5	Residential	LKD	W6	Existing	32.47	1.00	YES
					Proposed	32.46		
	R6	Residential	Bedroom	W7	Existing	32.26	1.00	YES
					Proposed	32.25		
	R7	Residential	LKD	W8	Existing	32.11	1.00	YES
					Proposed	32.11		
	R8	Residential	Bedroom	W9	Existing	31.99	1.00	YES
					Proposed	31.98		
	R9	Residential	LKD	W10	Existing	31.95	1.00	YES
					Proposed	31.94		
	R10	Residential	Bedroom	W11	Existing	31.22	1.00	YES
					Proposed	31.21		

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
	R11	Residential	LKD	W12	Existing	39.58	1.00	YES
					Proposed	39.51		
				W13	Existing	31.68	1.00	YES
					Proposed	31.66		
				W15	Existing	39.58	1.00	YES
					Proposed	39.52		
	R12	Residential	Bedroom	W14	Existing	31.36	1.00	YES
					Proposed	31.35		
	R13	Residential	Bedroom	W16	Existing	39.58	1.00	YES
					Proposed	39.52		
	R14	Residential	Bedroom	W17	Existing	39.58	1.00	YES
					Proposed	39.52		
	R15	Residential	LKD	W18	Existing	39.59	1.00	YES
					Proposed	39.53		
				W19	Existing	39.62	1.00	YES
					Proposed	39.62		
				W20	Existing	39.62	1.00	YES
					Proposed	39.62		
				W21	Existing	39.62	1.00	YES
					Proposed	39.62		
Thirty Second	R1	Residential	LKD	W1	Existing	34.06	1.00	YES
					Proposed	34.06		
	R2	Residential	Bedroom	W2	Existing	33.74	1.00	YES
					Proposed	33.74		
	R3	Residential	Bedroom	W3	Existing	33.44	1.00	YES
					Proposed	33.44		
	R4	Residential	Bedroom	W4	Existing	33.15	1.00	YES
					Proposed	33.15		
	R5	Residential	LKD	W6	Existing	32.75	1.00	YES
					Proposed	32.75		
	R6	Residential	Bedroom	W7	Existing	32.53	1.00	YES
					Proposed	32.53		
	R7	Residential	LKD	W8	Existing	32.40	1.00	YES
					Proposed	32.40		
	R8	Residential	Bedroom	W9	Existing	32.25	1.00	YES
					Proposed	32.25		
	R9	Residential	LKD	W10	Existing	32.19	1.00	YES
					Proposed	32.19		
	R10	Residential	Bedroom	W11	Existing	31.46	1.00	YES
					Proposed	31.46		

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
	R11	Residential	LKD	W12	Existing	39.58	1.00	YES
					Proposed	39.58		
				W13	Existing	31.87	1.00	YES
					Proposed	31.87		
				W15	Existing	39.58	1.00	YES
					Proposed	39.58		
	R12	Residential	Bedroom	W14	Existing	31.60	1.00	YES
					Proposed	31.60		
	R13	Residential	Bedroom	W16	Existing	39.58	1.00	YES
					Proposed	39.58		
	R14	Residential	Bedroom	W17	Existing	39.59	1.00	YES
					Proposed	39.59		
	R15	Residential	LKD	W18	Existing	39.59	1.00	YES
					Proposed	39.59		
				W19	Existing	39.62	1.00	YES
					Proposed	39.62		
				W20	Existing	39.62	1.00	YES
					Proposed	39.62		
				W21	Existing	39.62	1.00	YES
					Proposed	39.62		
Thirty Third	R1	Residential	LKD	W1	Existing	34.35	1.00	YES
					Proposed	34.35		
	R2	Residential	Bedroom	W2	Existing	34.03	1.00	YES
					Proposed	34.03		
	R3	Residential	Bedroom	W3	Existing	33.74	1.00	YES
					Proposed	33.74		
	R4	Residential	Bedroom	W4	Existing	33.45	1.00	YES
					Proposed	33.45		
	R5	Residential	LKD	W6	Existing	33.05	1.00	YES
					Proposed	33.05		
	R6	Residential	Bedroom	W7	Existing	32.83	1.00	YES
					Proposed	32.83		
	R7	Residential	LKD	W8	Existing	32.69	1.00	YES
					Proposed	32.69		
	R8	Residential	Bedroom	W9	Existing	32.53	1.00	YES
					Proposed	32.53		
	R9	Residential	LKD	W10	Existing	32.47	1.00	YES
					Proposed	32.47		
	R10	Residential	Bedroom	W11	Existing	31.73	1.00	YES
					Proposed	31.73		

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
	R11	Residential	LKD	W12	Existing	39.58	1.00	YES
					Proposed	39.58		
				W13	Existing	32.13	1.00	YES
					Proposed	32.13		
				W15	Existing	39.58	1.00	YES
					Proposed	39.58		
	R12	Residential	Bedroom	W14	Existing	31.87	1.00	YES
					Proposed	31.87		
	R13	Residential	Bedroom	W16	Existing	39.59	1.00	YES
					Proposed	39.59		
	R14	Residential	Bedroom	W17	Existing	39.59	1.00	YES
					Proposed	39.59		
	R15	Residential	LKD	W18	Existing	39.59	1.00	YES
					Proposed	39.59		
				W19	Existing	39.62	1.00	YES
					Proposed	39.62		
				W20	Existing	39.62	1.00	YES
					Proposed	39.62		
				W21	Existing	39.62	1.00	YES
					Proposed	39.62		
Thirty Fourth	R1	Residential	LKD	W1	Existing	34.65	1.00	YES
					Proposed	34.65		
	R2	Residential	Bedroom	W2	Existing	34.38	1.00	YES
					Proposed	34.38		
	R3	Residential	Bedroom	W3	Existing	34.04	1.00	YES
					Proposed	34.04		
	R4	Residential	Bedroom	W4	Existing	33.78	1.00	YES
					Proposed	33.78		
	R5	Residential	LKD	W6	Existing	33.38	1.00	YES
					Proposed	33.38		
	R6	Residential	Bedroom	W7	Existing	33.16	1.00	YES
					Proposed	33.16		
	R7	Residential	LKD	W8	Existing	33.00	1.00	YES
					Proposed	33.00		
	R8	Residential	Bedroom	W9	Existing	32.85	1.00	YES
					Proposed	32.85		
	R9	Residential	LKD	W10	Existing	32.77	1.00	YES
					Proposed	32.77		
	R10	Residential	Bedroom	W11	Existing	32.04	1.00	YES
					Proposed	32.04		

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
	R11	Residential	LKD	W12	Existing	39.58	1.00	YES
					Proposed	39.58		
				W13	Existing	32.47	1.00	YES
					Proposed	32.47		
				W15	Existing	39.59	1.00	YES
					Proposed	39.59		
	R12	Residential	Bedroom	W14	Existing	32.18	1.00	YES
					Proposed	32.18		
	R13	Residential	Bedroom	W16	Existing	39.59	1.00	YES
					Proposed	39.59		
	R14	Residential	Bedroom	W17	Existing	39.59	1.00	YES
					Proposed	39.59		
	R15	Residential	LKD	W18	Existing	39.59	1.00	YES
					Proposed	39.59		
				W19	Existing	39.62	1.00	YES
					Proposed	39.62		
				W20	Existing	39.62	1.00	YES
					Proposed	39.62		
				W21	Existing	39.62	1.00	YES
					Proposed	39.62		
Thirty Fifth	R1	Residential	LKD	W1	Existing	34.99	1.00	YES
					Proposed	34.99		
	R2	Residential	Bedroom	W2	Existing	34.70	1.00	YES
					Proposed	34.70		
	R3	Residential	Bedroom	W3	Existing	34.42	1.00	YES
					Proposed	34.42		
	R4	Residential	Bedroom	W4	Existing	34.14	1.00	YES
					Proposed	34.14		
	R5	Residential	LKD	W6	Existing	33.75	1.00	YES
					Proposed	33.75		
	R6	Residential	Bedroom	W7	Existing	33.53	1.00	YES
					Proposed	33.53		
	R7	Residential	LKD	W8	Existing	33.38	1.00	YES
					Proposed	33.38		
	R8	Residential	Bedroom	W9	Existing	33.21	1.00	YES
					Proposed	33.21		
	R9	Residential	LKD	W10	Existing	33.12	1.00	YES
					Proposed	33.12		
	R10	Residential	Bedroom	W11	Existing	32.40	1.00	YES
					Proposed	32.40		

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
	R11	Residential	LKD	W12	Existing	39.59	1.00	YES
					Proposed	39.59		
				W13	Existing	32.78	1.00	YES
					Proposed	32.78		
				W15	Existing	39.59	1.00	YES
					Proposed	39.59		
	R12	Residential	Bedroom	W14	Existing	32.53	1.00	YES
					Proposed	32.53		
	R13	Residential	Bedroom	W16	Existing	39.59	1.00	YES
					Proposed	39.59		
	R14	Residential	Bedroom	W17	Existing	39.59	1.00	YES
					Proposed	39.59		
	R15	Residential	LKD	W18	Existing	39.59	1.00	YES
					Proposed	39.59		
				W19	Existing	39.62	1.00	YES
					Proposed	39.62		
				W20	Existing	39.62	1.00	YES
					Proposed	39.62		
				W21	Existing	39.62	1.00	YES
					Proposed	39.62		
Thirty Sixth	R1	Residential	LKD	W1	Existing	35.34	1.00	YES
					Proposed	35.34		
	R2	Residential	Bedroom	W2	Existing	35.09	1.00	YES
					Proposed	35.09		
	R3	Residential	Bedroom	W3	Existing	34.78	1.00	YES
					Proposed	34.78		
	R4	Residential	Bedroom	W4	Existing	34.53	1.00	YES
					Proposed	34.53		
	R5	Residential	LKD	W6	Existing	34.15	1.00	YES
					Proposed	34.15		
	R6	Residential	Bedroom	W7	Existing	33.93	1.00	YES
					Proposed	33.93		
	R7	Residential	LKD	W8	Existing	33.76	1.00	YES
					Proposed	33.76		
	R8	Residential	Bedroom	W9	Existing	33.61	1.00	YES
					Proposed	33.61		
	R9	Residential	LKD	W10	Existing	33.51	1.00	YES
					Proposed	33.51		
	R10	Residential	Bedroom	W11	Existing	32.81	1.00	YES
					Proposed	32.81		

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
	R11	Residential	LKD	W12	Existing	39.59	1.00	YES
					Proposed	39.59		
				W13	Existing	33.21	1.00	YES
					Proposed	33.21		
				W15	Existing	39.59	1.00	YES
					Proposed	39.59		
	R12	Residential	Bedroom	W14	Existing	32.93	1.00	YES
					Proposed	32.93		
	R13	Residential	Bedroom	W16	Existing	39.59	1.00	YES
					Proposed	39.59		
	R14	Residential	Bedroom	W17	Existing	39.59	1.00	YES
					Proposed	39.59		
	R15	Residential	LKD	W18	Existing	39.60	1.00	YES
					Proposed	39.60		
				W19	Existing	39.62	1.00	YES
					Proposed	39.62		
				W20	Existing	39.62	1.00	YES
					Proposed	39.62		
				W21	Existing	39.62	1.00	YES
					Proposed	39.62		
Thirty Seventh	R1	Residential	LKD	W1	Existing	35.72	1.00	YES
					Proposed	35.72		
	R2	Residential	Bedroom	W2	Existing	35.46	1.00	YES
					Proposed	35.46		
	R3	Residential	Bedroom	W3	Existing	35.21	1.00	YES
					Proposed	35.21		
	R4	Residential	Bedroom	W4	Existing	34.95	1.00	YES
					Proposed	34.95		
	R5	Residential	LKD	W6	Existing	34.59	1.00	YES
					Proposed	34.59		
	R6	Residential	Bedroom	W7	Existing	34.37	1.00	YES
					Proposed	34.37		
	R7	Residential	LKD	W8	Existing	34.23	1.00	YES
					Proposed	34.23		
	R8	Residential	Bedroom	W9	Existing	34.05	1.00	YES
					Proposed	34.05		
	R9	Residential	LKD	W10	Existing	33.95	1.00	YES
					Proposed	33.95		
	R10	Residential	Bedroom	W11	Existing	33.27	1.00	YES
					Proposed	33.27		

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
	R11	Residential	LKD	W12	Existing	33.61	1.00	YES
					Proposed	33.61		
				W13	Existing	39.59	1.00	YES
					Proposed	39.59		
				W15	Existing	39.59	1.00	YES
					Proposed	39.59		
	R12	Residential	Bedroom	W14	Existing	33.38	1.00	YES
					Proposed	33.38		
	R13	Residential	Bedroom	W16	Existing	39.59	1.00	YES
					Proposed	39.59		
	R14	Residential	Bedroom	W17	Existing	39.60	1.00	YES
					Proposed	39.60		
	R15	Residential	LKD	W18	Existing	39.60	1.00	YES
					Proposed	39.60		
				W19	Existing	39.62	1.00	YES
					Proposed	39.62		
				W20	Existing	39.62	1.00	YES
					Proposed	39.62		
				W21	Existing	39.62	1.00	YES
					Proposed	39.62		
Thirty Eighth	R1	Residential	LKD	W1	Existing	36.11	1.00	YES
					Proposed	36.11		
	R2	Residential	Bedroom	W2	Existing	35.89	1.00	YES
					Proposed	35.89		
	R3	Residential	Bedroom	W3	Existing	35.62	1.00	YES
					Proposed	35.62		
	R4	Residential	Bedroom	W4	Existing	35.40	1.00	YES
					Proposed	35.40		
	R5	Residential	LKD	W6	Existing	35.05	1.00	YES
					Proposed	35.05		
	R6	Residential	Bedroom	W7	Existing	34.85	1.00	YES
					Proposed	34.85		
	R7	Residential	LKD	W8	Existing	34.69	1.00	YES
					Proposed	34.69		
	R8	Residential	Bedroom	W9	Existing	34.54	1.00	YES
					Proposed	34.54		
	R9	Residential	LKD	W10	Existing	34.43	1.00	YES
					Proposed	34.43		
	R10	Residential	Bedroom	W11	Existing	33.79	1.00	YES
					Proposed	33.79		

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
	R11	Residential	LKD	W12	Existing	34.14	1.00	YES
					Proposed	34.14		
				W13	Existing	39.59	1.00	YES
					Proposed	39.59		
				W15	Existing	39.59	1.00	YES
					Proposed	39.59		
	R12	Residential	Bedroom	W14	Existing	33.90	1.00	YES
					Proposed	33.90		
	R13	Residential	Bedroom	W16	Existing	39.60	1.00	YES
					Proposed	39.60		
	R14	Residential	Bedroom	W17	Existing	39.60	1.00	YES
					Proposed	39.60		
	R15	Residential	LKD	W18	Existing	39.60	1.00	YES
					Proposed	39.60		
				W19	Existing	39.62	1.00	YES
					Proposed	39.62		
				W20	Existing	39.62	1.00	YES
					Proposed	39.62		
				W21	Existing	39.62	1.00	YES
					Proposed	39.62		
Thirty Nineth	R1	Residential	LKD	W1	Existing	36.52	1.00	YES
					Proposed	36.52		
	R2	Residential	Bedroom	W2	Existing	36.32	1.00	YES
					Proposed	36.32		
	R3	Residential	Bedroom	W3	Existing	36.07	1.00	YES
					Proposed	36.07		
	R4	Residential	Bedroom	W4	Existing	35.87	1.00	YES
					Proposed	35.87		
	R5	Residential	LKD	W6	Existing	35.55	1.00	YES
					Proposed	35.55		
	R6	Residential	Bedroom	W7	Existing	35.36	1.00	YES
					Proposed	35.36		
	R7	Residential	LKD	W8	Existing	35.21	1.00	YES
					Proposed	35.21		
	R8	Residential	Bedroom	W9	Existing	35.07	1.00	YES
					Proposed	35.07		
	R9	Residential	LKD	W10	Existing	34.96	1.00	YES
					Proposed	34.96		
	R10	Residential	Bedroom	W11	Existing	34.36	1.00	YES
					Proposed	34.36		

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
	R11	Residential	LKD	W12	Existing	34.68	1.00	YES
					Proposed	34.68		
				W13	Existing	39.59	1.00	YES
					Proposed	39.59		
				W15	Existing	39.60	1.00	YES
					Proposed	39.60		
	R12	Residential	Bedroom	W14	Existing	34.46	1.00	YES
					Proposed	34.46		
	R13	Residential	Bedroom	W16	Existing	39.60	1.00	YES
					Proposed	39.60		
	R14	Residential	Bedroom	W17	Existing	39.60	1.00	YES
					Proposed	39.60		
	R15	Residential	LKD	W18	Existing	39.60	1.00	YES
					Proposed	39.60		
				W19	Existing	39.62	1.00	YES
					Proposed	39.62		
				W20	Existing	39.62	1.00	YES
					Proposed	39.62		
				W21	Existing	39.62	1.00	YES
					Proposed	39.62		
Thirty Nineth	R1	Residential	LKD	W1	Existing	36.52	1.00	YES
					Proposed	36.52		
Thirty Nineth	R2	Residential	Bedroom	W2	Existing	36.32	1.00	YES
					Proposed	36.32		
Thirty Nineth	R3	Residential	Bedroom	W3	Existing	36.07	1.00	YES
					Proposed	36.07		
Thirty Nineth	R4	Residential	Bedroom	W4	Existing	35.87	1.00	YES
					Proposed	35.87		
Thirty Nineth	R5	Residential	LKD	W6	Existing	35.55	1.00	YES
					Proposed	35.55		
Thirty Nineth	R6	Residential	Bedroom	W7	Existing	35.36	1.00	YES
					Proposed	35.36		
Thirty Nineth	R7	Residential	LKD	W8	Existing	35.21	1.00	YES
					Proposed	35.21		
Thirty Nineth	R8	Residential	Bedroom	W9	Existing	35.07	1.00	YES
					Proposed	35.07		
Thirty Nineth	R9	Residential	LKD	W10	Existing	34.96	1.00	YES
					Proposed	34.96		
Thirty Nineth	R10	Residential	Bedroom	W11	Existing	34.36	1.00	YES
					Proposed	34.36		

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.		VSC	Pr/Ex	Meets BRE Criteria
Thirty Nineth	R11	Residential	LKD	W12	Existing	34.68	1.00	YES
					Proposed	34.68		
Thirty Nineth	R11	Residential	LKD	W13	Existing	39.59	1.00	YES
					Proposed	39.59		
Thirty Nineth	R11	Residential	LKD	W15	Existing	39.60	1.00	YES
					Proposed	39.60		
Thirty Nineth	R12	Residential	Bedroom	W14	Existing	34.46	1.00	YES
					Proposed	34.46		
Thirty Nineth	R13	Residential	Bedroom	W16	Existing	39.60	1.00	YES
					Proposed	39.60		
Thirty Nineth	R14	Residential	Bedroom	W17	Existing	39.60	1.00	YES
					Proposed	39.60		
Thirty Nineth	R15	Residential	LKD	W18	Existing	39.60	1.00	YES
					Proposed	39.60		
Thirty Nineth	R15	Residential	LKD	W19	Existing	39.62	1.00	YES
					Proposed	39.62		
Thirty Nineth	R15	Residential	LKD	W20	Existing	39.62	1.00	YES
					Proposed	39.62		
Thirty Nineth	R15	Residential	LKD	W21	Existing	39.62	1.00	YES
					Proposed	39.62		

		NSL - Existing Site as Baseline									
		Meet or Exceed BRE Guidelines			Below BRE Guidelines						
Building No.	Address	Total no. of Rooms	No. Rooms that Meet or Exceed BRE Guidelines		21%-30% Reduction - Minor		31%-40% Reduction - Moderate		>40% Reduction - Major		Total
B1	303 Deansgate and Land at Great Bridgewater Street and Trafford Street (Beetham Tower)	126	126	100%	0	0%	0	0%	0	0%	0
B2	321 Deansgate, Manchester	5	5	100%	0	0%	0	0%	0	0%	0
B6	332 & 334 Deansgate and 1A, 3, 7, 9 and 11 Liverpool Road	7	7	100%	0	0%	0	0%	0	0%	0
B11	Porchfield Square and Rozel Square, Byrom Street, Manchester	56	47	84%	7	13%	2	4%	0	0%	9
B38	Free Trade Hall, Peter Street, Manchester	70	70	100%	0	0%	0	0%	0	0%	0
B44	Land on the east side of Watson Street, Manchester	159	151	95%	4	3%	3	2%	1	1%	8
B46	Viadux	570	557	98%	2	0%	4	1%	7	1%	13
	Total	**993**	**963**	**97.0%**	**13**	**1.3%**	**9**	**0.9%**	**8**	**0.8%**	**30**

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Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
				B1						
Twenty Third	R2		Residential	Bedroom	Area m2	29.16	27.96	27.96		
					% of room		95.90%	95.90%	1.00	YES
	R4		Residential	Bedroom	Area m2	14.22	14.17	14.17		
					% of room		99.65%	99.65%	1.00	YES
	R6		Residential	Bedroom	Area m2	23.27	23.23	23.23		
					% of room		99.82%	99.82%	1.00	YES
	R8		Residential	Bedroom	Area m2	24.32	24.22	24.22		
					% of room		99.63%	99.63%	1.00	YES
	R9		Residential	Bedroom	Area m2	14.15	14.05	14.05		
					% of room		99.26%	99.26%	1.00	YES
	R11		Residential	Bedroom	Area m2	14.99	14.97	14.97		
					% of room		99.92%	99.92%	1.00	YES
	R13		Residential	Bedroom	Area m2	28.97	28.55	28.55		
					% of room		98.54%	98.54%	1.00	YES
Twenty Fourth	R1		Residential	Bedroom	Area m2	29.16	27.95	27.95		
					% of room		95.85%	95.85%	1.00	YES
	R2		Residential	Bedroom	Area m2	14.22	14.17	14.17		
					% of room		99.65%	99.65%	1.00	YES
	R3		Residential	Bedroom	Area m2	23.27	23.23	23.23		
					% of room		99.82%	99.82%	1.00	YES
	R4		Residential	Bedroom	Area m2	24.32	24.23	24.23		
					% of room		99.64%	99.64%	1.00	YES
	R5		Residential	Bedroom	Area m2	14.15	14.05	14.05		
					% of room		99.26%	99.26%	1.00	YES
	R6		Residential	Bedroom	Area m2	14.99	14.97	14.97		
					% of room		99.92%	99.92%	1.00	YES
	R7		Residential	Bedroom	Area m2	28.97	28.54	28.54		
					% of room		98.53%	98.53%	1.00	YES
Twenty Fifth	R1		Residential	Bedroom	Area m2	29.16	27.94	27.94		
					% of room		95.82%	95.82%	1.00	YES
	R2		Residential	Bedroom	Area m2	14.22	14.17	14.17		
					% of room		99.65%	99.65%	1.00	YES
	R3		Residential	Bedroom	Area m2	23.27	23.23	23.23		
					% of room		99.82%	99.82%	1.00	YES
	R4		Residential	Bedroom	Area m2	24.32	24.23	24.23		
					% of room		99.65%	99.65%	1.00	YES
	R5		Residential	Bedroom	Area m2	14.15	14.05	14.05		
					% of room		99.26%	99.26%	1.00	YES
	R6		Residential	Bedroom	Area m2	14.99	14.97	14.97		
					% of room		99.92%	99.92%	1.00	YES
	R7		Residential	Bedroom	Area m2	28.97	28.54	28.54		
					% of room		98.54%	98.54%	1.00	YES
Twenty Sixth	R1		Residential	Bedroom	Area m2	29.16	27.94	27.94		
					% of room		95.83%	95.83%	1.00	YES
	R2		Residential	Bedroom	Area m2	14.22	14.17	14.17		
					% of room		99.65%	99.65%	1.00	YES
	R3		Residential	Bedroom	Area m2	23.27	23.23	23.23		
					% of room		99.82%	99.82%	1.00	YES
	R4		Residential	Bedroom	Area m2	24.32	24.22	24.22		
					% of room		99.63%	99.63%	1.00	YES
	R5		Residential	Bedroom	Area m2	14.15	14.05	14.05		
					% of room		99.26%	99.26%	1.00	YES
	R6		Residential	Bedroom	Area m2	14.99	14.97	14.97		
					% of room		99.92%	99.92%	1.00	YES
	R7		Residential	Bedroom	Area m2	28.97	28.54	28.54		
					% of room		98.53%	98.53%	1.00	YES
Twenty Seventh	R1		Residential	Bedroom	Area m2	29.16	27.94	27.94		
					% of room		95.83%	95.83%	1.00	YES
	R2		Residential	Bedroom	Area m2	14.22	14.17	14.17		
					% of room		99.65%	99.65%	1.00	YES
	R3		Residential	Bedroom	Area m2	23.27	23.23	23.23		
					% of room		99.82%	99.82%	1.00	YES
	R4		Residential	Bedroom	Area m2	24.32	24.23	24.23		
					% of room		99.64%	99.64%	1.00	YES
	R5		Residential	Bedroom	Area m2	14.15	14.05	14.05		
					% of room		99.26%	99.26%	1.00	YES
	R6		Residential	Bedroom	Area m2	14.99	14.97	14.97		
					% of room		99.92%	99.92%	1.00	YES
	R7		Residential	Bedroom	Area m2	28.97	28.55	28.55		
					% of room		98.56%	98.56%	1.00	YES

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Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Twenty Eighth	R1		Residential	Bedroom	Area m2	29.16	27.96	27.96		
					% of room		95.89%	95.89%	1.00	YES
	R2		Residential	Bedroom	Area m2	14.22	14.17	14.17		
					% of room		99.65%	99.65%	1.00	YES
	R3		Residential	Bedroom	Area m2	23.27	23.23	23.23		
					% of room		99.82%	99.82%	1.00	YES
	R4		Residential	Bedroom	Area m2	24.32	24.23	24.23		
					% of room		99.64%	99.64%	1.00	YES
	R5		Residential	Bedroom	Area m2	14.15	14.05	14.05		
					% of room		99.26%	99.26%	1.00	YES
	R6		Residential	Bedroom	Area m2	14.99	14.97	14.97		
					% of room		99.92%	99.92%	1.00	YES
	R7		Residential	Bedroom	Area m2	28.97	28.55	28.55		
					% of room		98.56%	98.56%	1.00	YES
Twenty Nineth	R1		Residential	Bedroom	Area m2	29.16	27.95	27.95		
					% of room		95.87%	95.87%	1.00	YES
	R2		Residential	Bedroom	Area m2	14.22	14.17	14.17		
					% of room		99.65%	99.65%	1.00	YES
	R3		Residential	Bedroom	Area m2	23.27	23.23	23.23		
					% of room		99.82%	99.82%	1.00	YES
	R4		Residential	Bedroom	Area m2	24.32	24.22	24.22		
					% of room		99.63%	99.63%	1.00	YES
	R5		Residential	Bedroom	Area m2	14.15	14.05	14.05		
					% of room		99.26%	99.26%	1.00	YES
	R6		Residential	Bedroom	Area m2	14.99	14.97	14.97		
					% of room		99.92%	99.92%	1.00	YES
	R7		Residential	Bedroom	Area m2	28.97	28.55	28.55		
					% of room		98.56%	98.56%	1.00	YES
Thirtieth	R1		Residential	Bedroom	Area m2	29.16	27.96	27.96		
					% of room		95.90%	95.90%	1.00	YES
	R2		Residential	Bedroom	Area m2	14.22	14.17	14.17		
					% of room		99.65%	99.65%	1.00	YES
	R3		Residential	Bedroom	Area m2	23.27	23.23	23.23		
					% of room		99.82%	99.82%	1.00	YES
	R4		Residential	Bedroom	Area m2	24.32	24.22	24.22		
					% of room		99.63%	99.63%	1.00	YES
	R5		Residential	Bedroom	Area m2	14.15	14.05	14.05		
					% of room		99.26%	99.26%	1.00	YES
	R6		Residential	Bedroom	Area m2	14.99	14.97	14.97		
					% of room		99.92%	99.92%	1.00	YES
	R7		Residential	Bedroom	Area m2	28.97	28.55	28.55		
					% of room		98.56%	98.56%	1.00	YES
Thirty First	R1		Residential	Bedroom	Area m2	29.16	27.93	27.93		
					% of room		95.78%	95.78%	1.00	YES
	R2		Residential	Bedroom	Area m2	14.22	14.17	14.17		
					% of room		99.65%	99.65%	1.00	YES
	R3		Residential	Bedroom	Area m2	23.27	23.23	23.23		
					% of room		99.82%	99.82%	1.00	YES
	R4		Residential	Bedroom	Area m2	24.32	24.22	24.22		
					% of room		99.63%	99.63%	1.00	YES
	R5		Residential	Bedroom	Area m2	14.15	14.05	14.05		
					% of room		99.26%	99.26%	1.00	YES
	R6		Residential	Bedroom	Area m2	14.99	14.97	14.97		
					% of room		99.92%	99.92%	1.00	YES
	R7		Residential	Bedroom	Area m2	28.97	28.54	28.54		
					% of room		98.53%	98.53%	1.00	YES
Thirty Second	R1		Residential	Bedroom	Area m2	29.16	27.95	27.95		
					% of room		95.86%	95.86%	1.00	YES
	R2		Residential	Bedroom	Area m2	14.22	14.17	14.17		
					% of room		99.65%	99.65%	1.00	YES
	R3		Residential	Bedroom	Area m2	23.27	23.23	23.23		
					% of room		99.82%	99.82%	1.00	YES
	R4		Residential	Bedroom	Area m2	24.32	24.23	24.23		
					% of room		99.64%	99.64%	1.00	YES
	R5		Residential	Bedroom	Area m2	14.15	14.05	14.05		
					% of room		99.26%	99.26%	1.00	YES
	R6		Residential	Bedroom	Area m2	14.99	14.97	14.97		
					% of room		99.92%	99.92%	1.00	YES
	R7		Residential	Bedroom	Area m2	28.97	28.56	28.56		
					% of room		98.57%	98.57%	1.00	YES
Thirty Third	R1		Residential	Bedroom	Area m2	29.16	27.95	27.95		
					% of room		95.85%	95.85%	1.00	YES
	R2		Residential	Bedroom	Area m2	14.22	14.17	14.17		
					% of room		99.65%	99.65%	1.00	YES
	R3		Residential	Bedroom	Area m2	23.27	23.23	23.23		
					% of room		99.82%	99.82%	1.00	YES

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Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
	R4		Residential	Bedroom	Area m2	24.32	24.23	24.23		
					% of room		99.64%	99.64%	1.00	YES
	R5		Residential	Bedroom	Area m2	14.15	14.05	14.05		
					% of room		99.26%	99.26%	1.00	YES
	R6		Residential	Bedroom	Area m2	14.99	14.97	14.97		
					% of room		99.92%	99.92%	1.00	YES
	R7		Residential	Bedroom	Area m2	28.97	28.54	28.54		
					% of room		98.53%	98.53%	1.00	YES
Thirty Fourth	R1		Residential	Bedroom	Area m2	29.16	27.96	27.96		
					% of room		95.88%	95.88%	1.00	YES
	R2		Residential	Bedroom	Area m2	14.22	14.17	14.17		
					% of room		99.65%	99.65%	1.00	YES
	R3		Residential	Bedroom	Area m2	23.27	23.23	23.23		
					% of room		99.82%	99.82%	1.00	YES
	R4		Residential	Bedroom	Area m2	24.32	24.22	24.22		
					% of room		99.63%	99.63%	1.00	YES
	R5		Residential	Bedroom	Area m2	14.15	14.05	14.05		
					% of room		99.26%	99.26%	1.00	YES
	R6		Residential	Bedroom	Area m2	14.99	14.97	14.97		
					% of room		99.92%	99.92%	1.00	YES
	R7		Residential	Bedroom	Area m2	28.97	28.55	28.55		
					% of room		98.54%	98.54%	1.00	YES
Thirty Fifth	R1		Residential	Bedroom	Area m2	29.16	27.96	27.96		
					% of room		95.90%	95.90%	1.00	YES
	R2		Residential	Bedroom	Area m2	14.22	14.17	14.17		
					% of room		99.65%	99.65%	1.00	YES
	R3		Residential	Bedroom	Area m2	23.27	23.23	23.23		
					% of room		99.82%	99.82%	1.00	YES
	R4		Residential	Bedroom	Area m2	24.32	24.22	24.22		
					% of room		99.63%	99.63%	1.00	YES
	R5		Residential	Bedroom	Area m2	14.15	14.05	14.05		
					% of room		99.26%	99.26%	1.00	YES
	R6		Residential	Bedroom	Area m2	14.99	14.97	14.97		
					% of room		99.92%	99.92%	1.00	YES
	R7		Residential	Bedroom	Area m2	28.97	28.55	28.55		
					% of room		98.54%	98.54%	1.00	YES
Thirty Sixth	R1		Residential	Bedroom	Area m2	29.16	27.95	27.95		
					% of room		95.87%	95.87%	1.00	YES
	R2		Residential	Bedroom	Area m2	14.22	14.17	14.17		
					% of room		99.65%	99.65%	1.00	YES
	R3		Residential	Bedroom	Area m2	23.27	23.23	23.23		
					% of room		99.82%	99.82%	1.00	YES
	R4		Residential	Bedroom	Area m2	24.32	24.23	24.23		
					% of room		99.65%	99.65%	1.00	YES
	R5		Residential	Bedroom	Area m2	14.15	14.05	14.05		
					% of room		99.26%	99.26%	1.00	YES
	R6		Residential	Bedroom	Area m2	14.99	14.97	14.97		
					% of room		99.92%	99.92%	1.00	YES
	R7		Residential	Bedroom	Area m2	28.97	28.55	28.55		
					% of room		98.56%	98.56%	1.00	YES
Thirty Seventh	R1		Residential	Bedroom	Area m2	29.16	27.94	27.94		
					% of room		95.83%	95.83%	1.00	YES
	R2		Residential	Bedroom	Area m2	14.22	14.17	14.17		
					% of room		99.65%	99.65%	1.00	YES
	R3		Residential	Bedroom	Area m2	23.27	23.23	23.23		
					% of room		99.82%	99.82%	1.00	YES
	R4		Residential	Bedroom	Area m2	24.32	24.23	24.23		
					% of room		99.65%	99.65%	1.00	YES
	R5		Residential	Bedroom	Area m2	14.15	14.05	14.05		
					% of room		99.26%	99.26%	1.00	YES
	R6		Residential	Bedroom	Area m2	14.99	14.97	14.97		
					% of room		99.92%	99.92%	1.00	YES
	R7		Residential	Bedroom	Area m2	28.97	28.55	28.55		
					% of room		98.56%	98.56%	1.00	YES
Thirty Eighth	R1		Residential	Bedroom	Area m2	29.16	27.96	27.96		
					% of room		95.90%	95.90%	1.00	YES
	R2		Residential	Bedroom	Area m2	14.22	14.17	14.17		
					% of room		99.65%	99.65%	1.00	YES
	R3		Residential	Bedroom	Area m2	23.27	23.23	23.23		
					% of room		99.82%	99.82%	1.00	YES
	R4		Residential	Bedroom	Area m2	24.32	24.22	24.22		
					% of room		99.63%	99.63%	1.00	YES
	R5		Residential	Bedroom	Area m2	14.15	14.05	14.05		
					% of room		99.26%	99.26%	1.00	YES
	R6		Residential	Bedroom	Area m2	14.99	14.97	14.97		
					% of room		99.92%	99.92%	1.00	YES
	R7		Residential	Bedroom	Area m2	28.97	28.55	28.55		
					% of room		98.54%	98.54%	1.00	YES

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Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Thirty Nineth	R1		Residential	Bedroom	Area m2	29.16	27.94	27.94		
					% of room		95.83%	95.83%	1.00	YES
	R2		Residential	Bedroom	Area m2	14.22	14.17	14.17		
					% of room		99.65%	99.65%	1.00	YES
	R3		Residential	Bedroom	Area m2	23.27	23.23	23.23		
					% of room		99.82%	99.82%	1.00	YES
	R4		Residential	Bedroom	Area m2	24.32	24.23	24.23		
					% of room		99.64%	99.64%	1.00	YES
	R5		Residential	Bedroom	Area m2	14.15	14.05	14.05		
					% of room		99.26%	99.26%	1.00	YES
	R6		Residential	Bedroom	Area m2	14.99	14.97	14.97		
					% of room		99.92%	99.92%	1.00	YES
	R7		Residential	Bedroom	Area m2	28.97	28.55	28.55		
					% of room		98.54%	98.54%	1.00	YES
Fourtieth	R1		Residential	Bedroom	Area m2	29.16	27.96	27.96		
					% of room		95.89%	95.89%	1.00	YES
	R2		Residential	Bedroom	Area m2	14.22	14.17	14.17		
					% of room		99.65%	99.65%	1.00	YES
	R3		Residential	Bedroom	Area m2	23.27	23.23	23.23		
					% of room		99.82%	99.82%	1.00	YES
	R4		Residential	Bedroom	Area m2	24.32	24.22	24.22		
					% of room		99.63%	99.63%	1.00	YES
	R5		Residential	Bedroom	Area m2	14.15	14.05	14.05		
					% of room		99.26%	99.26%	1.00	YES
	R6		Residential	Bedroom	Area m2	14.99	14.97	14.97		
					% of room		99.92%	99.92%	1.00	YES
	R7		Residential	Bedroom	Area m2	28.97	28.55	28.55		
					% of room		98.56%	98.56%	1.00	YES
				B2						
Ground	R1		Commercial	Public Bar	Area m2	153.18	153.14	153.14		
					% of room		99.98%	99.98%	1.00	YES
First	R1		Residential	Bedroom	Area m2	27.29	24.30	24.30		
					% of room		89.05%	89.05%	1.00	YES
	R2		Residential	Bedroom	Area m2	15.17	15.06	15.06		
					% of room		99.28%	99.28%	1.00	YES
Second	R1		Residential	Bedroom	Area m2	27.29	19.95	19.95		
					% of room		73.09%	73.09%	1.00	YES
	R2		Residential	Bedroom	Area m2	15.17	15.06	15.06		
					% of room		99.27%	99.27%	1.00	YES
				B6						
First	R2		Residential	Living Room	Area m2	13.52	12.90	12.90		
					% of room		95.46%	95.46%	1.00	YES
	R3		Residential	Bedroom	Area m2	16.16	13.37	13.37		
					% of room		82.76%	82.76%	1.00	YES
Second	R2		Residential	Living Room	Area m2	13.52	13.25	13.25		
					% of room		98.07%	98.07%	1.00	YES
	R3		Residential	Bedroom	Area m2	16.16	16.00	16.00		
					% of room		99.05%	99.05%	1.00	YES
Third	R1		Residential	Living Room	Area m2	13.52	13.47	13.46		
					% of room		99.64%	99.62%	1.00	YES
	R2		Residential	Bedroom	Area m2	16.16	16.03	16.03		
					% of room		99.20%	99.20%	1.00	YES
Fourth	R1		Residential	Bedroom	Area m2	34.58	24.81	24.76		
					% of room		71.73%	71.58%	1.00	YES
				B11						
First	R1		Residential	Bedroom	Area m2	12.61	8.78	6.77		
					% of room		69.62%	53.65%	0.77	NO
	R2		Residential	Bedroom	Area m2	12.72	8.82	7.28		
					% of room		69.33%	57.26%	0.83	YES
	R3		Residential	Bedroom	Area m2	18.48	11.02	8.69		
					% of room		59.60%	47.02%	0.79	NO
	R4		Residential	Bedroom	Area m2	16.93	10.58	8.33		
					% of room		62.48%	49.18%	0.79	NO
	R5		Residential	Bedroom	Area m2	12.22	8.98	7.63		
					% of room		73.48%	62.49%	0.85	YES
	R6		Residential	Bedroom	Area m2	12.61	9.66	8.13		
					% of room		76.61%	64.46%	0.84	YES

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Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
	R7		Residential	Bedroom	Area m2	12.61	9.72	8.61		
					% of room		77.03%	68.30%	0.89	YES
	R8		Residential	Bedroom	Area m2	12.61	9.65	8.64		
					% of room		76.55%	68.53%	0.90	YES
	R9		Residential	Bedroom	Area m2	12.61	9.53	8.92		
					% of room		75.59%	70.71%	0.94	YES
	R10		Residential	Bedroom	Area m2	14.03	10.62	9.71		
					% of room		75.70%	69.20%	0.91	YES
	R11		Residential	Bedroom	Area m2	12.61	9.04	8.42		
					% of room		71.65%	66.76%	0.93	YES
	R12		Residential	Bedroom	Area m2	14.03	10.89	10.07		
					% of room		77.60%	71.75%	0.92	YES
	R13		Residential	Living Room	Area m2	20.24	19.68	19.40		
					% of room		97.22%	95.83%	0.99	YES
	R14		Residential	Bedroom	Area m2	17.94	17.94	17.94		
					% of room		100.00%	100.00%	1.00	YES
	R16		Residential	Bedroom	Area m2	17.94	17.94	17.94		
					% of room		100.00%	100.00%	1.00	YES
	R17		Residential	Bedroom	Area m2	17.94	17.89	17.89		
					% of room		99.77%	99.77%	1.00	YES
	R19		Residential	Bedroom	Area m2	17.94	17.94	17.94		
					% of room		100.00%	100.00%	1.00	YES
	R20		Residential	Bedroom	Area m2	17.94	17.74	17.74		
					% of room		98.93%	98.93%	1.00	YES
	R22		Residential	Bedroom	Area m2	17.94	17.85	17.85		
					% of room		99.52%	99.52%	1.00	YES
	R23		Residential	Bedroom	Area m2	17.94	17.71	17.71		
					% of room		98.71%	98.71%	1.00	YES
	R25		Residential	Bedroom	Area m2	17.94	17.83	17.83		
					% of room		99.38%	99.38%	1.00	YES
	R26		Residential	Living Room	Area m2	20.24	19.65	19.65		
					% of room		97.06%	97.06%	1.00	YES
Second	R1		Residential	Bedroom	Area m2	12.61	11.49	8.44		
					% of room		91.12%	66.88%	0.73	NO
	R2		Residential	Bedroom	Area m2	12.72	11.61	8.71		
					% of room		91.26%	68.50%	0.75	NO
	R3		Residential	Bedroom	Area m2	18.48	14.88	9.96		
					% of room		80.49%	53.90%	0.67	NO
	R4		Residential	Bedroom	Area m2	16.93	14.02	9.56		
					% of room		82.83%	56.47%	0.68	NO
	R5		Residential	Bedroom	Area m2	12.22	11.73	9.72		
					% of room		95.99%	79.59%	0.83	YES
	R6		Residential	Bedroom	Area m2	12.61	12.46	10.08		
					% of room		98.82%	79.90%	0.81	YES
	R7		Residential	Bedroom	Area m2	12.61	12.48	10.64		
					% of room		98.99%	84.38%	0.85	YES
	R8		Residential	Bedroom	Area m2	12.61	12.49	10.77		
					% of room		99.06%	85.40%	0.86	YES
	R9		Residential	Bedroom	Area m2	12.61	12.47	11.39		
					% of room		98.87%	90.31%	0.91	YES
	R10		Residential	Bedroom	Area m2	14.03	13.84	12.29		
					% of room		98.61%	87.55%	0.89	YES
	R11		Residential	Bedroom	Area m2	12.61	12.13	11.18		
					% of room		96.20%	88.65%	0.92	YES
	R12		Residential	Bedroom	Area m2	14.03	13.83	12.61		
					% of room		98.55%	89.83%	0.91	YES
	R13		Residential	Living Room	Area m2	20.24	19.92	17.72		
					% of room		98.39%	87.54%	0.89	YES
	R14		Residential	Bedroom	Area m2	17.94	17.94	14.97		
					% of room		100.00%	83.47%	0.83	YES
	R15		Residential	Bedroom	Area m2	17.94	17.94	14.26		
					% of room		100.00%	79.50%	0.79	NO
	R16		Residential	Bedroom	Area m2	17.94	17.93	16.08		
					% of room		99.99%	89.68%	0.90	YES
	R17		Residential	Bedroom	Area m2	17.94	17.93	15.10		
					% of room		99.98%	84.20%	0.84	YES
	R18		Residential	Bedroom	Area m2	17.94	17.72	16.65		
					% of room		98.80%	92.84%	0.94	YES
	R19		Residential	Bedroom	Area m2	17.94	17.83	16.01		
					% of room		99.40%	89.27%	0.90	YES
	R20		Residential	Bedroom	Area m2	17.94	17.63	17.00		
					% of room		98.32%	94.79%	0.96	YES
	R21		Residential	Bedroom	Area m2	17.94	17.77	17.06		
					% of room		99.06%	95.13%	0.96	YES
	R22		Residential	Living Room	Area m2	20.24	19.82	19.44		
					% of room		97.92%	96.05%	0.98	YES

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Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Third	R1		Residential	Bedroom	Area m2	12.50	12.50	10.54		
					% of room		100.00%	84.29%	0.84	YES
	R2		Residential	Living Room	Area m2	17.67	17.67	17.67		
					% of room		100.00%	100.00%	1.00	YES
	R3		Residential	Bedroom	Area m2	12.74	12.74	9.78		
					% of room		100.00%	76.80%	0.77	NO
	R4		Residential	Bedroom	Area m2	12.50	12.50	11.41		
					% of room		100.00%	91.24%	0.91	YES
	R5		Residential	Living Room	Area m2	17.67	17.67	17.67		
					% of room		100.00%	100.00%	1.00	YES
	R6		Residential	Bedroom	Area m2	12.74	12.74	10.46		
					% of room		100.00%	82.09%	0.82	YES
	R7		Residential	Bedroom	Area m2	12.50	12.50	12.10		
					% of room		100.00%	96.74%	0.97	YES
	R8		Residential	Living Room	Area m2	17.67	17.67	17.67		
					% of room		100.00%	100.00%	1.00	YES
	R9		Residential	Bedroom	Area m2	12.74	12.74	11.09		
					% of room		100.00%	87.05%	0.87	YES
	R10		Residential	Bedroom	Area m2	12.50	12.50	12.34		
					% of room		100.00%	98.70%	0.99	YES
	R11		Residential	Living Room	Area m2	17.67	17.67	17.67		
					% of room		100.00%	100.00%	1.00	YES
	R12		Residential	Bedroom	Area m2	12.74	12.74	12.09		
					% of room		100.00%	94.89%	0.95	YES
				B38						
Second	R1		Residential	Bedroom	Area m2	55.55	39.06	39.05		
					% of room		70.32%	70.30%	1.00	YES
	R2		Residential	Bedroom	Area m2	49.75	32.30	32.17		
					% of room		64.93%	64.66%	1.00	YES
	R3		Residential	Bedroom	Area m2	49.75	31.32	30.55		
					% of room		62.95%	61.41%	0.98	YES
	R4		Residential	Bedroom	Area m2	49.75	31.67	30.62		
					% of room		63.66%	61.55%	0.97	YES
	R5		Residential	Bedroom	Area m2	49.75	33.61	32.67		
					% of room		67.56%	65.66%	0.97	YES
	R6		Residential	Bedroom	Area m2	49.75	36.59	35.19		
					% of room		73.55%	70.74%	0.96	YES
	R7		Residential	Bedroom	Area m2	26.77	26.27	26.27		
					% of room		98.11%	98.11%	1.00	YES
Third	R1		Residential	Bedroom	Area m2	55.55	40.16	40.14		
					% of room		72.30%	72.25%	1.00	YES
	R2		Residential	Bedroom	Area m2	49.75	35.04	34.90		
					% of room		70.43%	70.15%	1.00	YES
	R3		Residential	Bedroom	Area m2	49.75	35.58	34.76		
					% of room		71.51%	69.86%	0.98	YES
	R4		Residential	Bedroom	Area m2	49.75	36.08	34.84		
					% of room		72.51%	70.03%	0.97	YES
	R5		Residential	Bedroom	Area m2	49.75	36.98	35.88		
					% of room		74.34%	72.11%	0.97	YES
	R6		Residential	Bedroom	Area m2	49.75	39.19	37.32		
					% of room		78.77%	75.02%	0.95	YES
	R7		Residential	Bedroom	Area m2	26.77	26.47	26.47		
					% of room		98.87%	98.87%	1.00	YES
Fourth	R1		Residential	Bedroom	Area m2	55.55	40.31	40.23		
					% of room		72.57%	72.42%	1.00	YES
	R2		Residential	Bedroom	Area m2	49.75	35.19	35.03		
					% of room		70.73%	70.41%	1.00	YES
	R3		Residential	Bedroom	Area m2	49.75	35.99	35.13		
					% of room		72.34%	70.60%	0.98	YES
	R4		Residential	Bedroom	Area m2	49.75	36.83	35.38		
					% of room		74.03%	71.12%	0.96	YES
	R5		Residential	Bedroom	Area m2	49.75	37.98	36.57		
					% of room		76.35%	73.51%	0.96	YES
	R6		Residential	Bedroom	Area m2	49.75	40.50	38.19		
					% of room		81.41%	76.77%	0.94	YES
	R10		Residential	Bedroom	Area m2	26.77	26.51	26.51		
					% of room		99.00%	99.00%	1.00	YES
Fifth	R1		Residential	Bedroom	Area m2	55.55	40.55	40.35		
					% of room		72.99%	72.64%	1.00	YES
	R2		Residential	Bedroom	Area m2	49.75	35.40	35.17		
					% of room		71.15%	70.70%	0.99	YES
	R3		Residential	Bedroom	Area m2	49.75	36.31	35.26		
					% of room		72.98%	70.88%	0.97	YES
	R4		Residential	Bedroom	Area m2	49.75	37.49	35.83		
					% of room		75.35%	72.03%	0.96	YES
	R5		Residential	Bedroom	Area m2	49.75	39.17	37.23		

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Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
					% of room		78.73%	74.83%	0.95	YES
	R6		Residential	Bedroom	Area m2	49.75	42.19	39.21		
					% of room		84.80%	78.82%	0.93	YES
	R10		Residential	Bedroom	Area m2	26.77	26.68	26.68		
					% of room		99.67%	99.67%	1.00	YES
Sixth	R1		Residential	Bedroom	Area m2	55.55	40.80	40.51		
					% of room		73.45%	72.92%	0.99	YES
	R2		Residential	Bedroom	Area m2	49.75	35.63	35.32		
					% of room		71.61%	70.99%	0.99	YES
	R3		Residential	Bedroom	Area m2	49.75	36.89	35.51		
					% of room		74.14%	71.37%	0.96	YES
	R4		Residential	Bedroom	Area m2	49.75	38.46	36.35		
					% of room		77.32%	73.07%	0.95	YES
	R5		Residential	Bedroom	Area m2	49.75	40.59	38.02		
					% of room		81.59%	76.42%	0.94	YES
	R6		Residential	Bedroom	Area m2	49.75	43.52	40.38		
					% of room		87.48%	81.16%	0.93	YES
	R7		Residential	Bedroom	Area m2	26.77	26.69	26.69		
					% of room		99.67%	99.67%	1.00	YES
Seventh	R1		Residential	Bedroom	Area m2	55.55	41.16	40.66		
					% of room		74.09%	73.19%	0.99	YES
	R2		Residential	Bedroom	Area m2	49.75	35.88	35.52		
					% of room		72.12%	71.40%	0.99	YES
	R3		Residential	Bedroom	Area m2	49.75	37.46	35.78		
					% of room		75.30%	71.91%	0.96	YES
	R4		Residential	Bedroom	Area m2	49.75	39.86	37.05		
					% of room		80.12%	74.47%	0.93	YES
	R5		Residential	Bedroom	Area m2	49.75	42.48	39.13		
					% of room		85.39%	78.64%	0.92	YES
	R6		Residential	Bedroom	Area m2	49.75	44.81	41.95		
					% of room		90.07%	84.32%	0.94	YES
	R7		Residential	Bedroom	Area m2	26.77	26.64	26.64		
					% of room		99.50%	99.50%	1.00	YES
Eighth	R1		Residential	Bedroom	Area m2	55.55	41.50	40.85		
					% of room		74.71%	73.53%	0.98	YES
	R2		Residential	Bedroom	Area m2	49.75	36.18	35.79		
					% of room		72.73%	71.94%	0.99	YES
	R3		Residential	Bedroom	Area m2	49.75	38.32	36.18		
					% of room		77.02%	72.72%	0.94	YES
	R4		Residential	Bedroom	Area m2	49.75	41.70	38.08		
					% of room		83.83%	76.55%	0.91	YES
	R5		Residential	Bedroom	Area m2	49.75	43.90	40.94		
					% of room		88.25%	82.29%	0.93	YES
	R6		Residential	Bedroom	Area m2	49.75	46.00	44.29		
					% of room		92.47%	89.02%	0.96	YES
	R7		Residential	Bedroom	Area m2	26.77	26.64	26.64		
					% of room		99.50%	99.50%	1.00	YES
Ninth	R1		Residential	Bedroom	Area m2	55.55	41.74	41.06		
					% of room		75.14%	73.91%	0.98	YES
	R2		Residential	Bedroom	Area m2	49.75	36.75	36.28		
					% of room		73.87%	72.93%	0.99	YES
	R3		Residential	Bedroom	Area m2	49.75	39.77	36.80		
					% of room		79.95%	73.96%	0.93	YES
	R4		Residential	Bedroom	Area m2	49.75	42.67	39.40		
					% of room		85.78%	79.19%	0.92	YES
	R5		Residential	Bedroom	Area m2	49.75	44.91	43.15		
					% of room		90.27%	86.74%	0.96	YES
	R6		Residential	Bedroom	Area m2	49.75	46.79	46.76		
					% of room		94.04%	93.99%	1.00	YES
	R7		Residential	Bedroom	Area m2	26.77	26.60	26.60		
					% of room		99.34%	99.34%	1.00	YES
Tenth	R1		Residential	Bedroom	Area m2	55.55	42.02	41.25		
					% of room		75.64%	74.26%	0.98	YES
	R2		Residential	Bedroom	Area m2	49.75	37.42	36.88		
					% of room		75.22%	74.13%	0.99	YES
	R3		Residential	Bedroom	Area m2	49.75	41.72	37.67		
					% of room		83.86%	75.71%	0.90	YES
	R4		Residential	Bedroom	Area m2	49.75	43.67	41.44		
					% of room		87.78%	83.29%	0.95	YES
	R5		Residential	Bedroom	Area m2	49.75	46.00	45.99		
					% of room		92.46%	92.43%	1.00	YES
	R6		Residential	Bedroom	Area m2	49.75	47.28	47.28		
					% of room		95.02%	95.02%	1.00	YES
	R7		Residential	Bedroom	Area m2	26.77	26.60	26.60		
					% of room		99.34%	99.34%	1.00	YES

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Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Eleventh	R1		Residential	Bedroom	Area m2	55.55	42.25	41.30		
					% of room		76.06%	74.35%	0.98	YES
	R2		Residential	Bedroom	Area m2	49.75	38.12	37.55		
					% of room		76.62%	75.49%	0.99	YES
	R3		Residential	Bedroom	Area m2	49.75	42.03	38.28		
					% of room		84.48%	76.94%	0.91	YES
	R4		Residential	Bedroom	Area m2	49.75	44.13	43.70		
					% of room		88.70%	87.84%	0.99	YES
	R5		Residential	Bedroom	Area m2	49.75	46.46	46.46		
					% of room		93.38%	93.38%	1.00	YES
	R6		Residential	Bedroom	Area m2	49.75	47.21	47.21		
					% of room		94.89%	94.89%	1.00	YES
	R7		Residential	Bedroom	Area m2	26.77	26.60	26.60		
					% of room		99.34%	99.34%	1.00	YES
B44										
Second	R1		Residential	LKD	Area m2	46.23	1.94	1.85		
					% of room		4.20%	4.01%	0.96	YES
	R2		Residential	LKD	Area m2	46.22	2.23	2.19		
					% of room		4.81%	4.74%	0.99	YES
	R3		Residential	Bedroom	Area m2	32.83	2.15	2.08		
					% of room		6.55%	6.33%	0.97	YES
	R4		Residential	LKD	Area m2	50.54	2.86	2.81		
					% of room		5.66%	5.56%	0.98	YES
	R5		Residential	LKD	Area m2	50.54	9.40	9.36		
					% of room		18.59%	18.53%	1.00	YES
	R6		Residential	Bedroom	Area m2	32.83	3.08	3.06		
					% of room		9.38%	9.32%	0.99	YES
	R7		Residential	LKD	Area m2	49.65	33.60	33.58		
					% of room		67.67%	67.63%	1.00	YES
	R8		Residential	LKD	Area m2	51.82	37.06	32.04		
					% of room		71.52%	61.84%	0.86	YES
	R9		Residential	LKD	Area m2	53.32	48.82	46.72		
					% of room		91.57%	87.62%	0.96	YES
	R10		Residential	Bedroom	Area m2	32.83	5.08	4.84		
					% of room		15.47%	14.75%	0.95	YES
	R11		Residential	LKD	Area m2	51.14	6.69	4.73		
					% of room		13.09%	9.25%	0.71	NO
	R12		Residential	LKD	Area m2	51.14	4.54	2.14		
					% of room		8.88%	4.19%	0.47	NO
	R13		Residential	Bedroom	Area m2	32.83	1.66	1.56		
					% of room		5.05%	4.76%	0.94	YES
Third	R1		Residential	LKD	Area m2	46.23	4.74	4.51		
					% of room		10.25%	9.75%	0.95	YES
	R2		Residential	LKD	Area m2	46.22	4.18	4.15		
					% of room		9.05%	8.97%	0.99	YES
	R3		Residential	Bedroom	Area m2	32.83	2.69	2.57		
					% of room		8.18%	7.84%	0.96	YES
	R4		Residential	LKD	Area m2	50.54	5.25	5.09		
					% of room		10.39%	10.08%	0.97	YES
	R5		Residential	LKD	Area m2	50.54	10.80	10.76		
					% of room		21.37%	21.30%	1.00	YES
	R6		Residential	Bedroom	Area m2	32.83	3.41	3.38		
					% of room		10.38%	10.31%	0.99	YES
	R7		Residential	LKD	Area m2	49.65	34.51	34.47		
					% of room		69.51%	69.42%	1.00	YES
	R8		Residential	LKD	Area m2	51.82	48.56	45.66		
					% of room		93.70%	88.12%	0.94	YES
	R9		Residential	LKD	Area m2	53.32	51.22	50.13		
					% of room		96.07%	94.03%	0.98	YES
	R10		Residential	Bedroom	Area m2	32.83	6.25	5.98		
					% of room		19.03%	18.21%	0.96	YES
	R11		Residential	LKD	Area m2	51.14	9.28	6.89		
					% of room		18.14%	13.47%	0.74	NO
	R12		Residential	LKD	Area m2	51.14	6.55	4.01		
					% of room		12.81%	7.84%	0.61	NO
	R13		Residential	Bedroom	Area m2	32.83	2.30	2.15		
					% of room		7.01%	6.56%	0.94	YES

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Fourth	R1		Residential	LKD	Area m2	46.23	7.00	6.74		
					% of room		15.13%	14.58%	0.96	YES
	R2		Residential	LKD	Area m2	46.22	6.45	6.39		
					% of room		13.95%	13.82%	0.99	YES
	R3		Residential	Bedroom	Area m2	32.83	3.58	3.50		
					% of room		10.91%	10.65%	0.98	YES
	R4		Residential	LKD	Area m2	50.54	7.72	7.57		
					% of room		15.28%	14.98%	0.98	YES
	R5		Residential	LKD	Area m2	50.54	12.09	12.06		
					% of room		23.92%	23.85%	1.00	YES
	R6		Residential	Bedroom	Area m2	32.83	4.02	3.98		
					% of room		12.23%	12.13%	0.99	YES
	R7		Residential	LKD	Area m2	49.65	35.40	35.36		
					% of room		71.31%	71.22%	1.00	YES
	R8		Residential	LKD	Area m2	51.82	50.90	48.00		
					% of room		98.22%	92.64%	0.94	YES
	R9		Residential	LKD	Area m2	53.32	52.24	51.60		
					% of room		97.97%	96.79%	0.99	YES
	R10		Residential	Bedroom	Area m2	32.83	7.36	6.93		
					% of room		22.43%	21.11%	0.94	YES
	R11		Residential	LKD	Area m2	51.14	12.07	8.63		
					% of room		23.61%	16.88%	0.71	NO
	R12		Residential	LKD	Area m2	51.14	9.22	6.38		
					% of room		18.03%	12.48%	0.69	NO
	R13		Residential	Bedroom	Area m2	32.83	3.37	3.12		
					% of room		10.25%	9.51%	0.93	YES
Fifth	R1		Residential	LKD	Area m2	46.23	10.57	10.46		
					% of room		22.87%	22.63%	0.99	YES
	R2		Residential	LKD	Area m2	46.22	10.13	9.95		
					% of room		21.93%	21.53%	0.98	YES
	R3		Residential	Bedroom	Area m2	32.83	5.00	4.91		
					% of room		15.23%	14.97%	0.98	YES
	R4		Residential	LKD	Area m2	50.54	11.36	11.28		
					% of room		22.49%	22.32%	0.99	YES
	R5		Residential	LKD	Area m2	50.54	13.91	13.87		
					% of room		27.52%	27.46%	1.00	YES
	R6		Residential	Bedroom	Area m2	32.83	5.00	4.96		
					% of room		15.21%	15.10%	0.99	YES
	R7		Residential	LKD	Area m2	49.65	36.54	36.51		
					% of room		73.59%	73.54%	1.00	YES
	R8		Residential	LKD	Area m2	51.82	51.05	48.25		
					% of room		98.52%	93.12%	0.95	YES
	R9		Residential	LKD	Area m2	53.32	52.29	52.03		
					% of room		98.08%	97.58%	0.99	YES
	R10		Residential	Bedroom	Area m2	32.83	8.34	7.93		
					% of room		25.39%	24.16%	0.95	YES
	R11		Residential	LKD	Area m2	51.14	16.29	11.18		
					% of room		31.85%	21.87%	0.69	NO
	R12		Residential	LKD	Area m2	51.14	12.80	10.07		
					% of room		25.04%	19.70%	0.79	NO
	R13		Residential	Bedroom	Area m2	32.83	4.84	4.56		
					% of room		14.75%	13.90%	0.94	YES
Sixth	R1		Residential	LKD	Area m2	46.23	18.89	18.78		
					% of room		40.85%	40.62%	0.99	YES
	R2		Residential	LKD	Area m2	46.22	19.02	18.74		
					% of room		41.15%	40.55%	0.99	YES
	R3		Residential	Bedroom	Area m2	32.83	8.12	8.04		
					% of room		24.75%	24.48%	0.99	YES
	R4		Residential	LKD	Area m2	50.54	20.36	20.25		
					% of room		40.29%	40.07%	0.99	YES
	R5		Residential	LKD	Area m2	50.54	20.61	20.58		
					% of room		40.79%	40.72%	1.00	YES
	R6		Residential	Bedroom	Area m2	32.83	7.10	7.06		
					% of room		21.64%	21.52%	0.99	YES
	R7		Residential	LKD	Area m2	49.65	39.17	39.14		
					% of room		78.90%	78.84%	1.00	YES
	R8		Residential	LKD	Area m2	51.82	51.06	48.33		
					% of room		98.53%	93.27%	0.95	YES
	R9		Residential	LKD	Area m2	53.32	52.30	52.26		
					% of room		98.09%	98.03%	1.00	YES
	R10		Residential	Bedroom	Area m2	32.83	10.27	9.89		
					% of room		31.27%	30.13%	0.96	YES
	R11		Residential	LKD	Area m2	51.14	22.53	19.39		
					% of room		44.06%	37.91%	0.86	YES
	R12		Residential	LKD	Area m2	51.14	21.17	18.76		
					% of room		41.39%	36.68%	0.89	YES
	R13		Residential	Bedroom	Area m2	32.83	7.97	7.72		
					% of room		24.29%	23.51%	0.97	YES

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Seventh	R1		Residential	LKD	Area m2	46.23	45.18	45.05		
					% of room		97.73%	97.44%	1.00	YES
	R2		Residential	LKD	Area m2	46.22	45.23	45.19		
					% of room		97.85%	97.78%	1.00	YES
	R3		Residential	Bedroom	Area m2	32.83	16.28	16.19		
					% of room		49.58%	49.30%	0.99	YES
	R4		Residential	LKD	Area m2	50.54	49.20	49.12		
					% of room		97.37%	97.21%	1.00	YES
	R5		Residential	LKD	Area m2	50.54	49.22	49.18		
					% of room		97.38%	97.32%	1.00	YES
	R6		Residential	Bedroom	Area m2	32.83	14.21	14.18		
					% of room		43.29%	43.19%	1.00	YES
	R7		Residential	LKD	Area m2	49.65	48.07	48.04		
					% of room		96.83%	96.77%	1.00	YES
	R8		Residential	LKD	Area m2	51.82	51.05	48.46		
					% of room		98.51%	93.51%	0.95	YES
	R9		Residential	LKD	Area m2	53.32	52.46	52.43		
					% of room		98.40%	98.34%	1.00	YES
	R10		Residential	Bedroom	Area m2	32.83	16.26	15.97		
					% of room		49.51%	48.65%	0.98	YES
	R11		Residential	LKD	Area m2	51.14	49.39	48.91		
					% of room		96.58%	95.64%	0.99	YES
	R12		Residential	LKD	Area m2	51.14	49.46	48.79		
					% of room		96.72%	95.41%	0.99	YES
	R13		Residential	Bedroom	Area m2	32.83	16.01	15.76		
					% of room		48.77%	48.01%	0.98	YES
Eighth	R1		Residential	LKD	Area m2	46.23	45.68	45.55		
					% of room		98.81%	98.53%	1.00	YES
	R2		Residential	LKD	Area m2	46.22	45.80	45.77		
					% of room		99.10%	99.03%	1.00	YES
	R3		Residential	Bedroom	Area m2	32.83	32.45	32.36		
					% of room		98.83%	98.55%	1.00	YES
	R4		Residential	LKD	Area m2	50.54	49.87	49.76		
					% of room		98.68%	98.47%	1.00	YES
	R5		Residential	LKD	Area m2	50.54	49.96	49.93		
					% of room		98.86%	98.80%	1.00	YES
	R6		Residential	Bedroom	Area m2	32.83	28.24	28.19		
					% of room		86.01%	85.86%	1.00	YES
	R7		Residential	LKD	Area m2	49.65	48.08	48.04		
					% of room		96.85%	96.77%	1.00	YES
	R8		Residential	LKD	Area m2	51.82	51.05	48.44		
					% of room		98.51%	93.47%	0.95	YES
	R9		Residential	LKD	Area m2	53.32	52.73	52.73		
					% of room		98.90%	98.90%	1.00	YES
	R10		Residential	Bedroom	Area m2	32.83	32.53	32.45		
					% of room		99.07%	98.82%	1.00	YES
	R11		Residential	LKD	Area m2	51.14	50.61	50.22		
					% of room		98.96%	98.20%	0.99	YES
	R12		Residential	LKD	Area m2	51.14	50.55	50.44		
					% of room		98.85%	98.64%	1.00	YES
	R13		Residential	Bedroom	Area m2	32.83	32.31	32.07		
					% of room		98.39%	97.67%	0.99	YES
Ninth	R1		Residential	LKD	Area m2	46.23	45.68	45.54		
					% of room		98.82%	98.50%	1.00	YES
	R2		Residential	LKD	Area m2	46.22	45.81	45.78		
					% of room		99.12%	99.06%	1.00	YES
	R3		Residential	Bedroom	Area m2	32.83	32.45	32.36		
					% of room		98.84%	98.56%	1.00	YES
	R4		Residential	LKD	Area m2	50.54	49.86	49.74		
					% of room		98.67%	98.43%	1.00	YES
	R5		Residential	LKD	Area m2	50.54	49.96	49.92		
					% of room		98.85%	98.79%	1.00	YES
	R6		Residential	Bedroom	Area m2	32.83	28.34	28.29		
					% of room		86.33%	86.17%	1.00	YES
	R7		Residential	LKD	Area m2	49.65	48.09	48.06		
					% of room		96.87%	96.81%	1.00	YES
	R8		Residential	LKD	Area m2	51.82	51.07	48.47		
					% of room		98.56%	93.54%	0.95	YES
	R9		Residential	LKD	Area m2	53.32	52.73	52.73		
					% of room		98.90%	98.90%	1.00	YES
	R10		Residential	Lobby	Area m2	22.05	21.77	21.61		
					% of room		98.75%	98.02%	0.99	YES
	R11		Residential	Lobby	Area m2	33.77	33.29	32.82		
					% of room		98.58%	97.17%	0.99	YES
	R12		Residential	LKD	Area m2	51.14	50.56	50.44		
					% of room		98.87%	98.63%	1.00	YES
	R13		Residential	Bedroom	Area m2	32.83	32.31	32.05		
					% of room		98.40%	97.62%	0.99	YES

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Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Tenth	R1		Residential	LKD	Area m2	46.23	45.82	45.73		
					% of room		99.11%	98.92%	1.00	YES
	R2		Residential	LKD	Area m2	46.22	45.81	45.78		
					% of room		99.12%	99.06%	1.00	YES
	R3		Residential	Bedroom	Area m2	32.83	32.46	32.37		
					% of room		98.87%	98.58%	1.00	YES
	R4		Residential	LKD	Area m2	50.54	49.86	49.76		
					% of room		98.67%	98.46%	1.00	YES
	R5		Residential	LKD	Area m2	50.54	49.92	49.89		
					% of room		98.78%	98.72%	1.00	YES
	R6		Residential	Bedroom	Area m2	32.83	28.72	28.65		
					% of room		87.48%	87.27%	1.00	YES
	R7		Residential	LKD	Area m2	49.65	48.08	48.02		
					% of room		96.84%	96.73%	1.00	YES
	R8		Residential	LKD	Area m2	38.28	38.23	38.23		
					% of room		99.87%	99.87%	1.00	YES
	R9		Residential	Lobby	Area m2	16.27	16.13	16.12		
					% of room		99.19%	99.08%	1.00	YES
	R10		Residential	Lobby	Area m2	22.20	21.91	21.66		
					% of room		98.68%	97.54%	0.99	YES
	R11		Residential	Lobby	Area m2	33.73	33.24	32.69		
					% of room		98.54%	96.92%	0.98	YES
	R12		Residential	Lobby	Area m2	34.45	33.93	33.86		
					% of room		98.47%	98.29%	1.00	YES
	R13		Residential	Bedroom	Area m2	32.83	32.54	32.38		
					% of room		99.11%	98.63%	1.00	YES
Eleventh	R1		Residential	Lobby	Area m2	31.49	31.07	30.98		
					% of room		98.68%	98.38%	1.00	YES
	R2		Residential	LKD	Area m2	46.22	45.81	45.78		
					% of room		99.11%	99.05%	1.00	YES
	R3		Residential	Bedroom	Area m2	32.83	32.45	32.36		
					% of room		98.82%	98.55%	1.00	YES
	R4		Residential	LKD	Area m2	50.54	49.86	49.75		
					% of room		98.66%	98.45%	1.00	YES
	R5		Residential	LKD	Area m2	50.54	49.97	49.94		
					% of room		98.88%	98.81%	1.00	YES
	R6		Residential	Bedroom	Area m2	32.83	29.35	29.31		
					% of room		89.38%	89.27%	1.00	YES
	R7		Residential	LKD	Area m2	49.65	48.12	48.08		
					% of room		96.92%	96.85%	1.00	YES
	R8		Residential	Lobby	Area m2	34.45	33.92	33.83		
					% of room		98.45%	98.18%	1.00	YES
	R9		Residential	Lobby	Area m2	22.70	22.38	22.21		
					% of room		98.61%	97.85%	0.99	YES
	R10		Residential	LKD	Area m2	39.50	37.47	33.55		
					% of room		94.85%	84.94%	0.90	YES
Twelfth	R2		Residential	LKD	Area m2	49.65	48.16	48.12		
					% of room		97.00%	96.92%	1.00	YES
	R3		Residential	Bedroom	Area m2	32.83	29.91	29.87		
					% of room		91.10%	90.96%	1.00	YES
	R4		Residential	LKD	Area m2	50.54	49.96	49.93		
					% of room		98.86%	98.80%	1.00	YES
	R5		Residential	LKD	Area m2	50.54	50.08	50.02		
					% of room		99.10%	98.98%	1.00	YES
	R6		Residential	Bedroom	Area m2	32.83	32.53	32.48		
					% of room		99.07%	98.92%	1.00	YES
	R7		Residential	Living Room	Area m2	31.87	31.48	31.47		
					% of room		98.76%	98.74%	1.00	YES
	R8		Residential	Living Room	Area m2	31.49	31.08	30.89		
					% of room		98.70%	98.08%	0.99	YES
	R9		Residential	Living Room	Area m2	22.90	22.52	22.23		
					% of room		98.36%	97.08%	0.99	YES
	R10		Residential	Living Room	Area m2	16.64	16.43	16.37		
					% of room		98.76%	98.40%	1.00	YES
	R11		Residential	LKD	Area m2	38.28	38.24	38.22		
					% of room		99.89%	99.83%	1.00	YES
Fourteenth	R2		Residential	LKD	Area m2	49.65	48.30	48.28		
					% of room		97.29%	97.25%	1.00	YES
	R3		Residential	Bedroom	Area m2	32.83	31.26	31.22		
					% of room		95.22%	95.10%	1.00	YES
	R4		Residential	Living Room	Area m2	36.83	36.29	36.29		
					% of room		98.54%	98.53%	1.00	YES
	R5		Residential	Living Room	Area m2	35.99	35.57	35.41		
					% of room		98.84%	98.40%	1.00	YES
	R6		Residential	Living Room	Area m2	23.60	23.29	23.21		
					% of room		98.70%	98.35%	1.00	YES
	R7		Residential	Living Room	Area m2	17.23	17.15	17.13		
					% of room		99.56%	99.43%	1.00	YES

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Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
	R8		Residential	LKD	Area m2	38.32	38.27	38.27		
					% of room		99.87%	99.87%	1.00	YES
Fifteenth	R2		Residential	Living Room	Area m2	37.42	36.04	36.02		
					% of room		96.30%	96.26%	1.00	YES
	R3		Residential	Living Room	Area m2	24.66	23.73	23.71		
					% of room		96.22%	96.12%	1.00	YES
	R4		Residential	Living Room	Area m2	36.83	36.29	36.28		
					% of room		98.54%	98.52%	1.00	YES
	R5		Residential	LKD	Area m2	38.40	34.51	33.73		
					% of room		89.86%	87.82%	0.98	YES
Sixteenth	R2		Residential	Living Room	Area m2	37.42	36.02	36.01		
					% of room		96.26%	96.22%	1.00	YES
	R3		Residential	Living Room	Area m2	24.66	24.22	24.16		
					% of room		98.21%	97.95%	1.00	YES
	R4		Residential	Living Room	Area m2	22.54	22.36	22.35		
					% of room		99.19%	99.15%	1.00	YES
	R5		Residential	LKD	Area m2	38.28	38.24	38.24		
					% of room		99.88%	99.88%	1.00	YES
Thireenth	R2		Residential	LKD	Area m2	49.65	48.16	48.11		
					% of room		97.00%	96.90%	1.00	YES
	R3		Residential	Bedroom	Area m2	32.83	30.50	30.45		
					% of room		92.91%	92.74%	1.00	YES
	R4		Residential	LKD	Area m2	50.54	49.96	49.94		
					% of room		98.87%	98.82%	1.00	YES
	R5		Residential	Living Room	Area m2	35.99	35.57	35.47		
					% of room		98.84%	98.57%	1.00	YES
	R6		Residential	Living Room	Area m2	23.60	23.33	23.28		
					% of room		98.85%	98.63%	1.00	YES
	R7		Residential	Living Room	Area m2	31.80	31.42	31.42		
					% of room		98.81%	98.79%	1.00	YES
	R8		Residential	LKD	Area m2	37.97	37.92	37.92		
					% of room		99.88%	99.88%	1.00	YES
				B46						
Second	R1		Residential	LKD	Area m2	16.38	16.38	16.38		
					% of room		100.00%	100.00%	1.00	YES
	R2		Residential	Bedroom	Area m2	11.74	11.74	11.74		
					% of room		100.00%	100.00%	1.00	YES
	R3		Residential	Bedroom	Area m2	12.32	12.32	12.32		
					% of room		100.00%	100.00%	1.00	YES
	R4		Residential	Bedroom	Area m2	14.74	14.74	14.74		
					% of room		100.00%	100.00%	1.00	YES
	R5		Residential	LKD	Area m2	17.03	15.28	14.98		
					% of room		89.75%	87.98%	0.98	YES
	R6		Residential	Bedroom	Area m2	15.49	14.82	14.82		
					% of room		95.65%	95.65%	1.00	YES
	R7		Residential	LKD	Area m2	17.92	17.92	17.92		
					% of room		100.00%	100.00%	1.00	YES
	R8		Residential	Bedroom	Area m2	15.57	15.57	15.57		
					% of room		100.00%	100.00%	1.00	YES
	R9		Residential	LKD	Area m2	17.52	17.52	17.52		
					% of room		100.00%	100.00%	1.00	YES
	R10		Residential	Bedroom	Area m2	12.41	12.22	12.22		
					% of room		98.51%	98.51%	1.00	YES
	R11		Residential	LKD	Area m2	27.04	27.04	27.04		
					% of room		100.00%	100.00%	1.00	YES
	R12		Residential	Bedroom	Area m2	11.67	11.49	11.45		
					% of room		98.45%	98.06%	1.00	YES
	R13		Residential	Bedroom	Area m2	12.87	12.87	7.38		
					% of room		100.00%	57.31%	0.57	NO
	R14		Residential	Bedroom	Area m2	14.64	14.64	14.11		
					% of room		100.00%	96.40%	0.96	YES
	R15		Residential	LKD	Area m2	30.49	30.49	30.49		
					% of room		100.00%	100.00%	1.00	YES
Third	R1		Residential	LKD	Area m2	16.38	16.28	16.27		
					% of room		99.38%	99.37%	1.00	YES
	R2		Residential	Bedroom	Area m2	11.74	11.66	11.66		
					% of room		99.35%	99.35%	1.00	YES
	R3		Residential	Bedroom	Area m2	12.32	12.25	12.25		
					% of room		99.43%	99.43%	1.00	YES
	R4		Residential	Bedroom	Area m2	14.74	14.65	14.65		
					% of room		99.35%	99.35%	1.00	YES
	R5		Residential	LKD	Area m2	17.03	15.04	14.67		
					% of room		88.36%	86.19%	0.98	YES
	R6		Residential	Bedroom	Area m2	15.49	14.74	14.74		
					% of room		95.14%	95.12%	1.00	YES

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	R7		Residential	LKD	Area m2	17.92	17.86	17.86		
					% of room		99.65%	99.65%	1.00	YES
	R8		Residential	Bedroom	Area m2	15.57	15.50	15.50		
					% of room		99.60%	99.60%	1.00	YES
	R9		Residential	LKD	Area m2	17.52	17.48	17.48		
					% of room		99.79%	99.79%	1.00	YES
	R10		Residential	Bedroom	Area m2	12.41	12.18	12.14		
					% of room		98.17%	97.89%	1.00	YES
	R11		Residential	LKD	Area m2	27.04	26.85	26.85		
					% of room		99.28%	99.28%	1.00	YES
	R12		Residential	Bedroom	Area m2	11.67	11.47	11.46		
					% of room		98.23%	98.19%	1.00	YES
	R13		Residential	Bedroom	Area m2	12.87	12.55	6.75		
					% of room		97.54%	52.47%	0.54	NO
	R14		Residential	Bedroom	Area m2	14.64	14.59	13.98		
					% of room		99.66%	95.54%	0.96	YES
	R15		Residential	LKD	Area m2	30.49	30.49	30.49		
					% of room		100.00%	100.00%	1.00	YES
Fourth	R1		Residential	LKD	Area m2	16.38	16.28	16.27		
					% of room		99.38%	99.37%	1.00	YES
	R2		Residential	Bedroom	Area m2	11.74	11.66	11.66		
					% of room		99.35%	99.35%	1.00	YES
	R3		Residential	Bedroom	Area m2	12.32	12.25	12.25		
					% of room		99.43%	99.43%	1.00	YES
	R4		Residential	Bedroom	Area m2	14.74	14.65	14.65		
					% of room		99.35%	99.35%	1.00	YES
	R5		Residential	LKD	Area m2	17.03	15.04	14.72		
					% of room		88.33%	86.47%	0.98	YES
	R6		Residential	Bedroom	Area m2	15.49	14.74	14.74		
					% of room		95.13%	95.12%	1.00	YES
	R7		Residential	LKD	Area m2	17.92	17.86	17.86		
					% of room		99.65%	99.65%	1.00	YES
	R8		Residential	Bedroom	Area m2	15.57	15.50	15.50		
					% of room		99.60%	99.60%	1.00	YES
	R9		Residential	LKD	Area m2	17.52	17.48	17.48		
					% of room		99.79%	99.79%	1.00	YES
	R10		Residential	Bedroom	Area m2	12.41	12.18	12.15		
					% of room		98.17%	97.89%	1.00	YES
	R11		Residential	LKD	Area m2	27.04	26.85	26.85		
					% of room		99.30%	99.30%	1.00	YES
	R12		Residential	Bedroom	Area m2	11.67	11.47	11.46		
					% of room		98.23%	98.19%	1.00	YES
	R13		Residential	Bedroom	Area m2	12.87	12.55	6.73		
					% of room		97.52%	52.32%	0.54	NO
	R14		Residential	Bedroom	Area m2	14.64	14.58	13.97		
					% of room		99.62%	95.46%	0.96	YES
	R15		Residential	LKD	Area m2	30.49	30.49	30.49		
					% of room		100.00%	100.00%	1.00	YES
Fifth	R1		Residential	LKD	Area m2	16.38	16.28	16.27		
					% of room		99.38%	99.37%	1.00	YES
	R2		Residential	Bedroom	Area m2	11.74	11.66	11.66		
					% of room		99.35%	99.35%	1.00	YES
	R3		Residential	Bedroom	Area m2	12.32	12.25	12.25		
					% of room		99.43%	99.43%	1.00	YES
	R4		Residential	Bedroom	Area m2	14.74	14.65	14.65		
					% of room		99.35%	99.35%	1.00	YES
	R5		Residential	LKD	Area m2	17.03	15.04	14.78		
					% of room		88.32%	86.79%	0.98	YES
	R6		Residential	Bedroom	Area m2	15.49	14.74	14.74		
					% of room		95.13%	95.12%	1.00	YES
	R7		Residential	LKD	Area m2	17.92	17.86	17.86		
					% of room		99.65%	99.65%	1.00	YES
	R8		Residential	Bedroom	Area m2	15.57	15.50	15.50		
					% of room		99.60%	99.60%	1.00	YES
	R9		Residential	LKD	Area m2	17.52	17.48	17.48		
					% of room		99.79%	99.79%	1.00	YES
	R10		Residential	Bedroom	Area m2	12.41	12.18	12.15		
					% of room		98.16%	97.89%	1.00	YES
	R11		Residential	LKD	Area m2	27.04	26.85	26.85		
					% of room		99.30%	99.30%	1.00	YES
	R12		Residential	Bedroom	Area m2	11.67	11.47	11.46		
					% of room		98.22%	98.20%	1.00	YES
	R13		Residential	Bedroom	Area m2	12.87	12.55	6.86		
					% of room		97.52%	53.33%	0.55	NO
	R14		Residential	Bedroom	Area m2	14.64	14.58	14.01		
					% of room		99.62%	95.74%	0.96	YES
	R15		Residential	LKD	Area m2	30.49	30.49	30.49		
					% of room		100.00%	100.00%	1.00	YES

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Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Sixth	R1		Residential	LKD	Area m2	16.38	16.28	16.27		
					% of room		99.38%	99.37%	1.00	YES
	R2		Residential	Bedroom	Area m2	11.74	11.66	11.66		
					% of room		99.35%	99.35%	1.00	YES
	R3		Residential	Bedroom	Area m2	12.32	12.25	12.25		
					% of room		99.43%	99.43%	1.00	YES
	R4		Residential	Bedroom	Area m2	14.74	14.65	14.65		
					% of room		99.35%	99.35%	1.00	YES
	R5		Residential	LKD	Area m2	17.03	15.04	14.84		
					% of room		88.34%	87.15%	0.99	YES
	R6		Residential	Bedroom	Area m2	15.49	14.74	14.74		
					% of room		95.12%	95.11%	1.00	YES
	R7		Residential	LKD	Area m2	17.92	17.86	17.86		
					% of room		99.65%	99.65%	1.00	YES
	R8		Residential	Bedroom	Area m2	15.57	15.50	15.50		
					% of room		99.60%	99.60%	1.00	YES
	R9		Residential	LKD	Area m2	17.52	17.48	17.48		
					% of room		99.79%	99.79%	1.00	YES
	R10		Residential	Bedroom	Area m2	12.41	12.18	12.17		
					% of room		98.16%	98.11%	1.00	YES
	R11		Residential	LKD	Area m2	27.04	26.85	26.85		
					% of room		99.30%	99.30%	1.00	YES
	R12		Residential	Bedroom	Area m2	11.67	11.47	11.46		
					% of room		98.22%	98.20%	1.00	YES
	R13		Residential	Bedroom	Area m2	12.87	12.55	6.98		
					% of room		97.54%	54.23%	0.56	NO
	R14		Residential	Bedroom	Area m2	14.64	14.58	14.16		
					% of room		99.62%	96.74%	0.97	YES
	R15		Residential	LKD	Area m2	30.49	30.49	30.49		
					% of room		100.00%	100.00%	1.00	YES
Seventh	R1		Residential	LKD	Area m2	16.38	16.28	16.27		
					% of room		99.38%	99.38%	1.00	YES
	R2		Residential	Bedroom	Area m2	11.74	11.66	11.66		
					% of room		99.35%	99.35%	1.00	YES
	R3		Residential	Bedroom	Area m2	12.32	12.25	12.25		
					% of room		99.43%	99.43%	1.00	YES
	R4		Residential	Bedroom	Area m2	14.74	14.65	14.65		
					% of room		99.35%	99.35%	1.00	YES
	R5		Residential	LKD	Area m2	17.03	15.05	14.94		
					% of room		88.38%	87.77%	0.99	YES
	R6		Residential	Bedroom	Area m2	15.49	14.74	14.74		
					% of room		95.15%	95.15%	1.00	YES
	R7		Residential	LKD	Area m2	17.92	17.86	17.86		
					% of room		99.65%	99.65%	1.00	YES
	R8		Residential	Bedroom	Area m2	15.57	15.50	15.50		
					% of room		99.60%	99.60%	1.00	YES
	R9		Residential	LKD	Area m2	17.52	17.48	17.48		
					% of room		99.79%	99.79%	1.00	YES
	R10		Residential	Bedroom	Area m2	12.41	12.18	12.18		
					% of room		98.18%	98.16%	1.00	YES
	R11		Residential	LKD	Area m2	27.04	26.85	26.85		
					% of room		99.30%	99.30%	1.00	YES
	R12		Residential	Bedroom	Area m2	11.67	11.47	11.47		
					% of room		98.24%	98.23%	1.00	YES
	R13		Residential	Bedroom	Area m2	12.87	12.55	7.08		
					% of room		97.54%	54.98%	0.56	NO
	R14		Residential	Bedroom	Area m2	14.64	14.58	14.12		
					% of room		99.62%	96.48%	0.97	YES
	R15		Residential	LKD	Area m2	30.49	30.49	30.49		
					% of room		100.00%	100.00%	1.00	YES
Eighth	R1		Residential	LKD	Area m2	16.38	16.28	16.27		
					% of room		99.38%	99.38%	1.00	YES
	R2		Residential	Bedroom	Area m2	11.74	11.66	11.66		
					% of room		99.35%	99.35%	1.00	YES
	R3		Residential	Bedroom	Area m2	12.32	12.25	12.25		
					% of room		99.43%	99.43%	1.00	YES
	R4		Residential	Bedroom	Area m2	14.74	14.65	14.65		
					% of room		99.35%	99.35%	1.00	YES
	R5		Residential	LKD	Area m2	17.03	15.05	15.02		
					% of room		88.37%	88.19%	1.00	YES
	R6		Residential	Bedroom	Area m2	15.49	14.74	14.74		
					% of room		95.15%	95.14%	1.00	YES
	R7		Residential	LKD	Area m2	17.92	17.86	17.86		
					% of room		99.65%	99.65%	1.00	YES
	R8		Residential	Bedroom	Area m2	15.57	15.50	15.50		
					% of room		99.60%	99.60%	1.00	YES
	R9		Residential	LKD	Area m2	17.52	17.48	17.48		
					% of room		99.79%	99.79%	1.00	YES

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Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
	R10		Residential	Bedroom	Area m2	12.41	12.18	12.18		
					% of room		98.18%	98.16%	1.00	YES
	R11		Residential	LKD	Area m2	27.04	26.85	26.85		
					% of room		99.30%	99.30%	1.00	YES
	R12		Residential	Bedroom	Area m2	11.67	11.47	11.47		
					% of room		98.23%	98.22%	1.00	YES
	R13		Residential	Bedroom	Area m2	12.87	12.55	7.20		
					% of room		97.54%	55.98%	0.57	NO
	R14		Residential	Bedroom	Area m2	14.64	14.58	14.18		
					% of room		99.62%	96.89%	0.97	YES
	R15		Residential	LKD	Area m2	30.49	30.49	30.49		
					% of room		100.00%	100.00%	1.00	YES
Ninth	R1		Residential	LKD	Area m2	16.38	16.28	16.27		
					% of room		99.38%	99.38%	1.00	YES
	R2		Residential	Bedroom	Area m2	11.74	11.66	11.66		
					% of room		99.35%	99.35%	1.00	YES
	R3		Residential	Bedroom	Area m2	12.32	12.25	12.25		
					% of room		99.43%	99.43%	1.00	YES
	R4		Residential	Bedroom	Area m2	14.74	14.65	14.65		
					% of room		99.35%	99.35%	1.00	YES
	R5		Residential	LKD	Area m2	17.03	15.04	15.02		
					% of room		88.31%	88.21%	1.00	YES
	R6		Residential	Bedroom	Area m2	15.49	14.74	14.74		
					% of room		95.14%	95.14%	1.00	YES
	R7		Residential	LKD	Area m2	17.92	17.86	17.86		
					% of room		99.65%	99.65%	1.00	YES
	R8		Residential	Bedroom	Area m2	15.57	15.50	15.50		
					% of room		99.60%	99.60%	1.00	YES
	R9		Residential	LKD	Area m2	17.52	17.48	17.48		
					% of room		99.79%	99.79%	1.00	YES
	R10		Residential	Bedroom	Area m2	12.41	12.18	12.17		
					% of room		98.14%	98.12%	1.00	YES
	R11		Residential	LKD	Area m2	27.04	26.85	26.85		
					% of room		99.30%	99.30%	1.00	YES
	R12		Residential	Bedroom	Area m2	11.67	11.46	11.46		
					% of room		98.21%	98.20%	1.00	YES
	R13		Residential	Bedroom	Area m2	12.87	12.55	7.48		
					% of room		97.54%	58.12%	0.60	NO
	R14		Residential	Bedroom	Area m2	14.64	14.58	14.27		
					% of room		99.62%	97.48%	0.98	YES
	R15		Residential	LKD	Area m2	30.49	30.49	30.49		
					% of room		100.00%	100.00%	1.00	YES
Tenth	R1		Residential	LKD	Area m2	16.38	16.28	16.27		
					% of room		99.38%	99.38%	1.00	YES
	R2		Residential	Bedroom	Area m2	11.74	11.66	11.66		
					% of room		99.35%	99.35%	1.00	YES
	R3		Residential	Bedroom	Area m2	12.32	12.25	12.25		
					% of room		99.43%	99.43%	1.00	YES
	R4		Residential	Bedroom	Area m2	14.74	14.65	14.65		
					% of room		99.35%	99.35%	1.00	YES
	R5		Residential	LKD	Area m2	17.03	15.04	15.03		
					% of room		88.33%	88.27%	1.00	YES
	R6		Residential	Bedroom	Area m2	15.49	14.74	14.74		
					% of room		95.14%	95.13%	1.00	YES
	R7		Residential	LKD	Area m2	17.92	17.86	17.86		
					% of room		99.65%	99.65%	1.00	YES
	R8		Residential	Bedroom	Area m2	15.57	15.50	15.50		
					% of room		99.60%	99.60%	1.00	YES
	R9		Residential	LKD	Area m2	17.52	17.48	17.48		
					% of room		99.79%	99.79%	1.00	YES
	R10		Residential	Bedroom	Area m2	12.41	12.18	12.18		
					% of room		98.16%	98.15%	1.00	YES
	R11		Residential	LKD	Area m2	27.04	26.85	26.85		
					% of room		99.30%	99.30%	1.00	YES
	R12		Residential	Bedroom	Area m2	11.67	11.46	11.46		
					% of room		98.18%	98.17%	1.00	YES
	R13		Residential	Bedroom	Area m2	12.87	12.55	7.65		
					% of room		97.52%	59.42%	0.61	NO
	R14		Residential	Bedroom	Area m2	14.64	14.58	14.32		
					% of room		99.62%	97.85%	0.98	YES
	R15		Residential	LKD	Area m2	30.49	30.49	30.49		
					% of room		100.00%	100.00%	1.00	YES
Eleventh	R1		Residential	LKD	Area m2	16.38	16.31	16.31		
					% of room		99.58%	99.58%	1.00	YES
	R2		Residential	Bedroom	Area m2	11.74	11.67	11.67		
					% of room		99.41%	99.41%	1.00	YES
	R3		Residential	Bedroom	Area m2	12.32	12.28	12.28		
					% of room		99.65%	99.65%	1.00	YES

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Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
	R4		Residential	Bedroom	Area m2	14.74	14.67	14.67		
					% of room		99.51%	99.51%	1.00	YES
	R5		Residential	LKD	Area m2	17.03	15.04	15.03		
					% of room		88.33%	88.29%	1.00	YES
	R6		Residential	Bedroom	Area m2	15.49	14.75	14.75		
					% of room		95.17%	95.17%	1.00	YES
	R7		Residential	LKD	Area m2	17.92	17.88	17.88		
					% of room		99.76%	99.76%	1.00	YES
	R8		Residential	Bedroom	Area m2	15.57	15.52	15.52		
					% of room		99.67%	99.67%	1.00	YES
	R9		Residential	LKD	Area m2	17.52	17.49	17.49		
					% of room		99.84%	99.84%	1.00	YES
	R10		Residential	Bedroom	Area m2	12.41	12.17	12.16		
					% of room		98.06%	98.05%	1.00	YES
	R11		Residential	LKD	Area m2	27.04	26.85	26.85		
					% of room		99.30%	99.30%	1.00	YES
	R12		Residential	Bedroom	Area m2	11.67	11.46	11.46		
					% of room		98.17%	98.16%	1.00	YES
	R13		Residential	Bedroom	Area m2	12.87	12.56	7.92		
					% of room		97.58%	61.51%	0.63	NO
	R14		Residential	Bedroom	Area m2	14.64	14.58	14.34		
					% of room		99.62%	97.97%	0.98	YES
	R15		Residential	LKD	Area m2	30.49	30.49	30.49		
					% of room		99.99%	99.99%	1.00	YES
Twelfth	R1		Residential	LKD	Area m2	16.38	16.28	16.28		
					% of room		99.39%	99.39%	1.00	YES
	R2		Residential	Bedroom	Area m2	11.74	11.65	11.65		
					% of room		99.26%	99.26%	1.00	YES
	R3		Residential	Bedroom	Area m2	12.32	12.25	12.25		
					% of room		99.40%	99.40%	1.00	YES
	R4		Residential	Bedroom	Area m2	14.74	14.64	14.64		
					% of room		99.28%	99.28%	1.00	YES
	R5		Residential	LKD	Area m2	17.03	15.11	15.10		
					% of room		88.73%	88.67%	1.00	YES
	R6		Residential	Bedroom	Area m2	15.49	14.81	14.81		
					% of room		95.58%	95.58%	1.00	YES
	R7		Residential	LKD	Area m2	17.92	17.86	17.86		
					% of room		99.65%	99.65%	1.00	YES
	R8		Residential	Bedroom	Area m2	15.57	15.50	15.50		
					% of room		99.59%	99.59%	1.00	YES
	R9		Residential	LKD	Area m2	17.52	17.48	17.48		
					% of room		99.79%	99.79%	1.00	YES
	R10		Residential	Bedroom	Area m2	12.41	12.19	12.19		
					% of room		98.29%	98.28%	1.00	YES
	R11		Residential	LKD	Area m2	27.04	26.84	26.84		
					% of room		99.28%	99.28%	1.00	YES
	R12		Residential	Bedroom	Area m2	11.67	11.45	11.45		
					% of room		98.07%	98.07%	1.00	YES
	R13		Residential	Bedroom	Area m2	12.87	12.55	8.23		
					% of room		97.54%	63.94%	0.66	NO
	R14		Residential	Bedroom	Area m2	14.64	14.58	14.32		
					% of room		99.62%	97.88%	0.98	YES
	R15		Residential	LKD	Area m2	30.49	30.49	30.49		
					% of room		100.00%	100.00%	1.00	YES
Fourteenth	R1		Residential	LKD	Area m2	16.38	16.27	16.27		
					% of room		99.37%	99.37%	1.00	YES
	R2		Residential	Bedroom	Area m2	11.74	11.66	11.66		
					% of room		99.35%	99.35%	1.00	YES
	R3		Residential	Bedroom	Area m2	12.32	12.25	12.25		
					% of room		99.43%	99.43%	1.00	YES
	R4		Residential	Bedroom	Area m2	14.74	14.65	14.65		
					% of room		99.35%	99.35%	1.00	YES
	R5		Residential	LKD	Area m2	17.03	15.02	15.02		
					% of room		88.23%	88.20%	1.00	YES
	R6		Residential	Bedroom	Area m2	15.49	14.73	14.73		
					% of room		95.08%	95.08%	1.00	YES
	R7		Residential	LKD	Area m2	17.92	17.86	17.86		
					% of room		99.65%	99.65%	1.00	YES
	R8		Residential	Bedroom	Area m2	15.57	15.50	15.50		
					% of room		99.60%	99.60%	1.00	YES
	R9		Residential	LKD	Area m2	17.52	17.48	17.48		
					% of room		99.79%	99.79%	1.00	YES
	R10		Residential	Bedroom	Area m2	12.41	12.15	12.15		
					% of room		97.97%	97.96%	1.00	YES
	R11		Residential	LKD	Area m2	27.04	26.85	26.85		
					% of room		99.30%	99.30%	1.00	YES
	R12		Residential	Bedroom	Area m2	11.67	11.43	11.43		
					% of room		97.89%	97.89%	1.00	YES

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Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
	R13		Residential	Bedroom	Area m2	12.87	12.55	9.07		
					% of room		97.52%	70.44%	0.72	NO
	R14		Residential	Bedroom	Area m2	14.64	14.59	14.40		
					% of room		99.66%	98.42%	0.99	YES
	R15		Residential	LKD	Area m2	30.49	30.49	30.49		
					% of room		100.00%	100.00%	1.00	YES
Fifteenth	R1		Residential	LKD	Area m2	16.38	16.27	16.27		
					% of room		99.37%	99.37%	1.00	YES
	R2		Residential	Bedroom	Area m2	11.74	11.66	11.66		
					% of room		99.34%	99.34%	1.00	YES
	R3		Residential	Bedroom	Area m2	12.32	12.25	12.25		
					% of room		99.43%	99.43%	1.00	YES
	R4		Residential	Bedroom	Area m2	14.74	14.65	14.65		
					% of room		99.35%	99.35%	1.00	YES
	R5		Residential	LKD	Area m2	17.03	15.00	15.00		
					% of room		88.12%	88.09%	1.00	YES
	R6		Residential	Bedroom	Area m2	15.49	14.73	14.73		
					% of room		95.04%	95.04%	1.00	YES
	R7		Residential	LKD	Area m2	17.92	17.86	17.86		
					% of room		99.65%	99.65%	1.00	YES
	R8		Residential	Bedroom	Area m2	15.57	15.50	15.50		
					% of room		99.60%	99.60%	1.00	YES
	R9		Residential	LKD	Area m2	17.52	17.48	17.48		
					% of room		99.79%	99.79%	1.00	YES
	R10		Residential	Bedroom	Area m2	12.41	12.14	12.14		
					% of room		97.84%	97.83%	1.00	YES
	R11		Residential	LKD	Area m2	27.04	26.85	26.85		
					% of room		99.30%	99.30%	1.00	YES
	R12		Residential	Bedroom	Area m2	11.67	11.40	11.40		
					% of room		97.68%	97.68%	1.00	YES
	R13		Residential	Bedroom	Area m2	12.87	12.55	9.56		
					% of room		97.52%	74.26%	0.76	NO
	R14		Residential	Bedroom	Area m2	14.64	14.58	14.39		
					% of room		99.62%	98.33%	0.99	YES
	R15		Residential	LKD	Area m2	30.49	30.49	30.49		
					% of room		100.00%	100.00%	1.00	YES
Sixteenth	R1		Residential	LKD	Area m2	16.38	16.27	16.27		
					% of room		99.37%	99.37%	1.00	YES
	R2		Residential	Bedroom	Area m2	11.74	11.66	11.66		
					% of room		99.35%	99.35%	1.00	YES
	R3		Residential	Bedroom	Area m2	12.32	12.25	12.25		
					% of room		99.43%	99.43%	1.00	YES
	R4		Residential	Bedroom	Area m2	14.74	14.65	14.65		
					% of room		99.35%	99.35%	1.00	YES
	R5		Residential	LKD	Area m2	17.03	14.99	14.98		
					% of room		88.02%	88.00%	1.00	YES
	R6		Residential	Bedroom	Area m2	15.49	14.72	14.72		
					% of room		95.03%	95.03%	1.00	YES
	R7		Residential	LKD	Area m2	17.92	17.86	17.86		
					% of room		99.65%	99.65%	1.00	YES
	R8		Residential	Bedroom	Area m2	15.57	15.50	15.50		
					% of room		99.60%	99.60%	1.00	YES
	R9		Residential	LKD	Area m2	17.52	17.48	17.48		
					% of room		99.79%	99.79%	1.00	YES
	R10		Residential	Bedroom	Area m2	12.41	12.12	12.12		
					% of room		97.68%	97.67%	1.00	YES
	R11		Residential	LKD	Area m2	27.04	26.85	26.85		
					% of room		99.28%	99.28%	1.00	YES
	R12		Residential	Bedroom	Area m2	11.67	11.37	11.37		
					% of room		97.38%	97.38%	1.00	YES
	R13		Residential	Bedroom	Area m2	12.87	12.55	10.22		
					% of room		97.54%	79.38%	0.81	YES
	R14		Residential	Bedroom	Area m2	14.64	14.59	14.47		
					% of room		99.66%	98.85%	0.99	YES
	R15		Residential	LKD	Area m2	30.49	30.49	30.49		
					% of room		100.00%	100.00%	1.00	YES
Seventeenth	R1		Residential	LKD	Area m2	16.38	16.27	16.27		
					% of room		99.37%	99.37%	1.00	YES
	R2		Residential	Bedroom	Area m2	11.74	11.66	11.66		
					% of room		99.35%	99.35%	1.00	YES
	R3		Residential	Bedroom	Area m2	12.32	12.25	12.25		
					% of room		99.43%	99.43%	1.00	YES
	R4		Residential	Bedroom	Area m2	14.74	14.65	14.65		
					% of room		99.35%	99.35%	1.00	YES
	R5		Residential	LKD	Area m2	17.03	14.91	14.91		
					% of room		87.57%	87.55%	1.00	YES
	R6		Residential	Bedroom	Area m2	15.49	14.70	14.70		
					% of room		94.88%	94.88%	1.00	YES

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Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
	R7		Residential	LKD	Area m2	17.92	17.86	17.86		
					% of room		99.65%	99.65%	1.00	YES
	R8		Residential	Bedroom	Area m2	15.57	15.50	15.50		
					% of room		99.60%	99.60%	1.00	YES
	R9		Residential	LKD	Area m2	17.52	17.48	17.48		
					% of room		99.79%	99.79%	1.00	YES
	R10		Residential	Bedroom	Area m2	12.41	12.07	12.07		
					% of room		97.30%	97.30%	1.00	YES
	R11		Residential	LKD	Area m2	27.04	26.85	26.85		
					% of room		99.30%	99.30%	1.00	YES
	R12		Residential	Bedroom	Area m2	11.67	11.28	11.28		
					% of room		96.67%	96.66%	1.00	YES
	R13		Residential	Bedroom	Area m2	12.87	12.55	10.55		
					% of room		97.52%	81.95%	0.84	YES
	R14		Residential	Bedroom	Area m2	14.64	14.58	14.54		
					% of room		99.62%	99.34%	1.00	YES
	R15		Residential	LKD	Area m2	30.49	30.49	30.49		
					% of room		100.00%	100.00%	1.00	YES
Eighteenth	R1		Residential	LKD	Area m2	16.38	16.27	16.27		
					% of room		99.37%	99.36%	1.00	YES
	R2		Residential	Bedroom	Area m2	11.74	11.66	11.66		
					% of room		99.35%	99.35%	1.00	YES
	R3		Residential	Bedroom	Area m2	12.32	12.25	12.25		
					% of room		99.43%	99.43%	1.00	YES
	R4		Residential	Bedroom	Area m2	14.74	14.65	14.65		
					% of room		99.35%	99.35%	1.00	YES
	R5		Residential	LKD	Area m2	17.03	14.86	14.86		
					% of room		87.28%	87.26%	1.00	YES
	R6		Residential	Bedroom	Area m2	15.49	14.66	14.66		
					% of room		94.63%	94.63%	1.00	YES
	R7		Residential	LKD	Area m2	17.92	17.86	17.86		
					% of room		99.65%	99.65%	1.00	YES
	R8		Residential	Bedroom	Area m2	15.57	15.50	15.50		
					% of room		99.60%	99.60%	1.00	YES
	R9		Residential	LKD	Area m2	17.52	17.48	17.48		
					% of room		99.79%	99.79%	1.00	YES
	R10		Residential	Bedroom	Area m2	12.41	11.98	11.98		
					% of room		96.54%	96.54%	1.00	YES
	R11		Residential	LKD	Area m2	27.04	26.85	26.85		
					% of room		99.29%	99.29%	1.00	YES
	R12		Residential	Bedroom	Area m2	11.67	11.17	11.17		
					% of room		95.70%	95.70%	1.00	YES
	R13		Residential	Bedroom	Area m2	12.87	12.55	10.86		
					% of room		97.50%	84.35%	0.87	YES
	R14		Residential	Bedroom	Area m2	14.64	14.59	14.55		
					% of room		99.66%	99.45%	1.00	YES
	R15		Residential	LKD	Area m2	30.49	30.49	30.49		
					% of room		100.00%	100.00%	1.00	YES
Ninteenth	R1		Residential	LKD	Area m2	16.38	16.27	16.27		
					% of room		99.36%	99.36%	1.00	YES
	R2		Residential	Bedroom	Area m2	11.74	11.66	11.66		
					% of room		99.35%	99.35%	1.00	YES
	R3		Residential	Bedroom	Area m2	12.32	12.25	12.25		
					% of room		99.43%	99.43%	1.00	YES
	R4		Residential	Bedroom	Area m2	14.74	14.65	14.65		
					% of room		99.35%	99.35%	1.00	YES
	R5		Residential	LKD	Area m2	17.03	14.84	14.84		
					% of room		87.17%	87.16%	1.00	YES
	R6		Residential	Bedroom	Area m2	15.49	14.65	14.65		
					% of room		94.58%	94.58%	1.00	YES
	R7		Residential	LKD	Area m2	17.92	17.86	17.86		
					% of room		99.65%	99.65%	1.00	YES
	R8		Residential	Bedroom	Area m2	15.57	15.50	15.50		
					% of room		99.60%	99.60%	1.00	YES
	R9		Residential	LKD	Area m2	17.52	17.48	17.48		
					% of room		99.79%	99.79%	1.00	YES
	R10		Residential	Bedroom	Area m2	12.41	11.87	11.87		
					% of room		95.69%	95.69%	1.00	YES
	R11		Residential	LKD	Area m2	27.04	26.85	26.85		
					% of room		99.30%	99.30%	1.00	YES
	R12		Residential	Bedroom	Area m2	11.67	11.11	11.11		
					% of room		95.17%	95.17%	1.00	YES
	R13		Residential	Bedroom	Area m2	12.87	12.55	11.13		
					% of room		97.52%	86.48%	0.89	YES
	R14		Residential	Bedroom	Area m2	14.64	14.58	14.57		
					% of room		99.62%	99.57%	1.00	YES
	R15		Residential	LKD	Area m2	30.49	30.49	30.49		
					% of room		100.00%	100.00%	1.00	YES

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Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Twentieth	R1		Residential	LKD	Area m2	16.38	16.27	16.27		
					% of room		99.37%	99.37%	1.00	YES
	R2		Residential	Bedroom	Area m2	11.74	11.66	11.66		
					% of room		99.35%	99.35%	1.00	YES
	R3		Residential	Bedroom	Area m2	12.32	12.25	12.25		
					% of room		99.43%	99.43%	1.00	YES
	R4		Residential	Bedroom	Area m2	14.74	14.65	14.65		
					% of room		99.35%	99.35%	1.00	YES
	R5		Residential	LKD	Area m2	17.03	14.83	14.83		
					% of room		87.12%	87.11%	1.00	YES
	R6		Residential	Bedroom	Area m2	15.49	14.65	14.65		
					% of room		94.56%	94.56%	1.00	YES
	R7		Residential	LKD	Area m2	17.92	17.86	17.86		
					% of room		99.65%	99.65%	1.00	YES
	R8		Residential	Bedroom	Area m2	15.57	15.50	15.50		
					% of room		99.60%	99.60%	1.00	YES
	R9		Residential	LKD	Area m2	17.52	17.48	17.48		
					% of room		99.79%	99.79%	1.00	YES
	R10		Residential	Bedroom	Area m2	12.41	11.85	11.85		
					% of room		95.49%	95.48%	1.00	YES
	R11		Residential	LKD	Area m2	27.04	26.85	26.85		
					% of room		99.30%	99.30%	1.00	YES
	R12		Residential	Bedroom	Area m2	11.67	11.10	11.10		
					% of room		95.08%	95.08%	1.00	YES
	R13		Residential	Bedroom	Area m2	12.87	12.55	11.52		
					% of room		97.52%	89.52%	0.92	YES
	R14		Residential	Bedroom	Area m2	14.64	14.58	14.58		
					% of room		99.62%	99.62%	1.00	YES
	R15		Residential	LKD	Area m2	30.49	30.49	30.49		
					% of room		100.00%	100.00%	1.00	YES
Twenty First	R1		Residential	LKD	Area m2	16.38	16.28	16.28		
					% of room		99.39%	99.39%	1.00	YES
	R2		Residential	Bedroom	Area m2	11.74	11.66	11.66		
					% of room		99.35%	99.35%	1.00	YES
	R3		Residential	Bedroom	Area m2	12.32	12.25	12.25		
					% of room		99.43%	99.43%	1.00	YES
	R4		Residential	Bedroom	Area m2	14.74	14.65	14.65		
					% of room		99.35%	99.35%	1.00	YES
	R5		Residential	LKD	Area m2	17.03	14.62	14.62		
					% of room		85.88%	85.87%	1.00	YES
	R6		Residential	Bedroom	Area m2	15.49	14.58	14.58		
					% of room		94.11%	94.11%	1.00	YES
	R7		Residential	LKD	Area m2	17.92	17.86	17.86		
					% of room		99.65%	99.65%	1.00	YES
	R8		Residential	Bedroom	Area m2	15.57	15.50	15.50		
					% of room		99.60%	99.60%	1.00	YES
	R9		Residential	LKD	Area m2	17.52	17.48	17.48		
					% of room		99.79%	99.79%	1.00	YES
	R10		Residential	Bedroom	Area m2	12.41	11.52	11.52		
					% of room		92.86%	92.86%	1.00	YES
	R11		Residential	LKD	Area m2	27.04	26.85	26.85		
					% of room		99.30%	99.30%	1.00	YES
	R12		Residential	Bedroom	Area m2	11.67	10.95	10.95		
					% of room		93.81%	93.81%	1.00	YES
	R13		Residential	Bedroom	Area m2	12.87	12.55	11.90		
					% of room		97.52%	92.45%	0.95	YES
	R14		Residential	Bedroom	Area m2	14.64	14.58	14.58		
					% of room		99.62%	99.62%	1.00	YES
	R15		Residential	LKD	Area m2	30.49	30.49	30.49		
					% of room		100.00%	100.00%	1.00	YES
Twenty Second	R1		Residential	LKD	Area m2	16.38	16.28	16.28		
					% of room		99.39%	99.39%	1.00	YES
	R2		Residential	Bedroom	Area m2	11.74	11.66	11.66		
					% of room		99.35%	99.35%	1.00	YES
	R3		Residential	Bedroom	Area m2	12.32	12.25	12.25		
					% of room		99.43%	99.43%	1.00	YES
	R4		Residential	Bedroom	Area m2	14.74	14.65	14.65		
					% of room		99.35%	99.35%	1.00	YES
	R5		Residential	LKD	Area m2	17.03	14.62	14.62		
					% of room		85.87%	85.86%	1.00	YES
	R6		Residential	Bedroom	Area m2	15.49	14.58	14.58		
					% of room		94.10%	94.10%	1.00	YES
	R7		Residential	LKD	Area m2	17.92	17.86	17.86		
					% of room		99.65%	99.65%	1.00	YES
	R8		Residential	Bedroom	Area m2	15.57	15.50	15.50		
					% of room		99.60%	99.60%	1.00	YES
	R9		Residential	LKD	Area m2	17.52	17.48	17.48		
					% of room		99.79%	99.79%	1.00	YES

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Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
	R10		Residential	Bedroom	Area m2	12.41	11.52	11.52		
					% of room		92.85%	92.85%	1.00	YES
	R11		Residential	LKD	Area m2	27.04	26.85	26.85		
					% of room		99.30%	99.30%	1.00	YES
	R12		Residential	Bedroom	Area m2	11.67	10.95	10.95		
					% of room		93.80%	93.80%	1.00	YES
	R13		Residential	Bedroom	Area m2	12.87	12.55	12.32		
					% of room		97.52%	95.71%	0.98	YES
	R14		Residential	Bedroom	Area m2	14.64	14.58	14.58		
					% of room		99.62%	99.62%	1.00	YES
	R15		Residential	LKD	Area m2	30.49	30.49	30.49		
					% of room		100.00%	100.00%	1.00	YES
Twenty Third	R1		Residential	LKD	Area m2	16.38	16.30	16.30		
					% of room		99.53%	99.53%	1.00	YES
	R2		Residential	Bedroom	Area m2	11.74	11.66	11.66		
					% of room		99.35%	99.35%	1.00	YES
	R3		Residential	Bedroom	Area m2	12.32	12.27	12.27		
					% of room		99.59%	99.59%	1.00	YES
	R4		Residential	Bedroom	Area m2	14.74	14.66	14.66		
					% of room		99.43%	99.43%	1.00	YES
	R5		Residential	LKD	Area m2	17.03	14.62	14.62		
					% of room		85.88%	85.87%	1.00	YES
	R6		Residential	Bedroom	Area m2	15.49	14.58	14.58		
					% of room		94.11%	94.11%	1.00	YES
	R7		Residential	LKD	Area m2	17.92	17.87	17.87		
					% of room		99.75%	99.75%	1.00	YES
	R8		Residential	Bedroom	Area m2	15.57	15.51	15.51		
					% of room		99.66%	99.66%	1.00	YES
	R9		Residential	LKD	Area m2	17.52	17.49	17.49		
					% of room		99.85%	99.85%	1.00	YES
	R10		Residential	Bedroom	Area m2	12.41	11.51	11.51		
					% of room		92.73%	92.73%	1.00	YES
	R11		Residential	LKD	Area m2	27.04	26.85	26.85		
					% of room		99.29%	99.29%	1.00	YES
	R12		Residential	Bedroom	Area m2	11.67	10.94	10.94		
					% of room		93.73%	93.73%	1.00	YES
	R13		Residential	Bedroom	Area m2	12.87	12.56	12.56		
					% of room		97.55%	97.55%	1.00	YES
	R14		Residential	Bedroom	Area m2	14.64	14.58	14.58		
					% of room		99.62%	99.62%	1.00	YES
	R15		Residential	LKD	Area m2	30.49	30.49	30.49		
					% of room		100.00%	100.00%	1.00	YES
Twenty Fourth	R1		Residential	LKD	Area m2	16.38	16.28	16.28		
					% of room		99.39%	99.39%	1.00	YES
	R2		Residential	Bedroom	Area m2	11.74	11.66	11.66		
					% of room		99.35%	99.35%	1.00	YES
	R3		Residential	Bedroom	Area m2	12.32	12.25	12.25		
					% of room		99.43%	99.43%	1.00	YES
	R4		Residential	Bedroom	Area m2	14.74	14.65	14.65		
					% of room		99.35%	99.35%	1.00	YES
	R5		Residential	LKD	Area m2	17.03	14.62	14.62		
					% of room		85.85%	85.85%	1.00	YES
	R6		Residential	Bedroom	Area m2	15.49	14.58	14.58		
					% of room		94.09%	94.09%	1.00	YES
	R7		Residential	LKD	Area m2	17.92	17.86	17.86		
					% of room		99.65%	99.65%	1.00	YES
	R8		Residential	Bedroom	Area m2	15.57	15.50	15.50		
					% of room		99.60%	99.60%	1.00	YES
	R9		Residential	LKD	Area m2	17.52	17.48	17.48		
					% of room		99.79%	99.79%	1.00	YES
	R10		Residential	Bedroom	Area m2	12.41	11.52	11.52		
					% of room		92.83%	92.83%	1.00	YES
	R11		Residential	LKD	Area m2	27.04	26.85	26.85		
					% of room		99.30%	99.30%	1.00	YES
	R12		Residential	Bedroom	Area m2	11.67	10.95	10.95		
					% of room		93.78%	93.78%	1.00	YES
	R13		Residential	Bedroom	Area m2	12.87	12.55	12.55		
					% of room		97.52%	97.52%	1.00	YES
	R14		Residential	Bedroom	Area m2	14.64	14.58	14.58		
					% of room		99.62%	99.62%	1.00	YES
	R15		Residential	LKD	Area m2	30.49	30.49	30.49		
					% of room		100.00%	100.00%	1.00	YES
Twenty Fifth	R1		Residential	LKD	Area m2	16.38	16.28	16.28		
					% of room		99.43%	99.43%	1.00	YES
	R2		Residential	Bedroom	Area m2	11.74	11.66	11.66		
					% of room		99.33%	99.33%	1.00	YES
	R3		Residential	Bedroom	Area m2	12.32	12.27	12.27		
					% of room		99.59%	99.59%	1.00	YES

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Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
	R4		Residential	Bedroom	Area m2	14.74	14.65	14.65		
					% of room		99.36%	99.36%	1.00	YES
	R5		Residential	LKD	Area m2	17.03	14.63	14.63		
					% of room		85.91%	85.91%	1.00	YES
	R6		Residential	Bedroom	Area m2	15.49	14.61	14.61		
					% of room		94.26%	94.26%	1.00	YES
	R7		Residential	LKD	Area m2	17.92	17.87	17.87		
					% of room		99.70%	99.70%	1.00	YES
	R8		Residential	Bedroom	Area m2	15.57	15.50	15.50		
					% of room		99.58%	99.58%	1.00	YES
	R9		Residential	LKD	Area m2	17.52	17.49	17.49		
					% of room		99.84%	99.84%	1.00	YES
	R10		Residential	Bedroom	Area m2	12.41	11.51	11.51		
					% of room		92.77%	92.76%	1.00	YES
	R11		Residential	LKD	Area m2	27.04	26.85	26.85		
					% of room		99.29%	99.29%	1.00	YES
	R12		Residential	Bedroom	Area m2	11.67	10.94	10.94		
					% of room		93.74%	93.74%	1.00	YES
	R13		Residential	Bedroom	Area m2	12.87	12.55	12.55		
					% of room		97.54%	97.54%	1.00	YES
	R14		Residential	Bedroom	Area m2	14.64	14.58	14.58		
					% of room		99.62%	99.62%	1.00	YES
	R15		Residential	LKD	Area m2	30.49	30.49	30.49		
					% of room		100.00%	100.00%	1.00	YES
Twenty Sixth	R1		Residential	LKD	Area m2	16.38	16.28	16.28		
					% of room		99.39%	99.39%	1.00	YES
	R2		Residential	Bedroom	Area m2	11.74	11.66	11.66		
					% of room		99.35%	99.35%	1.00	YES
	R3		Residential	Bedroom	Area m2	12.32	12.25	12.25		
					% of room		99.43%	99.43%	1.00	YES
	R4		Residential	Bedroom	Area m2	14.74	14.65	14.65		
					% of room		99.35%	99.35%	1.00	YES
	R5		Residential	LKD	Area m2	17.03	14.62	14.62		
					% of room		85.90%	85.90%	1.00	YES
	R6		Residential	Bedroom	Area m2	15.49	14.59	14.59		
					% of room		94.15%	94.15%	1.00	YES
	R7		Residential	LKD	Area m2	17.92	17.86	17.86		
					% of room		99.65%	99.65%	1.00	YES
	R8		Residential	Bedroom	Area m2	15.57	15.50	15.50		
					% of room		99.60%	99.60%	1.00	YES
	R9		Residential	LKD	Area m2	17.52	17.48	17.48		
					% of room		99.79%	99.79%	1.00	YES
	R10		Residential	Bedroom	Area m2	12.41	11.52	11.52		
					% of room		92.88%	92.88%	1.00	YES
	R11		Residential	LKD	Area m2	27.04	26.85	26.85		
					% of room		99.30%	99.30%	1.00	YES
	R12		Residential	Bedroom	Area m2	11.67	10.96	10.96		
					% of room		93.84%	93.84%	1.00	YES
	R13		Residential	Bedroom	Area m2	12.87	12.55	12.55		
					% of room		97.54%	97.54%	1.00	YES
	R14		Residential	Bedroom	Area m2	14.64	14.58	14.58		
					% of room		99.62%	99.62%	1.00	YES
	R15		Residential	LKD	Area m2	30.49	30.49	30.49		
					% of room		100.00%	100.00%	1.00	YES
Twenty Seventh	R1		Residential	LKD	Area m2	16.38	16.28	16.28		
					% of room		99.39%	99.39%	1.00	YES
	R2		Residential	Bedroom	Area m2	11.74	11.66	11.66		
					% of room		99.35%	99.35%	1.00	YES
	R3		Residential	Bedroom	Area m2	12.32	12.25	12.25		
					% of room		99.43%	99.43%	1.00	YES
	R4		Residential	Bedroom	Area m2	14.74	14.65	14.65		
					% of room		99.35%	99.35%	1.00	YES
	R5		Residential	LKD	Area m2	17.03	14.63	14.63		
					% of room		85.92%	85.92%	1.00	YES
	R6		Residential	Bedroom	Area m2	15.49	14.59	14.59		
					% of room		94.14%	94.14%	1.00	YES
	R7		Residential	LKD	Area m2	17.92	17.86	17.86		
					% of room		99.65%	99.65%	1.00	YES
	R8		Residential	Bedroom	Area m2	15.57	15.50	15.50		
					% of room		99.60%	99.60%	1.00	YES
	R9		Residential	LKD	Area m2	17.52	17.48	17.48		
					% of room		99.79%	99.79%	1.00	YES
	R10		Residential	Bedroom	Area m2	12.41	11.53	11.53		
					% of room		92.91%	92.91%	1.00	YES
	R11		Residential	LKD	Area m2	27.04	26.85	26.85		
					% of room		99.30%	99.30%	1.00	YES
	R12		Residential	Bedroom	Area m2	11.67	10.95	10.95		
					% of room		93.84%	93.84%	1.00	YES

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	R13		Residential	Bedroom	Area m2	12.87	12.55	12.55		
					% of room		97.50%	97.50%	1.00	YES
	R14		Residential	Bedroom	Area m2	14.64	14.58	14.58		
					% of room		99.62%	99.62%	1.00	YES
	R15		Residential	LKD	Area m2	30.49	30.49	30.49		
					% of room		100.00%	100.00%	1.00	YES
Twenty Eighth	R1		Residential	LKD	Area m2	16.38	16.28	16.28		
					% of room		99.39%	99.39%	1.00	YES
	R2		Residential	Bedroom	Area m2	11.74	11.66	11.66		
					% of room		99.35%	99.35%	1.00	YES
	R3		Residential	Bedroom	Area m2	12.32	12.25	12.25		
					% of room		99.43%	99.43%	1.00	YES
	R4		Residential	Bedroom	Area m2	14.74	14.65	14.65		
					% of room		99.35%	99.35%	1.00	YES
	R5		Residential	LKD	Area m2	17.03	14.63	14.63		
					% of room		85.94%	85.94%	1.00	YES
	R6		Residential	Bedroom	Area m2	15.49	14.59	14.59		
					% of room		94.14%	94.14%	1.00	YES
	R7		Residential	LKD	Area m2	17.92	17.86	17.86		
					% of room		99.65%	99.65%	1.00	YES
	R8		Residential	Bedroom	Area m2	15.57	15.50	15.50		
					% of room		99.60%	99.60%	1.00	YES
	R9		Residential	LKD	Area m2	17.52	17.48	17.48		
					% of room		99.79%	99.79%	1.00	YES
	R10		Residential	Bedroom	Area m2	12.41	11.53	11.53		
					% of room		92.91%	92.91%	1.00	YES
	R11		Residential	LKD	Area m2	27.04	26.85	26.85		
					% of room		99.30%	99.30%	1.00	YES
	R12		Residential	Bedroom	Area m2	11.67	10.95	10.95		
					% of room		93.83%	93.83%	1.00	YES
	R13		Residential	Bedroom	Area m2	12.87	12.55	12.55		
					% of room		97.54%	97.54%	1.00	YES
	R14		Residential	Bedroom	Area m2	14.64	14.58	14.58		
					% of room		99.62%	99.62%	1.00	YES
	R15		Residential	LKD	Area m2	30.49	30.49	30.49		
					% of room		100.00%	100.00%	1.00	YES
Twenty Nineth	R1		Residential	LKD	Area m2	16.38	16.28	16.28		
					% of room		99.39%	99.39%	1.00	YES
	R2		Residential	Bedroom	Area m2	11.74	11.66	11.66		
					% of room		99.35%	99.35%	1.00	YES
	R3		Residential	Bedroom	Area m2	12.32	12.25	12.25		
					% of room		99.43%	99.43%	1.00	YES
	R4		Residential	Bedroom	Area m2	14.74	14.65	14.65		
					% of room		99.35%	99.35%	1.00	YES
	R5		Residential	LKD	Area m2	17.03	14.63	14.63		
					% of room		85.95%	85.95%	1.00	YES
	R6		Residential	Bedroom	Area m2	15.49	14.59	14.59		
					% of room		94.14%	94.14%	1.00	YES
	R7		Residential	LKD	Area m2	17.92	17.86	17.86		
					% of room		99.65%	99.65%	1.00	YES
	R8		Residential	Bedroom	Area m2	15.57	15.50	15.50		
					% of room		99.60%	99.60%	1.00	YES
	R9		Residential	LKD	Area m2	17.52	17.48	17.48		
					% of room		99.79%	99.79%	1.00	YES
	R10		Residential	Bedroom	Area m2	12.41	11.52	11.52		
					% of room		92.86%	92.86%	1.00	YES
	R11		Residential	LKD	Area m2	27.04	26.85	26.85		
					% of room		99.30%	99.30%	1.00	YES
	R12		Residential	Bedroom	Area m2	11.67	10.95	10.95		
					% of room		93.83%	93.83%	1.00	YES
	R13		Residential	Bedroom	Area m2	12.87	12.55	12.55		
					% of room		97.54%	97.54%	1.00	YES
	R14		Residential	Bedroom	Area m2	14.64	14.58	14.58		
					% of room		99.62%	99.62%	1.00	YES
	R15		Residential	LKD	Area m2	30.49	30.49	30.49		
					% of room		100.00%	100.00%	1.00	YES
Thirtieth	R1		Residential	LKD	Area m2	16.38	16.28	16.28		
					% of room		99.39%	99.39%	1.00	YES
	R2		Residential	Bedroom	Area m2	11.74	11.66	11.66		
					% of room		99.35%	99.35%	1.00	YES
	R3		Residential	Bedroom	Area m2	12.32	12.25	12.25		
					% of room		99.43%	99.43%	1.00	YES
	R4		Residential	Bedroom	Area m2	14.74	14.65	14.65		
					% of room		99.35%	99.35%	1.00	YES
	R5		Residential	LKD	Area m2	17.03	14.64	14.64		
					% of room		85.98%	85.98%	1.00	YES
	R6		Residential	Bedroom	Area m2	15.49	14.60	14.60		
					% of room		94.21%	94.21%	1.00	YES

Project Name: Great Northern
Project No: BS/18775
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Date of Analysis: 15/03/2022

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
	R7		Residential	LKD	Area m2	17.92	17.86	17.86		
					% of room		99.65%	99.65%	1.00	YES
	R8		Residential	Bedroom	Area m2	15.57	15.50	15.50		
					% of room		99.60%	99.60%	1.00	YES
	R9		Residential	LKD	Area m2	17.52	17.48	17.48		
					% of room		99.79%	99.79%	1.00	YES
	R10		Residential	Bedroom	Area m2	12.41	11.52	11.52		
					% of room		92.86%	92.86%	1.00	YES
	R11		Residential	LKD	Area m2	27.04	26.85	26.85		
					% of room		99.30%	99.30%	1.00	YES
	R12		Residential	Bedroom	Area m2	11.67	10.95	10.95		
					% of room		93.82%	93.82%	1.00	YES
	R13		Residential	Bedroom	Area m2	12.87	12.55	12.55		
					% of room		97.54%	97.54%	1.00	YES
	R14		Residential	Bedroom	Area m2	14.64	14.58	14.58		
					% of room		99.62%	99.62%	1.00	YES
	R15		Residential	LKD	Area m2	30.49	30.49	30.49		
					% of room		100.00%	100.00%	1.00	YES
Thirty First	R1		Residential	LKD	Area m2	16.38	16.28	16.28		
					% of room		99.39%	99.39%	1.00	YES
	R2		Residential	Bedroom	Area m2	11.74	11.66	11.66		
					% of room		99.35%	99.35%	1.00	YES
	R3		Residential	Bedroom	Area m2	12.32	12.25	12.25		
					% of room		99.43%	99.43%	1.00	YES
	R4		Residential	Bedroom	Area m2	14.74	14.65	14.65		
					% of room		99.35%	99.35%	1.00	YES
	R5		Residential	LKD	Area m2	17.03	14.65	14.65		
					% of room		86.05%	86.05%	1.00	YES
	R6		Residential	Bedroom	Area m2	15.49	14.61	14.61		
					% of room		94.30%	94.30%	1.00	YES
	R7		Residential	LKD	Area m2	17.92	17.86	17.86		
					% of room		99.65%	99.65%	1.00	YES
	R8		Residential	Bedroom	Area m2	15.57	15.50	15.50		
					% of room		99.60%	99.60%	1.00	YES
	R9		Residential	LKD	Area m2	17.52	17.48	17.48		
					% of room		99.79%	99.79%	1.00	YES
	R10		Residential	Bedroom	Area m2	12.41	11.52	11.52		
					% of room		92.85%	92.85%	1.00	YES
	R11		Residential	LKD	Area m2	27.04	26.85	26.85		
					% of room		99.30%	99.30%	1.00	YES
	R12		Residential	Bedroom	Area m2	11.67	10.95	10.95		
					% of room		93.82%	93.82%	1.00	YES
	R13		Residential	Bedroom	Area m2	12.87	12.55	12.55		
					% of room		97.54%	97.54%	1.00	YES
	R14		Residential	Bedroom	Area m2	14.64	14.58	14.58		
					% of room		99.62%	99.62%	1.00	YES
	R15		Residential	LKD	Area m2	30.49	30.49	30.49		
					% of room		100.00%	100.00%	1.00	YES
Thirty Second	R1		Residential	LKD	Area m2	16.38	16.28	16.28		
					% of room		99.39%	99.39%	1.00	YES
	R2		Residential	Bedroom	Area m2	11.74	11.66	11.66		
					% of room		99.30%	99.30%	1.00	YES
	R3		Residential	Bedroom	Area m2	12.32	12.25	12.25		
					% of room		99.40%	99.40%	1.00	YES
	R4		Residential	Bedroom	Area m2	14.74	14.64	14.64		
					% of room		99.28%	99.28%	1.00	YES
	R5		Residential	LKD	Area m2	17.03	14.70	14.70		
					% of room		86.36%	86.36%	1.00	YES
	R6		Residential	Bedroom	Area m2	15.49	14.71	14.71		
					% of room		94.95%	94.95%	1.00	YES
	R7		Residential	LKD	Area m2	17.92	17.86	17.86		
					% of room		99.65%	99.65%	1.00	YES
	R8		Residential	Bedroom	Area m2	15.57	15.50	15.50		
					% of room		99.59%	99.59%	1.00	YES
	R9		Residential	LKD	Area m2	17.52	17.48	17.48		
					% of room		99.79%	99.79%	1.00	YES
	R10		Residential	Bedroom	Area m2	12.41	11.53	11.53		
					% of room		92.91%	92.91%	1.00	YES
	R11		Residential	LKD	Area m2	27.04	26.85	26.85		
					% of room		99.30%	99.30%	1.00	YES
	R12		Residential	Bedroom	Area m2	11.67	10.90	10.90		
					% of room		93.39%	93.39%	1.00	YES
	R13		Residential	Bedroom	Area m2	12.87	12.55	12.55		
					% of room		97.54%	97.54%	1.00	YES
	R14		Residential	Bedroom	Area m2	14.64	14.58	14.58		
					% of room		99.62%	99.62%	1.00	YES
	R15		Residential	LKD	Area m2	30.49	30.49	30.49		
					% of room		100.00%	100.00%	1.00	YES

Project Name: Great Northern
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Date of Analysis: 15/03/2022

Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Thirty Third	R1		Residential	LKD	Area m2	16.38	16.28	16.28		
					% of room		99.39%	99.39%	1.00	YES
	R2		Residential	Bedroom	Area m2	11.74	11.66	11.66		
					% of room		99.29%	99.29%	1.00	YES
	R3		Residential	Bedroom	Area m2	12.32	12.25	12.25		
					% of room		99.40%	99.40%	1.00	YES
	R4		Residential	Bedroom	Area m2	14.74	14.64	14.64		
					% of room		99.28%	99.28%	1.00	YES
	R5		Residential	LKD	Area m2	17.03	14.78	14.78		
					% of room		86.83%	86.83%	1.00	YES
	R6		Residential	Bedroom	Area m2	15.49	14.73	14.73		
					% of room		95.05%	95.05%	1.00	YES
	R7		Residential	LKD	Area m2	17.92	17.86	17.86		
					% of room		99.65%	99.65%	1.00	YES
	R8		Residential	Bedroom	Area m2	15.57	15.50	15.50		
					% of room		99.59%	99.59%	1.00	YES
	R9		Residential	LKD	Area m2	17.52	17.48	17.48		
					% of room		99.79%	99.79%	1.00	YES
	R10		Residential	Bedroom	Area m2	12.41	11.53	11.53		
					% of room		92.94%	92.94%	1.00	YES
	R11		Residential	LKD	Area m2	27.04	26.85	26.85		
					% of room		99.30%	99.30%	1.00	YES
	R12		Residential	Bedroom	Area m2	11.67	10.90	10.90		
					% of room		93.38%	93.38%	1.00	YES
	R13		Residential	Bedroom	Area m2	12.87	12.55	12.55		
					% of room		97.54%	97.54%	1.00	YES
	R14		Residential	Bedroom	Area m2	14.64	14.58	14.58		
					% of room		99.62%	99.62%	1.00	YES
	R15		Residential	LKD	Area m2	30.49	30.49	30.49		
					% of room		100.00%	100.00%	1.00	YES
Thirty Fourth	R1		Residential	LKD	Area m2	16.38	16.28	16.28		
					% of room		99.39%	99.39%	1.00	YES
	R2		Residential	Bedroom	Area m2	11.74	11.66	11.66		
					% of room		99.35%	99.35%	1.00	YES
	R3		Residential	Bedroom	Area m2	12.32	12.25	12.25		
					% of room		99.43%	99.43%	1.00	YES
	R4		Residential	Bedroom	Area m2	14.74	14.65	14.65		
					% of room		99.35%	99.35%	1.00	YES
	R5		Residential	LKD	Area m2	17.03	14.81	14.81		
					% of room		86.98%	86.98%	1.00	YES
	R6		Residential	Bedroom	Area m2	15.49	14.67	14.67		
					% of room		94.66%	94.66%	1.00	YES
	R7		Residential	LKD	Area m2	17.92	17.86	17.86		
					% of room		99.65%	99.65%	1.00	YES
	R8		Residential	Bedroom	Area m2	15.57	15.50	15.50		
					% of room		99.60%	99.60%	1.00	YES
	R9		Residential	LKD	Area m2	17.52	17.48	17.48		
					% of room		99.79%	99.79%	1.00	YES
	R10		Residential	Bedroom	Area m2	12.41	11.52	11.52		
					% of room		92.86%	92.86%	1.00	YES
	R11		Residential	LKD	Area m2	27.04	26.85	26.85		
					% of room		99.30%	99.30%	1.00	YES
	R12		Residential	Bedroom	Area m2	11.67	10.95	10.95		
					% of room		93.80%	93.80%	1.00	YES
	R13		Residential	Bedroom	Area m2	12.87	12.55	12.55		
					% of room		97.50%	97.50%	1.00	YES
	R14		Residential	Bedroom	Area m2	14.64	14.59	14.59		
					% of room		99.66%	99.66%	1.00	YES
	R15		Residential	LKD	Area m2	30.49	30.49	30.49		
					% of room		100.00%	100.00%	1.00	YES
Thirty Fifth	R1		Residential	LKD	Area m2	16.38	16.28	16.28		
					% of room		99.39%	99.39%	1.00	YES
	R2		Residential	Bedroom	Area m2	11.74	11.65	11.65		
					% of room		99.26%	99.26%	1.00	YES
	R3		Residential	Bedroom	Area m2	12.32	12.25	12.25		
					% of room		99.40%	99.40%	1.00	YES
	R4		Residential	Bedroom	Area m2	14.74	14.64	14.64		
					% of room		99.28%	99.28%	1.00	YES
	R5		Residential	LKD	Area m2	17.03	14.87	14.87		
					% of room		87.35%	87.35%	1.00	YES
	R6		Residential	Bedroom	Area m2	15.49	14.85	14.85		
					% of room		95.86%	95.86%	1.00	YES
	R7		Residential	LKD	Area m2	17.92	17.86	17.86		
					% of room		99.65%	99.65%	1.00	YES
	R8		Residential	Bedroom	Area m2	15.57	15.50	15.50		
					% of room		99.59%	99.59%	1.00	YES
	R9		Residential	LKD	Area m2	17.52	17.48	17.48		
					% of room		99.79%	99.79%	1.00	YES

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Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
	R10		Residential	Bedroom	Area m2	12.41	11.52	11.52		
					% of room		92.86%	92.86%	1.00	YES
	R11		Residential	LKD	Area m2	27.04	26.85	26.85		
					% of room		99.30%	99.30%	1.00	YES
	R12		Residential	Bedroom	Area m2	11.67	10.90	10.90		
					% of room		93.34%	93.34%	1.00	YES
	R13		Residential	Bedroom	Area m2	12.87	12.55	12.55		
					% of room		97.54%	97.54%	1.00	YES
	R14		Residential	Bedroom	Area m2	14.64	14.58	14.58		
					% of room		99.62%	99.62%	1.00	YES
	R15		Residential	LKD	Area m2	30.49	30.49	30.49		
					% of room		100.00%	100.00%	1.00	YES
Thirty Sixth	R1		Residential	LKD	Area m2	16.38	16.28	16.28		
					% of room		99.39%	99.39%	1.00	YES
	R2		Residential	Bedroom	Area m2	11.74	11.66	11.66		
					% of room		99.34%	99.34%	1.00	YES
	R3		Residential	Bedroom	Area m2	12.32	12.25	12.25		
					% of room		99.43%	99.43%	1.00	YES
	R4		Residential	Bedroom	Area m2	14.74	14.65	14.65		
					% of room		99.35%	99.35%	1.00	YES
	R5		Residential	LKD	Area m2	17.03	14.91	14.91		
					% of room		87.56%	87.56%	1.00	YES
	R6		Residential	Bedroom	Area m2	15.49	14.83	14.83		
					% of room		95.73%	95.73%	1.00	YES
	R7		Residential	LKD	Area m2	17.92	17.86	17.86		
					% of room		99.65%	99.65%	1.00	YES
	R8		Residential	Bedroom	Area m2	15.57	15.50	15.50		
					% of room		99.60%	99.60%	1.00	YES
	R9		Residential	LKD	Area m2	17.52	17.48	17.48		
					% of room		99.79%	99.79%	1.00	YES
	R10		Residential	Bedroom	Area m2	12.41	11.52	11.52		
					% of room		92.81%	92.81%	1.00	YES
	R11		Residential	LKD	Area m2	27.04	26.85	26.85		
					% of room		99.30%	99.30%	1.00	YES
	R12		Residential	Bedroom	Area m2	11.67	10.92	10.92		
					% of room		93.57%	93.57%	1.00	YES
	R13		Residential	Bedroom	Area m2	12.87	12.56	12.56		
					% of room		97.55%	97.55%	1.00	YES
	R14		Residential	Bedroom	Area m2	14.64	14.58	14.58		
					% of room		99.62%	99.62%	1.00	YES
	R15		Residential	LKD	Area m2	30.49	30.49	30.49		
					% of room		100.00%	100.00%	1.00	YES
Thirty Seventh	R1		Residential	LKD	Area m2	16.38	16.28	16.28		
					% of room		99.39%	99.39%	1.00	YES
	R2		Residential	Bedroom	Area m2	11.74	11.65	11.65		
					% of room		99.25%	99.25%	1.00	YES
	R3		Residential	Bedroom	Area m2	12.32	12.25	12.25		
					% of room		99.40%	99.40%	1.00	YES
	R4		Residential	Bedroom	Area m2	14.74	14.64	14.64		
					% of room		99.27%	99.27%	1.00	YES
	R5		Residential	LKD	Area m2	17.03	15.08	15.08		
					% of room		88.57%	88.57%	1.00	YES
	R6		Residential	Bedroom	Area m2	15.49	15.01	15.01		
					% of room		96.90%	96.90%	1.00	YES
	R7		Residential	LKD	Area m2	17.92	17.86	17.86		
					% of room		99.65%	99.65%	1.00	YES
	R8		Residential	Bedroom	Area m2	15.57	15.50	15.50		
					% of room		99.59%	99.59%	1.00	YES
	R9		Residential	LKD	Area m2	17.52	17.48	17.48		
					% of room		99.79%	99.79%	1.00	YES
	R10		Residential	Bedroom	Area m2	12.41	11.52	11.52		
					% of room		92.88%	92.88%	1.00	YES
	R11		Residential	LKD	Area m2	27.04	26.83	26.83		
					% of room		99.24%	99.24%	1.00	YES
	R12		Residential	Bedroom	Area m2	11.67	10.89	10.89		
					% of room		93.32%	93.32%	1.00	YES
	R13		Residential	Bedroom	Area m2	12.87	12.55	12.55		
					% of room		97.54%	97.54%	1.00	YES
	R14		Residential	Bedroom	Area m2	14.64	14.58	14.58		
					% of room		99.62%	99.62%	1.00	YES
	R15		Residential	LKD	Area m2	30.49	30.49	30.49		
					% of room		100.00%	100.00%	1.00	YES
Thirty Eighth	R1		Residential	LKD	Area m2	16.38	16.28	16.28		
					% of room		99.39%	99.39%	1.00	YES
	R2		Residential	Bedroom	Area m2	11.74	11.66	11.66		
					% of room		99.34%	99.34%	1.00	YES
	R3		Residential	Bedroom	Area m2	12.32	12.25	12.25		
					% of room		99.43%	99.43%	1.00	YES

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Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
	R4		Residential	Bedroom	Area m2	14.74	14.65	14.65		
					% of room		99.35%	99.35%	1.00	YES
	R5		Residential	LKD	Area m2	17.03	15.27	15.27		
					% of room		89.69%	89.69%	1.00	YES
	R6		Residential	Bedroom	Area m2	15.49	15.04	15.04		
					% of room		97.04%	97.04%	1.00	YES
	R7		Residential	LKD	Area m2	17.92	17.86	17.86		
					% of room		99.65%	99.65%	1.00	YES
	R8		Residential	Bedroom	Area m2	15.57	15.50	15.50		
					% of room		99.60%	99.60%	1.00	YES
	R9		Residential	LKD	Area m2	17.52	17.48	17.48		
					% of room		99.79%	99.79%	1.00	YES
	R10		Residential	Bedroom	Area m2	12.41	11.51	11.51		
					% of room		92.80%	92.80%	1.00	YES
	R11		Residential	LKD	Area m2	27.04	26.83	26.83		
					% of room		99.24%	99.24%	1.00	YES
	R12		Residential	Bedroom	Area m2	11.67	10.95	10.95		
					% of room		93.77%	93.77%	1.00	YES
	R13		Residential	Bedroom	Area m2	12.87	12.55	12.55		
					% of room		97.54%	97.54%	1.00	YES
	R14		Residential	Bedroom	Area m2	14.64	14.58	14.58		
					% of room		99.62%	99.62%	1.00	YES
	R15		Residential	LKD	Area m2	30.49	30.49	30.49		
					% of room		100.00%	100.00%	1.00	YES
Thirty Nineth	R1		Residential	LKD	Area m2	16.38	16.28	16.28		
					% of room		99.39%	99.39%	1.00	YES
	R2		Residential	Bedroom	Area m2	11.74	11.66	11.66		
					% of room		99.34%	99.34%	1.00	YES
	R3		Residential	Bedroom	Area m2	12.32	12.25	12.25		
					% of room		99.43%	99.43%	1.00	YES
	R4		Residential	Bedroom	Area m2	14.74	14.65	14.65		
					% of room		99.34%	99.34%	1.00	YES
	R5		Residential	LKD	Area m2	17.03	15.43	15.43		
					% of room		90.63%	90.63%	1.00	YES
	R6		Residential	Bedroom	Area m2	15.49	15.24	15.24		
					% of room		98.33%	98.33%	1.00	YES
	R7		Residential	LKD	Area m2	17.92	17.86	17.86		
					% of room		99.65%	99.65%	1.00	YES
	R8		Residential	Bedroom	Area m2	15.57	15.50	15.50		
					% of room		99.60%	99.60%	1.00	YES
	R9		Residential	LKD	Area m2	17.52	17.48	17.48		
					% of room		99.79%	99.79%	1.00	YES
	R10		Residential	Bedroom	Area m2	12.41	11.52	11.52		
					% of room		92.82%	92.82%	1.00	YES
	R11		Residential	LKD	Area m2	27.04	26.83	26.83		
					% of room		99.24%	99.24%	1.00	YES
	R12		Residential	Bedroom	Area m2	11.67	10.95	10.95		
					% of room		93.76%	93.76%	1.00	YES
	R13		Residential	Bedroom	Area m2	12.87	12.55	12.55		
					% of room		97.54%	97.54%	1.00	YES
	R14		Residential	Bedroom	Area m2	14.64	14.58	14.58		
					% of room		99.62%	99.62%	1.00	YES
	R15		Residential	LKD	Area m2	30.49	30.49	30.49		
					% of room		100.00%	100.00%	1.00	YES
Thirty Nineth	R1		Residential	LKD	Area m2	16.38	16.28	16.28		
					% of room		99.39%	99.39%	1.00	YES
Thirty Nineth	R2		Residential	Bedroom	Area m2	11.74	11.66	11.66		
					% of room		99.34%	99.34%	1.00	YES
Thirty Nineth	R3		Residential	Bedroom	Area m2	12.32	12.25	12.25		
					% of room		99.43%	99.43%	1.00	YES
Thirty Nineth	R4		Residential	Bedroom	Area m2	14.74	14.65	14.65		
					% of room		99.34%	99.34%	1.00	YES
Thirty Nineth	R5		Residential	LKD	Area m2	17.03	15.43	15.43		
					% of room		90.63%	90.63%	1.00	YES
Thirty Nineth	R6		Residential	Bedroom	Area m2	15.49	15.24	15.24		
					% of room		98.33%	98.33%	1.00	YES
Thirty Nineth	R7		Residential	LKD	Area m2	17.92	17.86	17.86		
					% of room		99.65%	99.65%	1.00	YES
Thirty Nineth	R8		Residential	Bedroom	Area m2	15.57	15.50	15.50		
					% of room		99.60%	99.60%	1.00	YES
Thirty Nineth	R9		Residential	LKD	Area m2	17.52	17.48	17.48		
					% of room		99.79%	99.79%	1.00	YES
Thirty Nineth	R10		Residential	Bedroom	Area m2	12.41	11.52	11.52		
					% of room		92.82%	92.82%	1.00	YES
Thirty Nineth	R11		Residential	LKD	Area m2	27.04	26.83	26.83		
					% of room		99.24%	99.24%	1.00	YES
Thirty Nineth	R12		Residential	Bedroom	Area m2	11.67	10.95	10.95		
					% of room		93.76%	93.76%	1.00	YES

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Floor Ref.	Room Ref.	Room Attribute	Property Type	Room Use.		Room Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Thirty Nineth	R13		Residential	Bedroom	Area m2	12.87	12.55	12.55		
					% of room		97.54%	97.54%	1.00	YES
Thirty Nineth	R14		Residential	Bedroom	Area m2	14.64	14.58	14.58		
					% of room		99.62%	99.62%	1.00	YES
Thirty Nineth	R15		Residential	LKD	Area m2	30.49	30.49	30.49		
					% of room		100.00%	100.00%	1.00	YES

		Summer APSH - Existing Site as Baseline										Winter APSH - Existing Site as Baseline									
		Meet or Exceed Summer BRE Guidelines				Below Threshold for Summer APSH						Meet or Exceed Winter BRE Guidelines				Below Threshold for Winter APSH					
Building No.	Address	Total no. of Windows	No. Windows that Pass BRE Criteria			21%-30% Reduction - Minor		31%-40% Reduction - Moderate		>40% Reduction - Major		Total no. of Windows	No. Windows that Pass BRE Criteria			21%-30% Reduction Minor		31%-40% Reduction Moderate		>40% Reduction - Major	
			Not Within 90 Degrees of South	Pass	%								Not Within 90 Degrees of South	Pass	%						
B1	303 Deansgate and Land at Great Bridgewater Street and Trafford Street	270	270	0	100%	0	0%	0	0%	0	0%	270	270	0	100%	0	0%	0	0%	0	0%
B2	321 Deansgate, Manchester	17	17	0	100%	0	0%	0	0%	0	0%	17	17	0	100%	0	0%	0	0%	0	0%
B6	332 & 334 Deansgate and 1A, 3, 7, 9 and 11 Liverpool Road	14	14	0	100%	0	0%	0	0%	0	0%	14	14	0	100%	0	0%	0	0%	0	0%
B11	Porchfield Square and Rozel Square, Byrom Street, Manchester	56	0	56	100%	0	0%	0	0%	0	0%	56	0	51	91%	0	0%	3	5%	2	4%
B38	Free Trade Hall, Peter Street, Manchester	80	0	80	100%	0	0%	0	0%	0	0%	80	0	80	100%	0	0%	0	0%	0	0%
B44	Land on the east side of Watson Street, Manchester.	288	243	43	99%	0	0%	2	1%	0	0%	288	243	44	100%	0	0%	0	0%	1	0%
B46	Viadux	760	646	114	100%	0	0%	0	0%	0	0%	760	646	114	100%	0	0%	0	0%	0	0%
	Total	**1485**	**1190**	**293**	**99.9%**	**0**	**0%**	**2**	**0.1%**	**0**	**0%**	**1485**	**1190**	**289**	**99.6%**	**0**	**0.00%**	**3**	**0.20%**	**3**	**0.20%**

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
				B1						
Twenty Third	R2	Residential	Bedroom	W1		*North	*North		*North	*North
				W2		*North	*North		*North	*North
	R4	Residential	Bedroom	W3		*North	*North		*North	*North
				W4		*North	*North		*North	*North
	R6	Residential	Bedroom	W5		*North	*North		*North	*North
				W6		*North	*North		*North	*North
				W7		*North	*North		*North	*North
	R8	Residential	Bedroom	W8		*North	*North		*North	*North
				W9		*North	*North		*North	*North
				W10		*North	*North		*North	*North
	R9	Residential	Bedroom	W11		*North	*North		*North	*North
	R11	Residential	Bedroom	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
	R13	Residential	Bedroom	W14		*North	*North		*North	*North
				W15		*North	*North		*North	*North
Twenty Fourth	R1	Residential	Bedroom	W1		*North	*North		*North	*North
				W2		*North	*North		*North	*North
	R2	Residential	Bedroom	W3		*North	*North		*North	*North
				W4		*North	*North		*North	*North
	R3	Residential	Bedroom	W5		*North	*North		*North	*North
				W6		*North	*North		*North	*North
				W7		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R4	Residential	Bedroom	W8		*North	*North		*North	*North
				W9		*North	*North		*North	*North
				W10		*North	*North		*North	*North
	R5	Residential	Bedroom	W11		*North	*North		*North	*North
	R6	Residential	Bedroom	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
	R7	Residential	Bedroom	W14		*North	*North		*North	*North
				W15		*North	*North		*North	*North
Twenty Fifth	R1	Residential	Bedroom	W1		*North	*North		*North	*North
				W2		*North	*North		*North	*North
	R2	Residential	Bedroom	W3		*North	*North		*North	*North
				W4		*North	*North		*North	*North
	R3	Residential	Bedroom	W5		*North	*North		*North	*North
				W6		*North	*North		*North	*North
				W7		*North	*North		*North	*North
	R4	Residential	Bedroom	W8		*North	*North		*North	*North
				W9		*North	*North		*North	*North
				W10		*North	*North		*North	*North
	R5	Residential	Bedroom	W11		*North	*North		*North	*North
	R6	Residential	Bedroom	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R7	Residential	Bedroom	W14		*North	*North		*North	*North
				W15		*North	*North		*North	*North
Twenty Sixth	R1	Residential	Bedroom	W1		*North	*North		*North	*North
				W2		*North	*North		*North	*North
	R2	Residential	Bedroom	W3		*North	*North		*North	*North
				W4		*North	*North		*North	*North
	R3	Residential	Bedroom	W5		*North	*North		*North	*North
				W6		*North	*North		*North	*North
				W7		*North	*North		*North	*North
	R4	Residential	Bedroom	W8		*North	*North		*North	*North
				W9		*North	*North		*North	*North
				W10		*North	*North		*North	*North
	R5	Residential	Bedroom	W11		*North	*North		*North	*North
	R6	Residential	Bedroom	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
	R7	Residential	Bedroom	W14		*North	*North		*North	*North
				W15		*North	*North		*North	*North
Twenty Seventh	R1	Residential	Bedroom	W1		*North	*North		*North	*North
				W2		*North	*North		*North	*North
	R2	Residential	Bedroom	W3		*North	*North		*North	*North
				W4		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R3	Residential	Bedroom	W5		*North	*North		*North	*North
				W6		*North	*North		*North	*North
				W7		*North	*North		*North	*North
	R4	Residential	Bedroom	W8		*North	*North		*North	*North
				W9		*North	*North		*North	*North
				W10		*North	*North		*North	*North
	R5	Residential	Bedroom	W11		*North	*North		*North	*North
	R6	Residential	Bedroom	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
	R7	Residential	Bedroom	W14		*North	*North		*North	*North
				W15		*North	*North		*North	*North
Twenty Eighth	R1	Residential	Bedroom	W1		*North	*North		*North	*North
				W2		*North	*North		*North	*North
	R2	Residential	Bedroom	W3		*North	*North		*North	*North
				W4		*North	*North		*North	*North
	R3	Residential	Bedroom	W5		*North	*North		*North	*North
				W6		*North	*North		*North	*North
				W7		*North	*North		*North	*North
	R4	Residential	Bedroom	W8		*North	*North		*North	*North
				W9		*North	*North		*North	*North
				W10		*North	*North		*North	*North
	R5	Residential	Bedroom	W11		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R6	Residential	Bedroom	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
	R7	Residential	Bedroom	W14		*North	*North		*North	*North
				W15		*North	*North		*North	*North
Twenty Nineth	R1	Residential	Bedroom	W1		*North	*North		*North	*North
				W2		*North	*North		*North	*North
	R2	Residential	Bedroom	W3		*North	*North		*North	*North
				W4		*North	*North		*North	*North
	R3	Residential	Bedroom	W5		*North	*North		*North	*North
				W6		*North	*North		*North	*North
				W7		*North	*North		*North	*North
	R4	Residential	Bedroom	W8		*North	*North		*North	*North
				W9		*North	*North		*North	*North
				W10		*North	*North		*North	*North
	R5	Residential	Bedroom	W11		*North	*North		*North	*North
	R6	Residential	Bedroom	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
	R7	Residential	Bedroom	W14		*North	*North		*North	*North
				W15		*North	*North		*North	*North
Thirtieth	R1	Residential	Bedroom	W1		*North	*North		*North	*North
				W2		*North	*North		*North	*North
	R2	Residential	Bedroom	W3		*North	*North		*North	*North
				W4		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R3	Residential	Bedroom	W5		*North	*North		*North	*North
				W6		*North	*North		*North	*North
				W7		*North	*North		*North	*North
	R4	Residential	Bedroom	W8		*North	*North		*North	*North
				W9		*North	*North		*North	*North
				W10		*North	*North		*North	*North
	R5	Residential	Bedroom	W11		*North	*North		*North	*North
	R6	Residential	Bedroom	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
	R7	Residential	Bedroom	W14		*North	*North		*North	*North
				W15		*North	*North		*North	*North
Thirty First	R1	Residential	Bedroom	W1		*North	*North		*North	*North
				W2		*North	*North		*North	*North
	R2	Residential	Bedroom	W3		*North	*North		*North	*North
				W4		*North	*North		*North	*North
	R3	Residential	Bedroom	W5		*North	*North		*North	*North
				W6		*North	*North		*North	*North
				W7		*North	*North		*North	*North
	R4	Residential	Bedroom	W8		*North	*North		*North	*North
				W9		*North	*North		*North	*North
				W10		*North	*North		*North	*North
	R5	Residential	Bedroom	W11		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R6	Residential	Bedroom	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
	R7	Residential	Bedroom	W14		*North	*North		*North	*North
				W15		*North	*North		*North	*North
Thirty Second	R1	Residential	Bedroom	W1		*North	*North		*North	*North
				W2		*North	*North		*North	*North
	R2	Residential	Bedroom	W3		*North	*North		*North	*North
				W4		*North	*North		*North	*North
	R3	Residential	Bedroom	W5		*North	*North		*North	*North
				W6		*North	*North		*North	*North
				W7		*North	*North		*North	*North
	R4	Residential	Bedroom	W8		*North	*North		*North	*North
				W9		*North	*North		*North	*North
				W10		*North	*North		*North	*North
	R5	Residential	Bedroom	W11		*North	*North		*North	*North
	R6	Residential	Bedroom	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
	R7	Residential	Bedroom	W14		*North	*North		*North	*North
				W15		*North	*North		*North	*North
Thirty Third	R1	Residential	Bedroom	W1		*North	*North		*North	*North
				W2		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R2	Residential	Bedroom	W3		*North	*North		*North	*North
				W4		*North	*North		*North	*North
	R3	Residential	Bedroom	W5		*North	*North		*North	*North
				W6		*North	*North		*North	*North
				W7		*North	*North		*North	*North
	R4	Residential	Bedroom	W8		*North	*North		*North	*North
				W9		*North	*North		*North	*North
				W10		*North	*North		*North	*North
	R5	Residential	Bedroom	W11		*North	*North		*North	*North
	R6	Residential	Bedroom	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
	R7	Residential	Bedroom	W14		*North	*North		*North	*North
				W15		*North	*North		*North	*North
Thirty Fourth	R1	Residential	Bedroom	W1		*North	*North		*North	*North
				W2		*North	*North		*North	*North
	R2	Residential	Bedroom	W3		*North	*North		*North	*North
				W4		*North	*North		*North	*North
	R3	Residential	Bedroom	W5		*North	*North		*North	*North
				W6		*North	*North		*North	*North
				W7		*North	*North		*North	*North
	R4	Residential	Bedroom	W8		*North	*North		*North	*North
				W9		*North	*North		*North	*North
				W10		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R5	Residential	Bedroom	W11		*North	*North		*North	*North
	R6	Residential	Bedroom	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
	R7	Residential	Bedroom	W14		*North	*North		*North	*North
				W15		*North	*North		*North	*North
Thirty Fifth	R1	Residential	Bedroom	W1		*North	*North		*North	*North
				W2		*North	*North		*North	*North
	R2	Residential	Bedroom	W3		*North	*North		*North	*North
				W4		*North	*North		*North	*North
	R3	Residential	Bedroom	W5		*North	*North		*North	*North
				W6		*North	*North		*North	*North
				W7		*North	*North		*North	*North
	R4	Residential	Bedroom	W8		*North	*North		*North	*North
				W9		*North	*North		*North	*North
				W10		*North	*North		*North	*North
	R5	Residential	Bedroom	W11		*North	*North		*North	*North
	R6	Residential	Bedroom	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
	R7	Residential	Bedroom	W14		*North	*North		*North	*North
				W15		*North	*North		*North	*North
Thirty Sixth	R1	Residential	Bedroom	W1		*North	*North		*North	*North
				W2		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R2	Residential	Bedroom	W3		*North	*North		*North	*North
				W4		*North	*North		*North	*North
	R3	Residential	Bedroom	W5		*North	*North		*North	*North
				W6		*North	*North		*North	*North
				W7		*North	*North		*North	*North
	R4	Residential	Bedroom	W8		*North	*North		*North	*North
				W9		*North	*North		*North	*North
				W10		*North	*North		*North	*North
	R5	Residential	Bedroom	W11		*North	*North		*North	*North
	R6	Residential	Bedroom	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
	R7	Residential	Bedroom	W14		*North	*North		*North	*North
				W15		*North	*North		*North	*North
Thirty Seventh	R1	Residential	Bedroom	W1		*North	*North		*North	*North
				W2		*North	*North		*North	*North
	R2	Residential	Bedroom	W3		*North	*North		*North	*North
				W4		*North	*North		*North	*North
	R3	Residential	Bedroom	W5		*North	*North		*North	*North
				W6		*North	*North		*North	*North
				W7		*North	*North		*North	*North
	R4	Residential	Bedroom	W8		*North	*North		*North	*North
				W9		*North	*North		*North	*North
				W10		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R5	Residential	Bedroom	W11		*North	*North		*North	*North
	R6	Residential	Bedroom	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
	R7	Residential	Bedroom	W14		*North	*North		*North	*North
				W15		*North	*North		*North	*North
Thirty Eighth	R1	Residential	Bedroom	W1		*North	*North		*North	*North
				W2		*North	*North		*North	*North
	R2	Residential	Bedroom	W3		*North	*North		*North	*North
				W4		*North	*North		*North	*North
	R3	Residential	Bedroom	W5		*North	*North		*North	*North
				W6		*North	*North		*North	*North
				W7		*North	*North		*North	*North
	R4	Residential	Bedroom	W8		*North	*North		*North	*North
				W9		*North	*North		*North	*North
				W10		*North	*North		*North	*North
	R5	Residential	Bedroom	W11		*North	*North		*North	*North
	R6	Residential	Bedroom	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
	R7	Residential	Bedroom	W14		*North	*North		*North	*North
				W15		*North	*North		*North	*North
Thirty Nineth	R1	Residential	Bedroom	W1		*North	*North		*North	*North
				W2		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R2	Residential	Bedroom	W3		*North	*North		*North	*North
				W4		*North	*North		*North	*North
	R3	Residential	Bedroom	W5		*North	*North		*North	*North
				W6		*North	*North		*North	*North
				W7		*North	*North		*North	*North
	R4	Residential	Bedroom	W8		*North	*North		*North	*North
				W9		*North	*North		*North	*North
				W10		*North	*North		*North	*North
	R5	Residential	Bedroom	W11		*North	*North		*North	*North
	R6	Residential	Bedroom	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
	R7	Residential	Bedroom	W14		*North	*North		*North	*North
				W15		*North	*North		*North	*North
Fourtieth	R1	Residential	Bedroom	W1		*North	*North		*North	*North
				W2		*North	*North		*North	*North
	R2	Residential	Bedroom	W3		*North	*North		*North	*North
				W4		*North	*North		*North	*North
	R3	Residential	Bedroom	W5		*North	*North		*North	*North
				W6		*North	*North		*North	*North
				W7		*North	*North		*North	*North
	R4	Residential	Bedroom	W8		*North	*North		*North	*North
				W9		*North	*North		*North	*North
				W10		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R5	Residential	Bedroom	W11		*North	*North		*North	*North
	R6	Residential	Bedroom	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
	R7	Residential	Bedroom	W14		*North	*North		*North	*North
				W15		*North	*North		*North	*North
B2										
Ground	R1	Commercial	Public Bar	W1		*North	*North		*North	*North
				W2		*North	*North		*North	*North
				W3		*North	*North		*North	*North
				W4		*North	*North		*North	*North
				W5		*North	*North		*North	*North
				W6		*North	*North		*North	*North
				W7		*North	*North		*North	*North
				W8		*North	*North		*North	*North
				W9		*North	*North		*North	*North
First	R1	Residential	Bedroom	W1		*North	*North		*North	*North
				W2		*North	*North		*North	*North
	R2	Residential	Bedroom	W3		*North	*North		*North	*North
				W4		*North	*North		*North	*North
Second	R1	Residential	Bedroom	W1		*North	*North		*North	*North
				W2		*North	*North		*North	*North
	R2	Residential	Bedroom	W3		*North	*North		*North	*North
				W4		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
				B6						
First	R2	Residential	Living Room	W6		*North	*North		*North	*North
				W7		*North	*North		*North	*North
				W8		*North	*North		*North	*North
				W9		*North	*North		*North	*North
	R3	Residential	Bedroom	W10		*North	*North		*North	*North
Second	R2	Residential	Living Room	W6		*North	*North		*North	*North
				W7		*North	*North		*North	*North
				W8		*North	*North		*North	*North
	R3	Residential	Bedroom	W9		*North	*North		*North	*North
Third	R1	Residential	Living Room	W1		*North	*North		*North	*North
				W2		*North	*North		*North	*North
				W3		*North	*North		*North	*North
	R2	Residential	Bedroom	W4		*North	*North		*North	*North
Fourth	R1	Residential	Bedroom	W1		*North	*North		*North	*North
				B11						
First	R1	Residential	Bedroom	W1	44.00 39.00	0.89	YES	9.00 7.00	0.78	YES
	R2	Residential	Bedroom	W2	44.00 39.00	0.89	YES	11.00 10.00	0.91	YES
	R3	Residential	Bedroom	W3	46.00 41.00	0.89	YES	12.00 10.00	0.83	YES
	R4	Residential	Bedroom	W4	46.00 41.00	0.89	YES	12.00 10.00	0.83	YES
	R5	Residential	Bedroom	W5	48.00 41.00	0.85	YES	12.00 10.00	0.83	YES

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R6	Residential	Bedroom	W6	47.00 41.00	0.87	YES	12.00 10.00	0.83	YES
	R7	Residential	Bedroom	W7	48.00 42.00	0.88	YES	12.00 11.00	0.92	YES
	R8	Residential	Bedroom	W8	49.00 44.00	0.90	YES	12.00 11.00	0.92	YES
	R9	Residential	Bedroom	W9	48.00 44.00	0.92	YES	12.00 11.00	0.92	YES
	R10	Residential	Bedroom	W10	50.00 44.00	0.88	YES	13.00 11.00	0.85	YES
	R11	Residential	Bedroom	W11	26.00 21.00	0.81	YES	3.00 1.00	0.33	NO
	R12	Residential	Bedroom	W12	40.00 35.00	0.88	YES	6.00 4.00	0.67	NO
	R13	Residential	Living Room	W13	20.00 17.00	0.85	YES	0.00 0.00	1.00	YES
	R14	Residential	Bedroom	W14	42.00 37.00	0.88	YES	5.00 3.00	0.60	NO
	R16	Residential	Bedroom	W16	35.00 30.00	0.86	YES	5.00 3.00	0.60	NO
	R17	Residential	Bedroom	W17	48.00 44.00	0.92	YES	13.00 11.00	0.85	YES
	R19	Residential	Bedroom	W19	33.00 33.00	1.00	YES	3.00 3.00	1.00	YES
	R20	Residential	Bedroom	W20	30.00 29.00	0.97	YES	3.00 3.00	1.00	YES
	R22	Residential	Bedroom	W22	38.00 35.00	0.92	YES	6.00 4.00	0.67	YES
	R23	Residential	Bedroom	W23	29.00 27.00	0.93	YES	3.00 1.00	0.33	YES
	R25	Residential	Bedroom	W25	37.00 35.00	0.95	YES	6.00 4.00	0.67	YES
	R26	Residential	Living Room	W26	26.00 24.00	0.92	YES	3.00 1.00	0.33	YES

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
Second	R1	Residential	Bedroom	W1	51.00 45.00	0.88	YES	14.00 11.00	0.79	YES
	R2	Residential	Bedroom	W2	49.00 41.00	0.84	YES	12.00 10.00	0.83	YES
	R3	Residential	Bedroom	W3	49.00 43.00	0.88	YES	12.00 10.00	0.83	YES
	R4	Residential	Bedroom	W4	50.00 43.00	0.86	YES	13.00 10.00	0.77	YES
	R5	Residential	Bedroom	W5	49.00 42.00	0.86	YES	12.00 10.00	0.83	YES
	R6	Residential	Bedroom	W6	50.00 42.00	0.84	YES	13.00 10.00	0.77	YES
	R7	Residential	Bedroom	W7	50.00 43.00	0.86	YES	13.00 11.00	0.85	YES
	R8	Residential	Bedroom	W8	51.00 45.00	0.88	YES	13.00 11.00	0.85	YES
	R9	Residential	Bedroom	W9	50.00 45.00	0.90	YES	13.00 11.00	0.85	YES
	R10	Residential	Bedroom	W10	51.00 44.00	0.86	YES	14.00 11.00	0.79	YES
	R11	Residential	Bedroom	W11	42.00 36.00	0.86	YES	6.00 3.00	0.50	NO
	R12	Residential	Bedroom	W12	49.00 43.00	0.88	YES	12.00 9.00	0.75	YES
	R13	Residential	Living Room	W13	41.00 38.00	0.93	YES	4.00 3.00	0.75	YES
	R14	Residential	Bedroom	W14	53.00 49.00	0.92	YES	16.00 15.00	0.94	YES
	R15	Residential	Bedroom	W15	53.00 49.00	0.92	YES	15.00 14.00	0.93	YES
	R16	Residential	Bedroom	W16	53.00 50.00	0.94	YES	16.00 15.00	0.94	YES
	R17	Residential	Bedroom	W17	53.00 51.00	0.96	YES	15.00 14.00	0.93	YES

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R18	Residential	Bedroom	W18	37.00 35.00	0.95	YES	5.00 4.00	0.80	YES
	R19	Residential	Bedroom	W19	54.00 51.00	0.94	YES	16.00 14.00	0.88	YES
	R20	Residential	Bedroom	W20	34.00 32.00	0.94	YES	4.00 2.00	0.50	YES
	R21	Residential	Bedroom	W21	54.00 52.00	0.96	YES	16.00 14.00	0.88	YES
	R22	Residential	Living Room	W22	28.00 26.00	0.93	YES	3.00 1.00	0.33	YES
Third	R1	Residential	Bedroom	W1	64.00 60.00	0.94	YES	19.00 18.00	0.95	YES
	R2	Residential	Living Room	W2	52.00 48.00	0.92	YES	14.00 13.00	0.93	YES
	R3	Residential	Bedroom	W3	64.00 60.00	0.94	YES	19.00 18.00	0.95	YES
	R4	Residential	Bedroom	W4	65.00 62.00	0.95	YES	19.00 18.00	0.95	YES
	R5	Residential	Living Room	W5	54.00 52.00	0.96	YES	15.00 14.00	0.93	YES
	R6	Residential	Bedroom	W6	65.00 63.00	0.97	YES	19.00 18.00	0.95	YES
	R7	Residential	Bedroom	W7	53.00 50.00	0.94	YES	8.00 6.00	0.75	YES
	R8	Residential	Living Room	W8	56.00 52.00	0.93	YES	17.00 14.00	0.82	YES
	R9	Residential	Bedroom	W9	66.00 62.00	0.94	YES	21.00 18.00	0.86	YES
	R10	Residential	Bedroom	W10	47.00 45.00	0.96	YES	5.00 3.00	0.60	YES
	R11	Residential	Living Room	W11	53.00 51.00	0.96	YES	15.00 13.00	0.87	YES
	R12	Residential	Bedroom	W12	65.00 63.00	0.97	YES	20.00 18.00	0.90	YES

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
				B38						
Second	R1	Residential	Bedroom	W1	48.00 48.00	1.00	YES	19.00 19.00	1.00	YES
	R2	Residential	Bedroom	W2	53.00 53.00	1.00	YES	20.00 20.00	1.00	YES
	R3	Residential	Bedroom	W3	53.00 53.00	1.00	YES	20.00 20.00	1.00	YES
	R4	Residential	Bedroom	W4	59.00 57.00	0.97	YES	22.00 20.00	0.91	YES
	R5	Residential	Bedroom	W5	59.00 57.00	0.97	YES	21.00 20.00	0.95	YES
	R6	Residential	Bedroom	W6	59.00 57.00	0.97	YES	21.00 20.00	0.95	YES
	R7	Residential	Bedroom	W7	62.00 61.00	0.98	YES	21.00 21.00	1.00	YES
				W8	44.00 44.00	1.00	YES	19.00 19.00	1.00	YES
Third	R1	Residential	Bedroom	W1	49.00 49.00	1.00	YES	19.00 19.00	1.00	YES
	R2	Residential	Bedroom	W2	53.00 53.00	1.00	YES	20.00 20.00	1.00	YES
	R3	Residential	Bedroom	W3	54.00 54.00	1.00	YES	20.00 20.00	1.00	YES
	R4	Residential	Bedroom	W4	59.00 57.00	0.97	YES	22.00 20.00	0.91	YES
	R5	Residential	Bedroom	W5	59.00 57.00	0.97	YES	21.00 20.00	0.95	YES
	R6	Residential	Bedroom	W6	59.00 57.00	0.97	YES	21.00 20.00	0.95	YES
	R7	Residential	Bedroom	W7	64.00 63.00	0.98	YES	22.00 22.00	1.00	YES
				W8	48.00 48.00	1.00	YES	19.00 19.00	1.00	YES
Fourth	R1	Residential	Bedroom	W1	51.00 51.00	1.00	YES	19.00 19.00	1.00	YES

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R2	Residential	Bedroom	W2	55.00 55.00	1.00	YES	20.00 20.00	1.00	YES
	R3	Residential	Bedroom	W3	55.00 55.00	1.00	YES	20.00 20.00	1.00	YES
	R4	Residential	Bedroom	W4	61.00 59.00	0.97	YES	23.00 21.00	0.91	YES
	R5	Residential	Bedroom	W5	60.00 59.00	0.98	YES	22.00 21.00	0.95	YES
	R6	Residential	Bedroom	W6	61.00 59.00	0.97	YES	22.00 21.00	0.95	YES
	R10	Residential	Bedroom	W7	64.00 63.00	0.98	YES	21.00 21.00	1.00	YES
				W8	55.00 55.00	1.00	YES	19.00 19.00	1.00	YES
Fifth	R1	Residential	Bedroom	W1	51.00 51.00	1.00	YES	19.00 19.00	1.00	YES
	R2	Residential	Bedroom	W2	55.00 55.00	1.00	YES	20.00 20.00	1.00	YES
	R3	Residential	Bedroom	W3	57.00 56.00	0.98	YES	21.00 20.00	0.95	YES
	R4	Residential	Bedroom	W4	61.00 59.00	0.97	YES	23.00 21.00	0.91	YES
	R5	Residential	Bedroom	W5	60.00 59.00	0.98	YES	22.00 21.00	0.95	YES
	R6	Residential	Bedroom	W6	63.00 62.00	0.98	YES	22.00 21.00	0.95	YES
	R10	Residential	Bedroom	W7	68.00 65.00	0.96	YES	24.00 22.00	0.92	YES
				W8	59.00 59.00	1.00	YES	20.00 20.00	1.00	YES
Sixth	R1	Residential	Bedroom	W1	51.00 51.00	1.00	YES	19.00 19.00	1.00	YES
	R2	Residential	Bedroom	W2	55.00 55.00	1.00	YES	20.00 20.00	1.00	YES
	R3	Residential	Bedroom	W3	58.00 57.00	0.98	YES	21.00 20.00	0.95	YES

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R4	Residential	Bedroom	W4	61.00 59.00	0.97	YES	23.00 21.00	0.91	YES
	R5	Residential	Bedroom	W5	61.00 60.00	0.98	YES	22.00 21.00	0.95	YES
	R6	Residential	Bedroom	W6	63.00 62.00	0.98	YES	22.00 21.00	0.95	YES
	R7	Residential	Bedroom	W7	67.00 65.00	0.97	YES	23.00 21.00	0.91	YES
				W8	63.00 63.00	1.00	YES	21.00 21.00	1.00	YES
Seventh	R1	Residential	Bedroom	W1	51.00 51.00	1.00	YES	19.00 19.00	1.00	YES
	R2	Residential	Bedroom	W2	55.00 55.00	1.00	YES	20.00 20.00	1.00	YES
	R3	Residential	Bedroom	W3	59.00 57.00	0.97	YES	22.00 20.00	0.91	YES
	R4	Residential	Bedroom	W4	62.00 60.00	0.97	YES	23.00 21.00	0.91	YES
	R5	Residential	Bedroom	W5	61.00 60.00	0.98	YES	22.00 21.00	0.95	YES
	R6	Residential	Bedroom	W6	63.00 62.00	0.98	YES	22.00 21.00	0.95	YES
	R7	Residential	Bedroom	W7	68.00 67.00	0.99	YES	24.00 23.00	0.96	YES
				W8	65.00 65.00	1.00	YES	23.00 23.00	1.00	YES
Eighth	R1	Residential	Bedroom	W1	51.00 51.00	1.00	YES	19.00 19.00	1.00	YES
	R2	Residential	Bedroom	W2	56.00 56.00	1.00	YES	21.00 21.00	1.00	YES
	R3	Residential	Bedroom	W3	59.00 57.00	0.97	YES	22.00 20.00	0.91	YES
	R4	Residential	Bedroom	W4	63.00 61.00	0.97	YES	23.00 21.00	0.91	YES
	R5	Residential	Bedroom	W5	62.00 61.00	0.98	YES	22.00 21.00	0.95	YES

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	R6	Residential	Bedroom	W6	63.00 62.00	0.98	YES	22.00 21.00	0.95	YES
	R7	Residential	Bedroom	W7	69.00 68.00	0.99	YES	25.00 24.00	0.96	YES
				W8	66.00 66.00	1.00	YES	23.00 23.00	1.00	YES
Ninth	R1	Residential	Bedroom	W1	51.00 51.00	1.00	YES	19.00 19.00	1.00	YES
	R2	Residential	Bedroom	W2	57.00 57.00	1.00	YES	21.00 21.00	1.00	YES
	R3	Residential	Bedroom	W3	59.00 57.00	0.97	YES	22.00 20.00	0.91	YES
	R4	Residential	Bedroom	W4	63.00 61.00	0.97	YES	23.00 21.00	0.91	YES
	R5	Residential	Bedroom	W5	64.00 63.00	0.98	YES	22.00 21.00	0.95	YES
	R6	Residential	Bedroom	W6	64.00 63.00	0.98	YES	22.00 21.00	0.95	YES
	R7	Residential	Bedroom	W7	70.00 69.00	0.99	YES	26.00 25.00	0.96	YES
				W8	66.00 66.00	1.00	YES	23.00 23.00	1.00	YES
Tenth	R1	Residential	Bedroom	W1	51.00 51.00	1.00	YES	19.00 19.00	1.00	YES
	R2	Residential	Bedroom	W2	58.00 57.00	0.98	YES	22.00 21.00	0.95	YES
	R3	Residential	Bedroom	W3	59.00 58.00	0.98	YES	22.00 21.00	0.95	YES
	R4	Residential	Bedroom	W4	63.00 61.00	0.97	YES	23.00 21.00	0.91	YES
	R5	Residential	Bedroom	W5	65.00 63.00	0.97	YES	23.00 21.00	0.91	YES
	R6	Residential	Bedroom	W6	65.00 64.00	0.98	YES	23.00 22.00	0.96	YES

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	R7	Residential	Bedroom	W7	71.00 70.00	0.99	YES	26.00 25.00	0.96	YES
				W8	66.00 66.00	1.00	YES	23.00 23.00	1.00	YES
Eleventh	R1	Residential	Bedroom	W1	52.00 52.00	1.00	YES	20.00 20.00	1.00	YES
	R2	Residential	Bedroom	W2	59.00 58.00	0.98	YES	23.00 22.00	0.96	YES
	R3	Residential	Bedroom	W3	59.00 58.00	0.98	YES	22.00 21.00	0.95	YES
	R4	Residential	Bedroom	W4	65.00 63.00	0.97	YES	24.00 22.00	0.92	YES
	R5	Residential	Bedroom	W5	65.00 64.00	0.98	YES	23.00 22.00	0.96	YES
	R6	Residential	Bedroom	W6	66.00 65.00	0.98	YES	23.00 22.00	0.96	YES
	R7	Residential	Bedroom	W7	71.00 70.00	0.99	YES	26.00 25.00	0.96	YES
				W8	66.00 66.00	1.00	YES	23.00 23.00	1.00	YES
B44										
Second	R1	Residential	LKD	W1		*North	*North		*North	*North
				W23		*North	*North		*North	*North
	R2	Residential	LKD	W2		*North	*North		*North	*North
				W3		*North	*North		*North	*North
	R3	Residential	Bedroom	W4		*North	*North		*North	*North
	R4	Residential	LKD	W5		*North	*North		*North	*North
				W6		*North	*North		*North	*North
	R5	Residential	LKD	W7		*North	*North		*North	*North
				W8		*North	*North		*North	*North

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	R6	Residential	Bedroom	W9		*North	*North		*North	*North
	R7	Residential	LKD	W10		*North	*North		*North	*North
				W11		*North	*North		*North	*North
	R8	Residential	LKD	W12	30.00 20.00	0.67	NO	3.00 3.00	1.00	YES
	R9	Residential	LKD	W13	44.00 33.00	0.75	YES	10.00 9.00	0.90	YES
				W14	42.00 30.00	0.71	YES	12.00 11.00	0.92	YES
				W15	9.00 6.00	*North	*North	0.00 0.00	*North	*North
				W16	25.00 12.00	*North	*North	4.00 1.00	*North	*North
	R10	Residential	Bedroom	W17		*North	*North		*North	*North
	R11	Residential	LKD	W18		*North	*North		*North	*North
				W19		*North	*North		*North	*North
	R12	Residential	LKD	W20		*North	*North		*North	*North
				W21		*North	*North		*North	*North
	R13	Residential	Bedroom	W22		*North	*North		*North	*North
Third	R1	Residential	LKD	W1		*North	*North		*North	*North
				W26		*North	*North		*North	*North
	R2	Residential	LKD	W2		*North	*North		*North	*North
				W3		*North	*North		*North	*North
	R3	Residential	Bedroom	W4		*North	*North		*North	*North
	R4	Residential	LKD	W5		*North	*North		*North	*North
				W6		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R5	Residential	LKD	W7		*North	*North		*North	*North
				W8		*North	*North		*North	*North
	R6	Residential	Bedroom	W9		*North	*North		*North	*North
	R7	Residential	LKD	W10		*North	*North		*North	*North
				W11		*North	*North		*North	*North
	R8	Residential	LKD	W12	30.00	1.00	YES	7.00	1.00	YES
					30.00			7.00		
				W13	60.00	0.80	YES	9.00	1.00	YES
					48.00			9.00		
				W14	37.00	0.65	NO	10.00	1.00	YES
					24.00			10.00		
	R9	Residential	LKD	W15	48.00	0.79	YES	16.00	0.94	YES
					38.00			15.00		
				W16	67.00	0.81	YES	15.00	0.93	YES
					54.00			14.00		
				W17	27.00	*North	*North	3.00	*North	*North
					15.00			2.00		
				W18	11.00	*North	*North	0.00	*North	*North
					8.00			0.00		
				W19	27.00	*North	*North	5.00	*North	*North
					13.00			1.00		
	R10	Residential	Bedroom	W20		*North	*North		*North	*North
	R11	Residential	LKD	W21		*North	*North		*North	*North
				W22		*North	*North		*North	*North
	R12	Residential	LKD	W23		*North	*North		*North	*North
				W24		*North	*North		*North	*North
	R13	Residential	Bedroom	W25		*North	*North		*North	*North
Fourth	R1	Residential	LKD	W1		*North	*North		*North	*North
				W26		*North	*North		*North	*North
	R2	Residential	LKD	W2		*North	*North		*North	*North
				W3		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R3	Residential	Bedroom	W4		*North	*North		*North	*North
	R4	Residential	LKD	W5		*North	*North		*North	*North
				W6		*North	*North		*North	*North
	R5	Residential	LKD	W7		*North	*North		*North	*North
				W8		*North	*North		*North	*North
	R6	Residential	Bedroom	W9		*North	*North		*North	*North
	R7	Residential	LKD	W10		*North	*North		*North	*North
				W11		*North	*North		*North	*North
	R8	Residential	LKD	W12	51.00 51.00	1.00	YES	17.00 17.00	1.00	YES
				W13	72.00 60.00	0.83	YES	19.00 19.00	1.00	YES
				W14	41.00 28.00	0.68	YES	13.00 13.00	1.00	YES
	R9	Residential	LKD	W15	50.00 40.00	0.80	YES	18.00 17.00	0.94	YES
				W16	73.00 60.00	0.82	YES	19.00 18.00	0.95	YES
				W17	30.00 18.00	*North	*North	3.00 2.00	*North	*North
				W18	14.00 11.00	*North	*North	0.00 0.00	*North	*North
				W19	27.00 14.00	*North	*North	5.00 2.00	*North	*North
	R10	Residential	Bedroom	W20		*North	*North		*North	*North
	R11	Residential	LKD	W21		*North	*North		*North	*North
				W22		*North	*North		*North	*North
	R12	Residential	LKD	W23		*North	*North		*North	*North
				W24		*North	*North		*North	*North
	R13	Residential	Bedroom	W25		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
Fifth	R1	Residential	LKD	W1		*North	*North		*North	*North
				W26		*North	*North		*North	*North
	R2	Residential	LKD	W2		*North	*North		*North	*North
				W3		*North	*North		*North	*North
	R3	Residential	Bedroom	W4		*North	*North		*North	*North
	R4	Residential	LKD	W5		*North	*North		*North	*North
				W6		*North	*North		*North	*North
	R5	Residential	LKD	W7		*North	*North		*North	*North
				W8		*North	*North		*North	*North
	R6	Residential	Bedroom	W9		*North	*North		*North	*North
	R7	Residential	LKD	W10		*North	*North		*North	*North
				W11		*North	*North		*North	*North
	R8	Residential	LKD	W12	51.00 51.00	1.00	YES	17.00 17.00	1.00	YES
				W13	74.00 61.00	0.82	YES	20.00 19.00	0.95	YES
				W14	43.00 29.00	0.67	YES	14.00 13.00	0.93	YES
	R9	Residential	LKD	W15	51.00 41.00	0.80	YES	19.00 18.00	0.95	YES
				W16	75.00 61.00	0.81	YES	20.00 18.00	0.90	YES
				W17	32.00 19.00	*North	*North	4.00 2.00	*North	*North
				W18	16.00 13.00	*North	*North	1.00 1.00	*North	*North
				W19	28.00 16.00	*North	*North	6.00 4.00	*North	*North
	R10	Residential	Bedroom	W20		*North	*North		*North	*North
	R11	Residential	LKD	W21		*North	*North		*North	*North
				W22		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R12	Residential	LKD	W23		*North	*North		*North	*North
				W24		*North	*North		*North	*North
	R13	Residential	Bedroom	W25		*North	*North		*North	*North
Sixth	R1	Residential	LKD	W1		*North	*North		*North	*North
				W26		*North	*North		*North	*North
	R2	Residential	LKD	W2		*North	*North		*North	*North
				W3		*North	*North		*North	*North
	R3	Residential	Bedroom	W4		*North	*North		*North	*North
	R4	Residential	LKD	W5		*North	*North		*North	*North
				W6		*North	*North		*North	*North
	R5	Residential	LKD	W7		*North	*North		*North	*North
				W8		*North	*North		*North	*North
	R6	Residential	Bedroom	W9		*North	*North		*North	*North
	R7	Residential	LKD	W10		*North	*North		*North	*North
				W11		*North	*North		*North	*North
	R8	Residential	LKD	W12	51.00 51.00	1.00	YES	17.00 17.00	1.00	YES
				W13	75.00 62.00	0.83	YES	21.00 20.00	0.95	YES
				W14	44.00 29.00	0.66	YES	15.00 13.00	0.87	YES
	R9	Residential	LKD	W15	51.00 41.00	0.80	YES	19.00 18.00	0.95	YES
				W16	76.00 62.00	0.82	YES	21.00 19.00	0.90	YES
				W17	32.00 19.00	*North	*North	4.00 2.00	*North	*North
				W18	16.00 13.00	*North	*North	1.00 1.00	*North	*North
				W19	28.00 16.00	*North	*North	6.00 4.00	*North	*North

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	R10	Residential	Bedroom	W20		*North	*North		*North	*North
	R11	Residential	LKD	W21		*North	*North		*North	*North
				W22		*North	*North		*North	*North
	R12	Residential	LKD	W23		*North	*North		*North	*North
				W24		*North	*North		*North	*North
	R13	Residential	Bedroom	W25		*North	*North		*North	*North
Seventh	R1	Residential	LKD	W1		*North	*North		*North	*North
				W26		*North	*North		*North	*North
	R2	Residential	LKD	W2		*North	*North		*North	*North
				W3		*North	*North		*North	*North
	R3	Residential	Bedroom	W4		*North	*North		*North	*North
	R4	Residential	LKD	W5		*North	*North		*North	*North
				W6		*North	*North		*North	*North
	R5	Residential	LKD	W7		*North	*North		*North	*North
				W8		*North	*North		*North	*North
	R6	Residential	Bedroom	W9		*North	*North		*North	*North
	R7	Residential	LKD	W10		*North	*North		*North	*North
				W11		*North	*North		*North	*North
	R8	Residential	LKD	W12	52.00 52.00	1.00	YES	18.00 18.00	1.00	YES
				W13	76.00 62.00	0.82	YES	22.00 20.00	0.91	YES
				W14	46.00 30.00	0.65	YES	17.00 14.00	0.82	YES

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	R9	Residential	LKD	W15	52.00 41.00	0.79	YES	20.00 18.00	0.90	YES
				W16	78.00 62.00	0.79	YES	23.00 19.00	0.83	YES
				W17	34.00 19.00	*North	*North	6.00 2.00	*North	*North
				W18	16.00 12.00	*North	*North	2.00 1.00	*North	*North
				W19	32.00 18.00	*North	*North	8.00 4.00	*North	*North
	R10	Residential	Bedroom	W20		*North	*North		*North	*North
	R11	Residential	LKD	W21		*North	*North		*North	*North
				W22		*North	*North		*North	*North
	R12	Residential	LKD	W23		*North	*North		*North	*North
				W24		*North	*North		*North	*North
	R13	Residential	Bedroom	W25		*North	*North		*North	*North
Eighth	R1	Residential	LKD	W1		*North	*North		*North	*North
				W26		*North	*North		*North	*North
	R2	Residential	LKD	W2		*North	*North		*North	*North
				W3		*North	*North		*North	*North
	R3	Residential	Bedroom	W4		*North	*North		*North	*North
	R4	Residential	LKD	W5		*North	*North		*North	*North
				W6		*North	*North		*North	*North
	R5	Residential	LKD	W7		*North	*North		*North	*North
				W8		*North	*North		*North	*North
	R6	Residential	Bedroom	W9		*North	*North		*North	*North

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	R7	Residential	LKD	W10		*North	*North		*North	*North
				W11		*North	*North		*North	*North
	R8	Residential	LKD	W12	52.00 52.00	1.00	YES	18.00 18.00	1.00	YES
				W13	77.00 63.00	0.82	YES	23.00 20.00	0.87	YES
				W14	46.00 30.00	0.65	YES	17.00 14.00	0.82	YES
	R9	Residential	LKD	W15	53.00 42.00	0.79	YES	21.00 19.00	0.90	YES
				W16	78.00 62.00	0.79	YES	23.00 19.00	0.83	YES
				W17	35.00 21.00	*North	*North	6.00 3.00	*North	*North
				W18	18.00 14.00	*North	*North	2.00 1.00	*North	*North
				W19	37.00 23.00	*North	*North	8.00 4.00	*North	*North
	R10	Residential	Bedroom	W20		*North	*North		*North	*North
	R11	Residential	LKD	W21		*North	*North		*North	*North
				W22		*North	*North		*North	*North
	R12	Residential	LKD	W23		*North	*North		*North	*North
				W24		*North	*North		*North	*North
	R13	Residential	Bedroom	W25		*North	*North		*North	*North
Ninth	R1	Residential	LKD	W1		*North	*North		*North	*North
				W26		*North	*North		*North	*North
	R2	Residential	LKD	W2		*North	*North		*North	*North
				W3		*North	*North		*North	*North
	R3	Residential	Bedroom	W4		*North	*North		*North	*North
	R4	Residential	LKD	W5		*North	*North		*North	*North
				W6		*North	*North		*North	*North

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	R5	Residential	LKD	W7		*North	*North		*North	*North
				W8		*North	*North		*North	*North
	R6	Residential	Bedroom	W9		*North	*North		*North	*North
	R7	Residential	LKD	W10		*North	*North		*North	*North
				W11		*North	*North		*North	*North
	R8	Residential	LKD	W12	54.00	1.00	YES	20.00	1.00	YES
					54.00			20.00		
				W13	79.00	0.82	YES	25.00	0.88	YES
					65.00			22.00		
				W14	55.00	0.71	YES	17.00	0.82	YES
					39.00			14.00		
	R9	Residential	LKD	W15	62.00	0.82	YES	21.00	0.90	YES
					51.00			19.00		
				W16	79.00	0.80	YES	24.00	0.83	YES
					63.00			20.00		
				W17	35.00	*North	*North	6.00	*North	*North
					21.00			3.00		
				W18	18.00	*North	*North	2.00	*North	*North
					15.00			2.00		
				W19	37.00	*North	*North	8.00	*North	*North
					24.00			5.00		
	R10	Residential	Lobby	W20		*North	*North		*North	*North
	R11	Residential	Lobby	W21		*North	*North		*North	*North
				W22		*North	*North		*North	*North
	R12	Residential	LKD	W23		*North	*North		*North	*North
				W24		*North	*North		*North	*North
	R13	Residential	Bedroom	W25		*North	*North		*North	*North
Tenth	R1	Residential	LKD	W1		*North	*North		*North	*North
				W20		*North	*North		*North	*North
	R2	Residential	LKD	W2		*North	*North		*North	*North
				W3		*North	*North		*North	*North

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	R3	Residential	Bedroom	W4		*North	*North		*North	*North
	R4	Residential	LKD	W5		*North	*North		*North	*North
				W6		*North	*North		*North	*North
	R5	Residential	LKD	W7		*North	*North		*North	*North
				W8		*North	*North		*North	*North
	R6	Residential	Bedroom	W9		*North	*North		*North	*North
	R7	Residential	LKD	W10		*North	*North		*North	*North
				W11		*North	*North		*North	*North
	R8	Residential	LKD	W12	66.00 55.00	0.83	YES	19.00 17.00	0.89	YES
	R9	Residential	Lobby	W13		*North	*North		*North	*North
	R10	Residential	Lobby	W14		*North	*North		*North	*North
	R11	Residential	Lobby	W15		*North	*North		*North	*North
				W16		*North	*North		*North	*North
	R12	Residential	Lobby	W17		*North	*North		*North	*North
				W18		*North	*North		*North	*North
	R13	Residential	Bedroom	W19		*North	*North		*North	*North
Eleventh	R1	Residential	Lobby	W1		*North	*North		*North	*North
				W16		*North	*North		*North	*North
	R2	Residential	LKD	W2		*North	*North		*North	*North
				W3		*North	*North		*North	*North

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	R3	Residential	Bedroom	W4		*North	*North		*North	*North
	R4	Residential	LKD	W5		*North	*North		*North	*North
				W6		*North	*North		*North	*North
	R5	Residential	LKD	W7		*North	*North		*North	*North
				W8		*North	*North		*North	*North
	R6	Residential	Bedroom	W9		*North	*North		*North	*North
	R7	Residential	LKD	W10		*North	*North		*North	*North
				W11		*North	*North		*North	*North
	R8	Residential	Lobby	W13		*North	*North		*North	*North
				W14		*North	*North		*North	*North
	R9	Residential	Lobby	W15		*North	*North		*North	*North
	R10	Residential	LKD	W17	56.00 45.00	0.80	YES	21.00 19.00	0.90	YES
Twelfth	R2	Residential	LKD	W14		*North	*North		*North	*North
				W15		*North	*North		*North	*North
	R3	Residential	Bedroom	W13		*North	*North		*North	*North
	R4	Residential	LKD	W11		*North	*North		*North	*North
				W12		*North	*North		*North	*North
	R5	Residential	LKD	W9		*North	*North		*North	*North
				W10		*North	*North		*North	*North
	R6	Residential	Bedroom	W8		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R7	Residential	Living Room	W6		*North	*North		*North	*North
				W7		*North	*North		*North	*North
	R8	Residential	Living Room	W4		*North	*North		*North	*North
				W5		*North	*North		*North	*North
	R9	Residential	Living Room	W3		*North	*North		*North	*North
	R10	Residential	Living Room	W2		*North	*North		*North	*North
	R11	Residential	LKD	W1	55.00 46.00	0.84	YES	7.00 4.00	0.57	NO
Fourteenth	R2	Residential	LKD	W9		*North	*North		*North	*North
				W10		*North	*North		*North	*North
	R3	Residential	Bedroom	W8		*North	*North		*North	*North
	R4	Residential	Living Room	W6		*North	*North		*North	*North
				W7		*North	*North		*North	*North
	R5	Residential	Living Room	W4		*North	*North		*North	*North
				W5		*North	*North		*North	*North
	R6	Residential	Living Room	W3		*North	*North		*North	*North
	R7	Residential	Living Room	W2		*North	*North		*North	*North
	R8	Residential	LKD	W1	65.00 62.00	0.95	YES	19.00 17.00	0.89	YES
Fifteenth	R2	Residential	Living Room	W5		*North	*North		*North	*North
				W6		*North	*North		*North	*North
	R3	Residential	Living Room	W4		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R4	Residential	Living Room	W2		*North	*North		*North	*North
				W3		*North	*North		*North	*North
	R5	Residential	LKD	W1	66.00 65.00	0.98	YES	19.00 18.00	0.95	YES
Sixteenth	R2	Residential	Living Room	W3		*North	*North		*North	*North
				W4		*North	*North		*North	*North
	R3	Residential	Living Room	W2		*North	*North		*North	*North
	R4	Residential	Living Room	W1		*North	*North		*North	*North
	R5	Residential	LKD	W5	52.00 51.00	0.98	YES	8.00 7.00	0.88	YES
Thireenth	R2	Residential	LKD	W10		*North	*North		*North	*North
				W11		*North	*North		*North	*North
	R3	Residential	Bedroom	W9		*North	*North		*North	*North
	R4	Residential	LKD	W7		*North	*North		*North	*North
				W8		*North	*North		*North	*North
	R5	Residential	Living Room	W5		*North	*North		*North	*North
				W6		*North	*North		*North	*North
	R6	Residential	Living Room	W4		*North	*North		*North	*North
	R7	Residential	Living Room	W2		*North	*North		*North	*North
				W3		*North	*North		*North	*North
	R8	Residential	LKD	W1	67.00 62.00	0.93	YES	20.00 17.00	0.85	YES

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			B46							
Second	R1	Residential	LKD	W1		*North	*North		*North	*North
	R2	Residential	Bedroom	W2		*North	*North		*North	*North
	R3	Residential	Bedroom	W3		*North	*North		*North	*North
	R4	Residential	Bedroom	W4		*North	*North		*North	*North
	R5	Residential	LKD	W6		*North	*North		*North	*North
	R6	Residential	Bedroom	W7		*North	*North		*North	*North
	R7	Residential	LKD	W8		*North	*North		*North	*North
	R8	Residential	Bedroom	W9		*North	*North		*North	*North
	R9	Residential	LKD	W10		*North	*North		*North	*North
	R10	Residential	Bedroom	W11		*North	*North		*North	*North
	R11	Residential	LKD	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
				W15		*North	*North		*North	*North
	R12	Residential	Bedroom	W14		*North	*North		*North	*North
	R13	Residential	Bedroom	W16		*North	*North		*North	*North
	R14	Residential	Bedroom	W17		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R15	Residential	LKD	W18	12.00	*North	*North	0.00	*North	*North
					12.00			0.00		
				W19	30.00	1.00	YES	9.00	1.00	YES
					30.00			9.00		
				W20	28.00	1.00	YES	10.00	1.00	YES
					28.00			10.00		
				W21	26.00	1.00	YES	10.00	1.00	YES
					26.00			10.00		
Third	R1	Residential	LKD	W1		*North	*North		*North	*North
	R2	Residential	Bedroom	W2		*North	*North		*North	*North
	R3	Residential	Bedroom	W3		*North	*North		*North	*North
	R4	Residential	Bedroom	W4		*North	*North		*North	*North
	R5	Residential	LKD	W6		*North	*North		*North	*North
	R6	Residential	Bedroom	W7		*North	*North		*North	*North
	R7	Residential	LKD	W8		*North	*North		*North	*North
	R8	Residential	Bedroom	W9		*North	*North		*North	*North
	R9	Residential	LKD	W10		*North	*North		*North	*North
	R10	Residential	Bedroom	W11		*North	*North		*North	*North
	R11	Residential	LKD	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
				W15		*North	*North		*North	*North
	R12	Residential	Bedroom	W14		*North	*North		*North	*North
	R13	Residential	Bedroom	W16		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R14	Residential	Bedroom	W17		*North	*North		*North	*North
	R15	Residential	LKD	W18	13.00	*North	*North	0.00	*North	*North
					13.00			0.00		
				W19	30.00	1.00	YES	9.00	1.00	YES
					30.00			9.00		
				W20	28.00	1.00	YES	10.00	1.00	YES
					28.00			10.00		
				W21	26.00	1.00	YES	10.00	1.00	YES
					26.00			10.00		
Fourth	R1	Residential	LKD	W1		*North	*North		*North	*North
	R2	Residential	Bedroom	W2		*North	*North		*North	*North
	R3	Residential	Bedroom	W3		*North	*North		*North	*North
	R4	Residential	Bedroom	W4		*North	*North		*North	*North
	R5	Residential	LKD	W6		*North	*North		*North	*North
	R6	Residential	Bedroom	W7		*North	*North		*North	*North
	R7	Residential	LKD	W8		*North	*North		*North	*North
	R8	Residential	Bedroom	W9		*North	*North		*North	*North
	R9	Residential	LKD	W10		*North	*North		*North	*North
	R10	Residential	Bedroom	W11		*North	*North		*North	*North
	R11	Residential	LKD	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
				W15		*North	*North		*North	*North
	R12	Residential	Bedroom	W14		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R13	Residential	Bedroom	W16		*North	*North		*North	*North
	R14	Residential	Bedroom	W17		*North	*North		*North	*North
	R15	Residential	LKD	W18	13.00	*North	*North	0.00	*North	*North
					13.00			0.00		
				W19	30.00	1.00	YES	9.00	1.00	YES
					30.00			9.00		
				W20	28.00	1.00	YES	10.00	1.00	YES
					28.00			10.00		
				W21	26.00	1.00	YES	10.00	1.00	YES
					26.00			10.00		
Fifth	R1	Residential	LKD	W1		*North	*North		*North	*North
	R2	Residential	Bedroom	W2		*North	*North		*North	*North
	R3	Residential	Bedroom	W3		*North	*North		*North	*North
	R4	Residential	Bedroom	W4		*North	*North		*North	*North
	R5	Residential	LKD	W6		*North	*North		*North	*North
	R6	Residential	Bedroom	W7		*North	*North		*North	*North
	R7	Residential	LKD	W8		*North	*North		*North	*North
	R8	Residential	Bedroom	W9		*North	*North		*North	*North
	R9	Residential	LKD	W10		*North	*North		*North	*North
	R10	Residential	Bedroom	W11		*North	*North		*North	*North
	R11	Residential	LKD	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
				W15		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R12	Residential	Bedroom	W14		*North	*North		*North	*North
	R13	Residential	Bedroom	W16		*North	*North		*North	*North
	R14	Residential	Bedroom	W17		*North	*North		*North	*North
	R15	Residential	LKD	W18	13.00	*North	*North	0.00	*North	*North
					13.00			0.00		
				W19	30.00	1.00	YES	9.00	1.00	YES
					30.00			9.00		
				W20	28.00	1.00	YES	10.00	1.00	YES
					28.00			10.00		
				W21	27.00	1.00	YES	10.00	1.00	YES
					27.00			10.00		
Sixth	R1	Residential	LKD	W1		*North	*North		*North	*North
	R2	Residential	Bedroom	W2		*North	*North		*North	*North
	R3	Residential	Bedroom	W3		*North	*North		*North	*North
	R4	Residential	Bedroom	W4		*North	*North		*North	*North
	R5	Residential	LKD	W6		*North	*North		*North	*North
	R6	Residential	Bedroom	W7		*North	*North		*North	*North
	R7	Residential	LKD	W8		*North	*North		*North	*North
	R8	Residential	Bedroom	W9		*North	*North		*North	*North
	R9	Residential	LKD	W10		*North	*North		*North	*North
	R10	Residential	Bedroom	W11		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R11	Residential	LKD	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
				W15		*North	*North		*North	*North
	R12	Residential	Bedroom	W14		*North	*North		*North	*North
	R13	Residential	Bedroom	W16		*North	*North		*North	*North
	R14	Residential	Bedroom	W17		*North	*North		*North	*North
	R15	Residential	LKD	W18	14.00 14.00	*North	*North	0.00 0.00	*North	*North
				W19	32.00 32.00	1.00	YES	9.00 9.00	1.00	YES
				W20	30.00 30.00	1.00	YES	10.00 10.00	1.00	YES
				W21	28.00 28.00	1.00	YES	10.00 10.00	1.00	YES
Seventh	R1	Residential	LKD	W1		*North	*North		*North	*North
	R2	Residential	Bedroom	W2		*North	*North		*North	*North
	R3	Residential	Bedroom	W3		*North	*North		*North	*North
	R4	Residential	Bedroom	W4		*North	*North		*North	*North
	R5	Residential	LKD	W6		*North	*North		*North	*North
	R6	Residential	Bedroom	W7		*North	*North		*North	*North
	R7	Residential	LKD	W8		*North	*North		*North	*North
	R8	Residential	Bedroom	W9		*North	*North		*North	*North
	R9	Residential	LKD	W10		*North	*North		*North	*North

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	R10	Residential	Bedroom	W11		*North	*North		*North	*North
	R11	Residential	LKD	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
				W15		*North	*North		*North	*North
	R12	Residential	Bedroom	W14		*North	*North		*North	*North
	R13	Residential	Bedroom	W16		*North	*North		*North	*North
	R14	Residential	Bedroom	W17		*North	*North		*North	*North
	R15	Residential	LKD	W18	14.00 14.00	*North	*North	0.00 0.00	*North	*North
				W19	33.00 33.00	1.00	YES	9.00 9.00	1.00	YES
				W20	31.00 31.00	1.00	YES	10.00 10.00	1.00	YES
				W21	29.00 29.00	1.00	YES	10.00 10.00	1.00	YES
Eighth	R1	Residential	LKD	W1		*North	*North		*North	*North
	R2	Residential	Bedroom	W2		*North	*North		*North	*North
	R3	Residential	Bedroom	W3		*North	*North		*North	*North
	R4	Residential	Bedroom	W4		*North	*North		*North	*North
	R5	Residential	LKD	W6		*North	*North		*North	*North
	R6	Residential	Bedroom	W7		*North	*North		*North	*North
	R7	Residential	LKD	W8		*North	*North		*North	*North
	R8	Residential	Bedroom	W9		*North	*North		*North	*North

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	R9	Residential	LKD	W10		*North	*North		*North	*North
	R10	Residential	Bedroom	W11		*North	*North		*North	*North
	R11	Residential	LKD	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
				W15		*North	*North		*North	*North
	R12	Residential	Bedroom	W14		*North	*North		*North	*North
	R13	Residential	Bedroom	W16		*North	*North		*North	*North
	R14	Residential	Bedroom	W17		*North	*North		*North	*North
	R15	Residential	LKD	W18	14.00 14.00	*North	*North	0.00 0.00	*North	*North
				W19	34.00 34.00	1.00	YES	9.00 9.00	1.00	YES
				W20	32.00 32.00	1.00	YES	10.00 10.00	1.00	YES
				W21	30.00 30.00	1.00	YES	10.00 10.00	1.00	YES
Ninth	R1	Residential	LKD	W1		*North	*North		*North	*North
	R2	Residential	Bedroom	W2		*North	*North		*North	*North
	R3	Residential	Bedroom	W3		*North	*North		*North	*North
	R4	Residential	Bedroom	W4		*North	*North		*North	*North

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	R5	Residential	LKD	W6		*North	*North		*North	*North
	R6	Residential	Bedroom	W7		*North	*North		*North	*North
	R7	Residential	LKD	W8		*North	*North		*North	*North
	R8	Residential	Bedroom	W9		*North	*North		*North	*North
	R9	Residential	LKD	W10		*North	*North		*North	*North
	R10	Residential	Bedroom	W11		*North	*North		*North	*North
	R11	Residential	LKD	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
				W15		*North	*North		*North	*North
	R12	Residential	Bedroom	W14		*North	*North		*North	*North
	R13	Residential	Bedroom	W16		*North	*North		*North	*North
	R14	Residential	Bedroom	W17		*North	*North		*North	*North
	R15	Residential	LKD	W18	14.00 14.00	*North	*North	0.00 0.00	*North	*North
				W19	35.00 35.00	1.00	YES	9.00 9.00	1.00	YES
				W20	33.00 33.00	1.00	YES	10.00 10.00	1.00	YES
				W21	31.00 31.00	1.00	YES	10.00 10.00	1.00	YES
Tenth	R1	Residential	LKD	W1		*North	*North		*North	*North
	R2	Residential	Bedroom	W2		*North	*North		*North	*North
	R3	Residential	Bedroom	W3		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R4	Residential	Bedroom	W4		*North	*North		*North	*North
	R5	Residential	LKD	W6		*North	*North		*North	*North
	R6	Residential	Bedroom	W7		*North	*North		*North	*North
	R7	Residential	LKD	W8		*North	*North		*North	*North
	R8	Residential	Bedroom	W9		*North	*North		*North	*North
	R9	Residential	LKD	W10		*North	*North		*North	*North
	R10	Residential	Bedroom	W11		*North	*North		*North	*North
	R11	Residential	LKD	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
				W15		*North	*North		*North	*North
	R12	Residential	Bedroom	W14		*North	*North		*North	*North
	R13	Residential	Bedroom	W16		*North	*North		*North	*North
	R14	Residential	Bedroom	W17		*North	*North		*North	*North
	R15	Residential	LKD	W18	14.00 14.00	*North	*North	0.00 0.00	*North	*North
				W19	36.00 36.00	1.00	YES	9.00 9.00	1.00	YES
				W20	34.00 34.00	1.00	YES	10.00 10.00	1.00	YES
				W21	32.00 32.00	1.00	YES	10.00 10.00	1.00	YES
Eleventh	R1	Residential	LKD	W1		*North	*North		*North	*North
	R2	Residential	Bedroom	W2		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R3	Residential	Bedroom	W3		*North	*North		*North	*North
	R4	Residential	Bedroom	W4		*North	*North		*North	*North
	R5	Residential	LKD	W6		*North	*North		*North	*North
	R6	Residential	Bedroom	W7		*North	*North		*North	*North
	R7	Residential	LKD	W8		*North	*North		*North	*North
	R8	Residential	Bedroom	W9		*North	*North		*North	*North
	R9	Residential	LKD	W10		*North	*North		*North	*North
	R10	Residential	Bedroom	W11		*North	*North		*North	*North
	R11	Residential	LKD	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
				W15		*North	*North		*North	*North
	R12	Residential	Bedroom	W14		*North	*North		*North	*North
	R13	Residential	Bedroom	W16		*North	*North		*North	*North
	R14	Residential	Bedroom	W17		*North	*North		*North	*North
	R15	Residential	LKD	W18	14.00 14.00	*North	*North	0.00 0.00	*North	*North
				W19	38.00 38.00	1.00	YES	9.00 9.00	1.00	YES
				W20	36.00 36.00	1.00	YES	10.00 10.00	1.00	YES
				W21	34.00 34.00	1.00	YES	10.00 10.00	1.00	YES
Twelfth	R1	Residential	LKD	W1		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R2	Residential	Bedroom	W2		*North	*North		*North	*North
	R3	Residential	Bedroom	W3		*North	*North		*North	*North
	R4	Residential	Bedroom	W4		*North	*North		*North	*North
	R5	Residential	LKD	W6		*North	*North		*North	*North
	R6	Residential	Bedroom	W7		*North	*North		*North	*North
	R7	Residential	LKD	W8		*North	*North		*North	*North
	R8	Residential	Bedroom	W9		*North	*North		*North	*North
	R9	Residential	LKD	W10		*North	*North		*North	*North
	R10	Residential	Bedroom	W11		*North	*North		*North	*North
	R11	Residential	LKD	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
				W15		*North	*North		*North	*North
	R12	Residential	Bedroom	W14		*North	*North		*North	*North
	R13	Residential	Bedroom	W16		*North	*North		*North	*North
	R14	Residential	Bedroom	W17		*North	*North		*North	*North
	R15	Residential	LKD	W18	14.00	*North	*North	0.00	*North	*North
					14.00			0.00		
				W19	43.00	1.00	YES	11.00	1.00	YES
					43.00			11.00		
				W20	40.00	1.00	YES	11.00	1.00	YES
					40.00			11.00		
				W21	38.00	1.00	YES	11.00	1.00	YES
					38.00			11.00		

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
Fourteenth	R1	Residential	LKD	W1		*North	*North		*North	*North
	R2	Residential	Bedroom	W2		*North	*North		*North	*North
	R3	Residential	Bedroom	W3		*North	*North		*North	*North
	R4	Residential	Bedroom	W4		*North	*North		*North	*North
	R5	Residential	LKD	W6		*North	*North		*North	*North
	R6	Residential	Bedroom	W7		*North	*North		*North	*North
	R7	Residential	LKD	W8		*North	*North		*North	*North
	R8	Residential	Bedroom	W9		*North	*North		*North	*North
	R9	Residential	LKD	W10		*North	*North		*North	*North
	R10	Residential	Bedroom	W11		*North	*North		*North	*North
	R11	Residential	LKD	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
				W15		*North	*North		*North	*North
	R12	Residential	Bedroom	W14		*North	*North		*North	*North
	R13	Residential	Bedroom	W16		*North	*North		*North	*North
	R14	Residential	Bedroom	W17		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R15	Residential	LKD	W18	14.00	*North	*North	0.00	*North	*North
					14.00			0.00		
				W19	49.00	1.00	YES	12.00	1.00	YES
					49.00			12.00		
				W20	47.00	1.00	YES	12.00	1.00	YES
					47.00			12.00		
				W21	45.00	1.00	YES	12.00	1.00	YES
					45.00			12.00		
Fifteenth	R1	Residential	LKD	W1		*North	*North		*North	*North
	R2	Residential	Bedroom	W2		*North	*North		*North	*North
	R3	Residential	Bedroom	W3		*North	*North		*North	*North
	R4	Residential	Bedroom	W4		*North	*North		*North	*North
	R5	Residential	LKD	W6		*North	*North		*North	*North
	R6	Residential	Bedroom	W7		*North	*North		*North	*North
	R7	Residential	LKD	W8		*North	*North		*North	*North
	R8	Residential	Bedroom	W9		*North	*North		*North	*North
	R9	Residential	LKD	W10		*North	*North		*North	*North
	R10	Residential	Bedroom	W11		*North	*North		*North	*North
	R11	Residential	LKD	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
				W15		*North	*North		*North	*North
	R12	Residential	Bedroom	W14		*North	*North		*North	*North
	R13	Residential	Bedroom	W16		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R14	Residential	Bedroom	W17		*North	*North		*North	*North
	R15	Residential	LKD	W18	14.00	*North	*North	0.00	*North	*North
					14.00			0.00		
				W19	51.00	1.00	YES	12.00	1.00	YES
					51.00			12.00		
				W20	49.00	1.00	YES	12.00	1.00	YES
					49.00			12.00		
				W21	49.00	1.00	YES	12.00	1.00	YES
					49.00			12.00		
Sixteenth	R1	Residential	LKD	W1		*North	*North		*North	*North
	R2	Residential	Bedroom	W2		*North	*North		*North	*North
	R3	Residential	Bedroom	W3		*North	*North		*North	*North
	R4	Residential	Bedroom	W4		*North	*North		*North	*North
	R5	Residential	LKD	W6		*North	*North		*North	*North
	R6	Residential	Bedroom	W7		*North	*North		*North	*North
	R7	Residential	LKD	W8		*North	*North		*North	*North
	R8	Residential	Bedroom	W9		*North	*North		*North	*North
	R9	Residential	LKD	W10		*North	*North		*North	*North
	R10	Residential	Bedroom	W11		*North	*North		*North	*North
	R11	Residential	LKD	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
				W15		*North	*North		*North	*North
	R12	Residential	Bedroom	W14		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R13	Residential	Bedroom	W16		*North	*North		*North	*North
	R14	Residential	Bedroom	W17		*North	*North		*North	*North
	R15	Residential	LKD	W18	14.00	*North	*North	0.00	*North	*North
					14.00			0.00		
				W19	55.00	1.00	YES	16.00	1.00	YES
					55.00			16.00		
				W20	54.00	1.00	YES	16.00	1.00	YES
					54.00			16.00		
				W21	54.00	1.00	YES	16.00	1.00	YES
					54.00			16.00		
Seventeenth	R1	Residential	LKD	W1		*North	*North		*North	*North
	R2	Residential	Bedroom	W2		*North	*North		*North	*North
	R3	Residential	Bedroom	W3		*North	*North		*North	*North
	R4	Residential	Bedroom	W4		*North	*North		*North	*North
	R5	Residential	LKD	W6		*North	*North		*North	*North
	R6	Residential	Bedroom	W7		*North	*North		*North	*North
	R7	Residential	LKD	W8		*North	*North		*North	*North
	R8	Residential	Bedroom	W9		*North	*North		*North	*North
	R9	Residential	LKD	W10		*North	*North		*North	*North
	R10	Residential	Bedroom	W11		*North	*North		*North	*North
	R11	Residential	LKD	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
				W15		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R12	Residential	Bedroom	W14		*North	*North		*North	*North
	R13	Residential	Bedroom	W16		*North	*North		*North	*North
	R14	Residential	Bedroom	W17		*North	*North		*North	*North
	R15	Residential	LKD	W18	14.00 14.00	*North	*North	0.00 0.00	*North	*North
				W19	56.00 56.00	1.00	YES	17.00 17.00	1.00	YES
				W20	56.00 56.00	1.00	YES	17.00 17.00	1.00	YES
				W21	56.00 56.00	1.00	YES	17.00 17.00	1.00	YES
Eighteenth	R1	Residential	LKD	W1		*North	*North		*North	*North
	R2	Residential	Bedroom	W2		*North	*North		*North	*North
	R3	Residential	Bedroom	W3		*North	*North		*North	*North
	R4	Residential	Bedroom	W4		*North	*North		*North	*North
	R5	Residential	LKD	W6		*North	*North		*North	*North
	R6	Residential	Bedroom	W7		*North	*North		*North	*North
	R7	Residential	LKD	W8		*North	*North		*North	*North
	R8	Residential	Bedroom	W9		*North	*North		*North	*North
	R9	Residential	LKD	W10		*North	*North		*North	*North
	R10	Residential	Bedroom	W11		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R11	Residential	LKD	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
				W15		*North	*North		*North	*North
	R12	Residential	Bedroom	W14		*North	*North		*North	*North
	R13	Residential	Bedroom	W16		*North	*North		*North	*North
	R14	Residential	Bedroom	W17		*North	*North		*North	*North
	R15	Residential	LKD	W18	14.00 14.00	*North	*North	0.00 0.00	*North	*North
				W19	58.00 58.00	1.00	YES	18.00 18.00	1.00	YES
				W20	58.00 58.00	1.00	YES	18.00 18.00	1.00	YES
				W21	58.00 58.00	1.00	YES	18.00 18.00	1.00	YES
Ninteenth	R1	Residential	LKD	W1		*North	*North		*North	*North
	R2	Residential	Bedroom	W2		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R3	Residential	Bedroom	W3		*North	*North		*North	*North
	R4	Residential	Bedroom	W4		*North	*North		*North	*North
	R5	Residential	LKD	W6		*North	*North		*North	*North
	R6	Residential	Bedroom	W7		*North	*North		*North	*North
	R7	Residential	LKD	W8		*North	*North		*North	*North
	R8	Residential	Bedroom	W9		*North	*North		*North	*North
	R9	Residential	LKD	W10		*North	*North		*North	*North
	R10	Residential	Bedroom	W11		*North	*North		*North	*North
	R11	Residential	LKD	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
				W15		*North	*North		*North	*North
	R12	Residential	Bedroom	W14		*North	*North		*North	*North
	R13	Residential	Bedroom	W16		*North	*North		*North	*North
	R14	Residential	Bedroom	W17		*North	*North		*North	*North
	R15	Residential	LKD	W18	14.00 14.00	*North	*North	0.00 0.00	*North	*North
				W19	59.00 59.00	1.00	YES	19.00 19.00	1.00	YES
				W20	59.00 59.00	1.00	YES	19.00 19.00	1.00	YES
				W21	59.00 59.00	1.00	YES	19.00 19.00	1.00	YES
Twentieth	R1	Residential	LKD	W1		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R2	Residential	Bedroom	W2		*North	*North		*North	*North
	R3	Residential	Bedroom	W3		*North	*North		*North	*North
	R4	Residential	Bedroom	W4		*North	*North		*North	*North
	R5	Residential	LKD	W6		*North	*North		*North	*North
	R6	Residential	Bedroom	W7		*North	*North		*North	*North
	R7	Residential	LKD	W8		*North	*North		*North	*North
	R8	Residential	Bedroom	W9		*North	*North		*North	*North
	R9	Residential	LKD	W10		*North	*North		*North	*North
	R10	Residential	Bedroom	W11		*North	*North		*North	*North
	R11	Residential	LKD	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
				W15		*North	*North		*North	*North
	R12	Residential	Bedroom	W14		*North	*North		*North	*North
	R13	Residential	Bedroom	W16		*North	*North		*North	*North
	R14	Residential	Bedroom	W17		*North	*North		*North	*North
	R15	Residential	LKD	W18	14.00 14.00	*North	*North	0.00 0.00	*North	*North
				W19	60.00 60.00	1.00	YES	20.00 20.00	1.00	YES
				W20	60.00 60.00	1.00	YES	20.00 20.00	1.00	YES
				W21	60.00 60.00	1.00	YES	20.00 20.00	1.00	YES

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
Twenty First	R1	Residential	LKD	W1		*North	*North		*North	*North
	R2	Residential	Bedroom	W2		*North	*North		*North	*North
	R3	Residential	Bedroom	W3		*North	*North		*North	*North
	R4	Residential	Bedroom	W4		*North	*North		*North	*North
	R5	Residential	LKD	W6		*North	*North		*North	*North
	R6	Residential	Bedroom	W7		*North	*North		*North	*North
	R7	Residential	LKD	W8		*North	*North		*North	*North
	R8	Residential	Bedroom	W9		*North	*North		*North	*North
	R9	Residential	LKD	W10		*North	*North		*North	*North
	R10	Residential	Bedroom	W11		*North	*North		*North	*North
	R11	Residential	LKD	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
				W15		*North	*North		*North	*North
	R12	Residential	Bedroom	W14		*North	*North		*North	*North
	R13	Residential	Bedroom	W16		*North	*North		*North	*North
	R14	Residential	Bedroom	W17		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R15	Residential	LKD	W18	14.00	*North	*North	0.00	*North	*North
					14.00			0.00		
				W19	60.00	1.00	YES	20.00	1.00	YES
					60.00			20.00		
				W20	60.00	1.00	YES	20.00	1.00	YES
					60.00			20.00		
				W21	60.00	1.00	YES	20.00	1.00	YES
					60.00			20.00		
Twenty Second	R1	Residential	LKD	W1		*North	*North		*North	*North
	R2	Residential	Bedroom	W2		*North	*North		*North	*North
	R3	Residential	Bedroom	W3		*North	*North		*North	*North
	R4	Residential	Bedroom	W4		*North	*North		*North	*North
	R5	Residential	LKD	W6		*North	*North		*North	*North
	R6	Residential	Bedroom	W7		*North	*North		*North	*North
	R7	Residential	LKD	W8		*North	*North		*North	*North
	R8	Residential	Bedroom	W9		*North	*North		*North	*North
	R9	Residential	LKD	W10		*North	*North		*North	*North
	R10	Residential	Bedroom	W11		*North	*North		*North	*North
	R11	Residential	LKD	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
				W15		*North	*North		*North	*North
	R12	Residential	Bedroom	W14		*North	*North		*North	*North
	R13	Residential	Bedroom	W16		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R14	Residential	Bedroom	W17		*North	*North		*North	*North
	R15	Residential	LKD	W18	14.00	*North	*North	0.00	*North	*North
					14.00			0.00		
				W19	60.00	1.00	YES	20.00	1.00	YES
					60.00			20.00		
				W20	60.00	1.00	YES	20.00	1.00	YES
					60.00			20.00		
				W21	60.00	1.00	YES	20.00	1.00	YES
					60.00			20.00		
Twenty Third	R1	Residential	LKD	W1		*North	*North		*North	*North
	R2	Residential	Bedroom	W2		*North	*North		*North	*North
	R3	Residential	Bedroom	W3		*North	*North		*North	*North
	R4	Residential	Bedroom	W4		*North	*North		*North	*North
	R5	Residential	LKD	W6		*North	*North		*North	*North
	R6	Residential	Bedroom	W7		*North	*North		*North	*North
	R7	Residential	LKD	W8		*North	*North		*North	*North
	R8	Residential	Bedroom	W9		*North	*North		*North	*North
	R9	Residential	LKD	W10		*North	*North		*North	*North
	R10	Residential	Bedroom	W11		*North	*North		*North	*North
	R11	Residential	LKD	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
				W15		*North	*North		*North	*North
	R12	Residential	Bedroom	W14		*North	*North		*North	*North

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	R13	Residential	Bedroom	W16		*North	*North		*North	*North
	R14	Residential	Bedroom	W17		*North	*North		*North	*North
	R15	Residential	LKD	W18	14.00	*North	*North	0.00	*North	*North
					14.00			0.00		
				W19	60.00	1.00	YES	20.00	1.00	YES
					60.00			20.00		
				W20	60.00	1.00	YES	20.00	1.00	YES
					60.00			20.00		
				W21	60.00	1.00	YES	20.00	1.00	YES
					60.00			20.00		
Twenty Fourth	R1	Residential	LKD	W1		*North	*North		*North	*North
	R2	Residential	Bedroom	W2		*North	*North		*North	*North
	R3	Residential	Bedroom	W3		*North	*North		*North	*North
	R4	Residential	Bedroom	W4		*North	*North		*North	*North
	R5	Residential	LKD	W6		*North	*North		*North	*North
	R6	Residential	Bedroom	W7		*North	*North		*North	*North
	R7	Residential	LKD	W8		*North	*North		*North	*North
	R8	Residential	Bedroom	W9		*North	*North		*North	*North
	R9	Residential	LKD	W10		*North	*North		*North	*North
	R10	Residential	Bedroom	W11		*North	*North		*North	*North
	R11	Residential	LKD	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
				W15		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R12	Residential	Bedroom	W14		*North	*North		*North	*North
	R13	Residential	Bedroom	W16		*North	*North		*North	*North
	R14	Residential	Bedroom	W17		*North	*North		*North	*North
	R15	Residential	LKD	W18	14.00 14.00	*North	*North	0.00 0.00	*North	*North
				W19	60.00 60.00	1.00	YES	20.00 20.00	1.00	YES
				W20	60.00 60.00	1.00	YES	20.00 20.00	1.00	YES
				W21	60.00 60.00	1.00	YES	20.00 20.00	1.00	YES
Twenty Fifth	R1	Residential	LKD	W1		*North	*North		*North	*North
	R2	Residential	Bedroom	W2		*North	*North		*North	*North
	R3	Residential	Bedroom	W3		*North	*North		*North	*North
	R4	Residential	Bedroom	W4		*North	*North		*North	*North
	R5	Residential	LKD	W6		*North	*North		*North	*North
	R6	Residential	Bedroom	W7		*North	*North		*North	*North
	R7	Residential	LKD	W8		*North	*North		*North	*North
	R8	Residential	Bedroom	W9		*North	*North		*North	*North
	R9	Residential	LKD	W10		*North	*North		*North	*North
	R10	Residential	Bedroom	W11		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R11	Residential	LKD	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
				W15		*North	*North		*North	*North
	R12	Residential	Bedroom	W14		*North	*North		*North	*North
	R13	Residential	Bedroom	W16		*North	*North		*North	*North
	R14	Residential	Bedroom	W17		*North	*North		*North	*North
	R15	Residential	LKD	W18	14.00 14.00	*North	*North	0.00 0.00	*North	*North
				W19	60.00 60.00	1.00	YES	20.00 20.00	1.00	YES
				W20	60.00 60.00	1.00	YES	20.00 20.00	1.00	YES
				W21	60.00 60.00	1.00	YES	20.00 20.00	1.00	YES
Twenty Sixth	R1	Residential	LKD	W1		*North	*North		*North	*North
	R2	Residential	Bedroom	W2		*North	*North		*North	*North
	R3	Residential	Bedroom	W3		*North	*North		*North	*North
	R4	Residential	Bedroom	W4		*North	*North		*North	*North
	R5	Residential	LKD	W6		*North	*North		*North	*North
	R6	Residential	Bedroom	W7		*North	*North		*North	*North
	R7	Residential	LKD	W8		*North	*North		*North	*North
	R8	Residential	Bedroom	W9		*North	*North		*North	*North
	R9	Residential	LKD	W10		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R10	Residential	Bedroom	W11		*North	*North		*North	*North
	R11	Residential	LKD	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
				W15		*North	*North		*North	*North
	R12	Residential	Bedroom	W14		*North	*North		*North	*North
	R13	Residential	Bedroom	W16		*North	*North		*North	*North
	R14	Residential	Bedroom	W17		*North	*North		*North	*North
	R15	Residential	LKD	W18	14.00 14.00	*North	*North	0.00 0.00	*North	*North
				W19	60.00 60.00	1.00	YES	20.00 20.00	1.00	YES
				W20	60.00 60.00	1.00	YES	20.00 20.00	1.00	YES
				W21	60.00 60.00	1.00	YES	20.00 20.00	1.00	YES
Twenty Seventh	R1	Residential	LKD	W1		*North	*North		*North	*North
	R2	Residential	Bedroom	W2		*North	*North		*North	*North
	R3	Residential	Bedroom	W3		*North	*North		*North	*North
	R4	Residential	Bedroom	W4		*North	*North		*North	*North
	R5	Residential	LKD	W6		*North	*North		*North	*North
	R6	Residential	Bedroom	W7		*North	*North		*North	*North
	R7	Residential	LKD	W8		*North	*North		*North	*North
	R8	Residential	Bedroom	W9		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R9	Residential	LKD	W10		*North	*North		*North	*North
	R10	Residential	Bedroom	W11		*North	*North		*North	*North
	R11	Residential	LKD	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
				W15		*North	*North		*North	*North
	R12	Residential	Bedroom	W14		*North	*North		*North	*North
	R13	Residential	Bedroom	W16		*North	*North		*North	*North
	R14	Residential	Bedroom	W17		*North	*North		*North	*North
	R15	Residential	LKD	W18	14.00 14.00	*North	*North	0.00 0.00	*North	*North
				W19	60.00 60.00	1.00	YES	20.00 20.00	1.00	YES
				W20	60.00 60.00	1.00	YES	20.00 20.00	1.00	YES
				W21	60.00 60.00	1.00	YES	20.00 20.00	1.00	YES
Twenty Eighth	R1	Residential	LKD	W1		*North	*North		*North	*North
	R2	Residential	Bedroom	W2		*North	*North		*North	*North
	R3	Residential	Bedroom	W3		*North	*North		*North	*North
	R4	Residential	Bedroom	W4		*North	*North		*North	*North
	R5	Residential	LKD	W6		*North	*North		*North	*North
	R6	Residential	Bedroom	W7		*North	*North		*North	*North
	R7	Residential	LKD	W8		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R8	Residential	Bedroom	W9		*North	*North		*North	*North
	R9	Residential	LKD	W10		*North	*North		*North	*North
	R10	Residential	Bedroom	W11		*North	*North		*North	*North
	R11	Residential	LKD	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
				W15		*North	*North		*North	*North
	R12	Residential	Bedroom	W14		*North	*North		*North	*North
	R13	Residential	Bedroom	W16		*North	*North		*North	*North
	R14	Residential	Bedroom	W17		*North	*North		*North	*North
	R15	Residential	LKD	W18	14.00 14.00	*North	*North	0.00 0.00	*North	*North
				W19	60.00 60.00	1.00	YES	20.00 20.00	1.00	YES
				W20	60.00 60.00	1.00	YES	20.00 20.00	1.00	YES
				W21	60.00 60.00	1.00	YES	20.00 20.00	1.00	YES
Twenty Nineth	R1	Residential	LKD	W1		*North	*North		*North	*North
	R2	Residential	Bedroom	W2		*North	*North		*North	*North
	R3	Residential	Bedroom	W3		*North	*North		*North	*North
	R4	Residential	Bedroom	W4		*North	*North		*North	*North
	R5	Residential	LKD	W6		*North	*North		*North	*North
	R6	Residential	Bedroom	W7		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R7	Residential	LKD	W8		*North	*North		*North	*North
	R8	Residential	Bedroom	W9		*North	*North		*North	*North
	R9	Residential	LKD	W10		*North	*North		*North	*North
	R10	Residential	Bedroom	W11		*North	*North		*North	*North
	R11	Residential	LKD	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
				W15		*North	*North		*North	*North
	R12	Residential	Bedroom	W14		*North	*North		*North	*North
	R13	Residential	Bedroom	W16		*North	*North		*North	*North
	R14	Residential	Bedroom	W17		*North	*North		*North	*North
	R15	Residential	LKD	W18	14.00	*North	*North	0.00	*North	*North
					14.00			0.00		
				W19	60.00	1.00	YES	20.00	1.00	YES
					60.00			20.00		
				W20	60.00	1.00	YES	20.00	1.00	YES
					60.00			20.00		
				W21	60.00	1.00	YES	20.00	1.00	YES
					60.00			20.00		
Thirtieth	R1	Residential	LKD	W1		*North	*North		*North	*North
	R2	Residential	Bedroom	W2		*North	*North		*North	*North
	R3	Residential	Bedroom	W3		*North	*North		*North	*North
	R4	Residential	Bedroom	W4		*North	*North		*North	*North
	R5	Residential	LKD	W6		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R6	Residential	Bedroom	W7		*North	*North		*North	*North
	R7	Residential	LKD	W8		*North	*North		*North	*North
	R8	Residential	Bedroom	W9		*North	*North		*North	*North
	R9	Residential	LKD	W10		*North	*North		*North	*North
	R10	Residential	Bedroom	W11		*North	*North		*North	*North
	R11	Residential	LKD	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
				W15		*North	*North		*North	*North
	R12	Residential	Bedroom	W14		*North	*North		*North	*North
	R13	Residential	Bedroom	W16		*North	*North		*North	*North
	R14	Residential	Bedroom	W17		*North	*North		*North	*North
	R15	Residential	LKD	W18	14.00 14.00	*North	*North	0.00 0.00	*North	*North
				W19	60.00 60.00	1.00	YES	20.00 20.00	1.00	YES
				W20	60.00 60.00	1.00	YES	20.00 20.00	1.00	YES
				W21	60.00 60.00 60.00	1.00	YES	20.00 20.00	1.00	YES
Thirty First	R1	Residential	LKD	W1		*North	*North		*North	*North
	R2	Residential	Bedroom	W2		*North	*North		*North	*North
	R3	Residential	Bedroom	W3		*North	*North		*North	*North
	R4	Residential	Bedroom	W4		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R5	Residential	LKD	W6		*North	*North		*North	*North
	R6	Residential	Bedroom	W7		*North	*North		*North	*North
	R7	Residential	LKD	W8		*North	*North		*North	*North
	R8	Residential	Bedroom	W9		*North	*North		*North	*North
	R9	Residential	LKD	W10		*North	*North		*North	*North
	R10	Residential	Bedroom	W11		*North	*North		*North	*North
	R11	Residential	LKD	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
				W15		*North	*North		*North	*North
	R12	Residential	Bedroom	W14		*North	*North		*North	*North
	R13	Residential	Bedroom	W16		*North	*North		*North	*North
	R14	Residential	Bedroom	W17		*North	*North		*North	*North
	R15	Residential	LKD	W18	14.00 14.00	*North	*North	0.00 0.00	*North	*North
				W19	60.00 60.00	1.00	YES	20.00 20.00	1.00	YES
				W20	60.00 60.00	1.00	YES	20.00 20.00	1.00	YES
				W21	60.00 60.00	1.00	YES	20.00 20.00	1.00	YES
Thirty Second	R1	Residential	LKD	W1		*North	*North		*North	*North
	R2	Residential	Bedroom	W2		*North	*North		*North	*North
	R3	Residential	Bedroom	W3		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R4	Residential	Bedroom	W4		*North	*North		*North	*North
	R5	Residential	LKD	W6		*North	*North		*North	*North
	R6	Residential	Bedroom	W7		*North	*North		*North	*North
	R7	Residential	LKD	W8		*North	*North		*North	*North
	R8	Residential	Bedroom	W9		*North	*North		*North	*North
	R9	Residential	LKD	W10		*North	*North		*North	*North
	R10	Residential	Bedroom	W11		*North	*North		*North	*North
	R11	Residential	LKD	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
				W15		*North	*North		*North	*North
	R12	Residential	Bedroom	W14		*North	*North		*North	*North
	R13	Residential	Bedroom	W16		*North	*North		*North	*North
	R14	Residential	Bedroom	W17		*North	*North		*North	*North
	R15	Residential	LKD	W18	14.00 14.00	*North	*North	0.00 0.00	*North	*North
				W19	60.00 60.00	1.00	YES	20.00 20.00	1.00	YES
				W20	60.00 60.00	1.00	YES	20.00 20.00	1.00	YES
				W21	60.00 60.00	1.00	YES	20.00 20.00	1.00	YES
Thirty Third	R1	Residential	LKD	W1		*North	*North		*North	*North
	R2	Residential	Bedroom	W2		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R3	Residential	Bedroom	W3		*North	*North		*North	*North
	R4	Residential	Bedroom	W4		*North	*North		*North	*North
	R5	Residential	LKD	W6		*North	*North		*North	*North
	R6	Residential	Bedroom	W7		*North	*North		*North	*North
	R7	Residential	LKD	W8		*North	*North		*North	*North
	R8	Residential	Bedroom	W9		*North	*North		*North	*North
	R9	Residential	LKD	W10		*North	*North		*North	*North
	R10	Residential	Bedroom	W11		*North	*North		*North	*North
	R11	Residential	LKD	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
				W15		*North	*North		*North	*North
	R12	Residential	Bedroom	W14		*North	*North		*North	*North
	R13	Residential	Bedroom	W16		*North	*North		*North	*North
	R14	Residential	Bedroom	W17		*North	*North		*North	*North
	R15	Residential	LKD	W18	14.00 14.00	*North	*North	0.00 0.00	*North	*North
				W19	60.00 60.00	1.00	YES	20.00 20.00	1.00	YES
				W20	60.00 60.00	1.00	YES	20.00 20.00	1.00	YES
				W21	60.00 60.00	1.00	YES	20.00 20.00	1.00	YES
Thirty Fourth	R1	Residential	LKD	W1		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R2	Residential	Bedroom	W2		*North	*North		*North	*North
	R3	Residential	Bedroom	W3		*North	*North		*North	*North
	R4	Residential	Bedroom	W4		*North	*North		*North	*North
	R5	Residential	LKD	W6		*North	*North		*North	*North
	R6	Residential	Bedroom	W7		*North	*North		*North	*North
	R7	Residential	LKD	W8		*North	*North		*North	*North
	R8	Residential	Bedroom	W9		*North	*North		*North	*North
	R9	Residential	LKD	W10		*North	*North		*North	*North
	R10	Residential	Bedroom	W11		*North	*North		*North	*North
	R11	Residential	LKD	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
				W15		*North	*North		*North	*North
	R12	Residential	Bedroom	W14		*North	*North		*North	*North
	R13	Residential	Bedroom	W16		*North	*North		*North	*North
	R14	Residential	Bedroom	W17		*North	*North		*North	*North
	R15	Residential	LKD	W18	14.00 14.00	*North	*North	0.00 0.00	*North	*North
				W19	60.00 60.00	1.00	YES	20.00 20.00	1.00	YES
				W20	60.00 60.00	1.00	YES	20.00 20.00	1.00	YES
				W21	60.00 60.00	1.00	YES	20.00 20.00	1.00	YES

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
Thirty Fifth	R1	Residential	LKD	W1		*North	*North		*North	*North
	R2	Residential	Bedroom	W2		*North	*North		*North	*North
	R3	Residential	Bedroom	W3		*North	*North		*North	*North
	R4	Residential	Bedroom	W4		*North	*North		*North	*North
	R5	Residential	LKD	W6		*North	*North		*North	*North
	R6	Residential	Bedroom	W7		*North	*North		*North	*North
	R7	Residential	LKD	W8		*North	*North		*North	*North
	R8	Residential	Bedroom	W9		*North	*North		*North	*North
	R9	Residential	LKD	W10		*North	*North		*North	*North
	R10	Residential	Bedroom	W11		*North	*North		*North	*North
	R11	Residential	LKD	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
				W15		*North	*North		*North	*North
	R12	Residential	Bedroom	W14		*North	*North		*North	*North
	R13	Residential	Bedroom	W16		*North	*North		*North	*North
	R14	Residential	Bedroom	W17		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R15	Residential	LKD	W18	14.00	*North	*North	0.00	*North	*North
					14.00			0.00		
				W19	60.00	1.00	YES	20.00	1.00	YES
					60.00			20.00		
				W20	60.00	1.00	YES	20.00	1.00	YES
					60.00			20.00		
				W21	60.00	1.00	YES	20.00	1.00	YES
					60.00			20.00		
Thirty Sixth	R1	Residential	LKD	W1		*North	*North		*North	*North
	R2	Residential	Bedroom	W2		*North	*North		*North	*North
	R3	Residential	Bedroom	W3		*North	*North		*North	*North
	R4	Residential	Bedroom	W4		*North	*North		*North	*North
	R5	Residential	LKD	W6		*North	*North		*North	*North
	R6	Residential	Bedroom	W7		*North	*North		*North	*North
	R7	Residential	LKD	W8		*North	*North		*North	*North
	R8	Residential	Bedroom	W9		*North	*North		*North	*North
	R9	Residential	LKD	W10		*North	*North		*North	*North
	R10	Residential	Bedroom	W11		*North	*North		*North	*North
	R11	Residential	LKD	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
				W15		*North	*North		*North	*North
	R12	Residential	Bedroom	W14		*North	*North		*North	*North
	R13	Residential	Bedroom	W16		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R14	Residential	Bedroom	W17		*North	*North		*North	*North
	R15	Residential	LKD	W18	14.00	*North	*North	0.00	*North	*North
					14.00			0.00		
				W19	60.00	1.00	YES	20.00	1.00	YES
					60.00			20.00		
				W20	60.00	1.00	YES	20.00	1.00	YES
					60.00			20.00		
				W21	60.00	1.00	YES	20.00	1.00	YES
					60.00			20.00		
Thirty Seventh	R1	Residential	LKD	W1		*North	*North		*North	*North
	R2	Residential	Bedroom	W2		*North	*North		*North	*North
	R3	Residential	Bedroom	W3		*North	*North		*North	*North
	R4	Residential	Bedroom	W4		*North	*North		*North	*North
	R5	Residential	LKD	W6		*North	*North		*North	*North
	R6	Residential	Bedroom	W7		*North	*North		*North	*North
	R7	Residential	LKD	W8		*North	*North		*North	*North
	R8	Residential	Bedroom	W9		*North	*North		*North	*North
	R9	Residential	LKD	W10		*North	*North		*North	*North
	R10	Residential	Bedroom	W11		*North	*North		*North	*North
	R11	Residential	LKD	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
				W15		*North	*North		*North	*North
	R12	Residential	Bedroom	W14		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R13	Residential	Bedroom	W16		*North	*North		*North	*North
	R14	Residential	Bedroom	W17		*North	*North		*North	*North
	R15	Residential	LKD	W18	14.00	*North	*North	0.00	*North	*North
					14.00			0.00		
				W19	60.00	1.00	YES	20.00	1.00	YES
					60.00			20.00		
				W20	60.00	1.00	YES	20.00	1.00	YES
					60.00			20.00		
				W21	60.00	1.00	YES	20.00	1.00	YES
					60.00			20.00		
Thirty Eighth	R1	Residential	LKD	W1		*North	*North		*North	*North
	R2	Residential	Bedroom	W2		*North	*North		*North	*North
	R3	Residential	Bedroom	W3		*North	*North		*North	*North
	R4	Residential	Bedroom	W4		*North	*North		*North	*North
	R5	Residential	LKD	W6		*North	*North		*North	*North
	R6	Residential	Bedroom	W7		*North	*North		*North	*North
	R7	Residential	LKD	W8		*North	*North		*North	*North
	R8	Residential	Bedroom	W9		*North	*North		*North	*North
	R9	Residential	LKD	W10		*North	*North		*North	*North
	R10	Residential	Bedroom	W11		*North	*North		*North	*North
	R11	Residential	LKD	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
				W15		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R12	Residential	Bedroom	W14		*North	*North		*North	*North
	R13	Residential	Bedroom	W16		*North	*North		*North	*North
	R14	Residential	Bedroom	W17		*North	*North		*North	*North
	R15	Residential	LKD	W18	14.00	*North	*North	0.00	*North	*North
					14.00			0.00		
				W19	60.00	1.00	YES	20.00	1.00	YES
					60.00			20.00		
				W20	60.00	1.00	YES	20.00	1.00	YES
					60.00			20.00		
				W21	60.00	1.00	YES	20.00	1.00	YES
					60.00			20.00		
Thirty Nineth	R1	Residential	LKD	W1		*North	*North		*North	*North
	R2	Residential	Bedroom	W2		*North	*North		*North	*North
	R3	Residential	Bedroom	W3		*North	*North		*North	*North
	R4	Residential	Bedroom	W4		*North	*North		*North	*North
	R5	Residential	LKD	W6		*North	*North		*North	*North
	R6	Residential	Bedroom	W7		*North	*North		*North	*North
	R7	Residential	LKD	W8		*North	*North		*North	*North
	R8	Residential	Bedroom	W9		*North	*North		*North	*North
	R9	Residential	LKD	W10		*North	*North		*North	*North
	R10	Residential	Bedroom	W11		*North	*North		*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R11	Residential	LKD	W12		*North	*North		*North	*North
				W13		*North	*North		*North	*North
				W15		*North	*North		*North	*North
	R12	Residential	Bedroom	W14		*North	*North		*North	*North
	R13	Residential	Bedroom	W16		*North	*North		*North	*North
	R14	Residential	Bedroom	W17		*North	*North		*North	*North
	R15	Residential	LKD	W18	14.00 14.00	*North	*North	0.00 0.00	*North	*North
				W19	60.00 60.00	1.00	YES	20.00 20.00	1.00	YES
				W20	60.00 60.00	1.00	YES	20.00 20.00	1.00	YES
				W21	60.00 60.00	1.00	YES	20.00 20.00	1.00	YES
	R1	Residential	LKD	W1	40.00 40.00	*North	*North	10.00 10.00	*North	*North
	R2	Residential	Bedroom	W2	40.00 40.00	*North	*North	10.00 10.00	*North	*North
	R3	Residential	Bedroom	W3	40.00 40.00	*North	*North	10.00 10.00	*North	*North
	R4	Residential	Bedroom	W4	40.00 40.00	*North	*North	10.00 10.00	*North	*North
	R5	Residential	LKD	W6	40.00 40.00	*North	*North	10.00 10.00	*North	*North
	R6	Residential	Bedroom	W7	40.00 40.00	*North	*North	10.00 10.00	*North	*North
	R7	Residential	LKD	W8	39.00 39.00	*North	*North	10.00 10.00	*North	*North
	R8	Residential	Bedroom	W9	39.00 39.00	*North	*North	10.00 10.00	*North	*North
Thirty Nineth	R9	Residential	LKD	W10	39.00 39.00	*North	*North	10.00 10.00	*North	*North

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Floor Ref.	Room Ref.	Property Type	Room Use.	Window Ref.	Annual	Pr/Ex	Meets BRE Criteria	Winter	Pr/Ex	Meets BRE Criteria
	R10	Residential	Bedroom	W11	34.00 34.00	*North	*North	10.00 10.00	*North	*North
	R11	Residential	LKD	W12	34.00 34.00	*North	*North	10.00 10.00	*North	*North
				W13	14.00 14.00	*North	*North	0.00 0.00	*North	*North
				W15	14.00 14.00	*North	*North	0.00 0.00	*North	*North
	R12	Residential	Bedroom	W14	33.00 33.00	*North	*North	10.00 10.00	*North	*North
	R13	Residential	Bedroom	W16	14.00 14.00	*North	*North	0.00 0.00	*North	*North
	R14	Residential	Bedroom	W17	14.00 14.00	*North	*North	0.00 0.00	*North	*North
	R15	Residential	LKD	W18	14.00 14.00	*North	*North	0.00 0.00	*North	*North
				W19	60.00 60.00	1.00	YES	20.00 20.00	1.00	YES
				W20	60.00 60.00	1.00	YES	20.00 20.00	1.00	YES
				W21	60.00 60.00	1.00	YES	20.00 20.00	1.00	YES

Report Title: Two hours Sunlight to Amenity - Neighbour Analysis
Date of Analysis: 07/03/2022

Floor Ref.	Amenity Ref.		Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Proposed Development							
Fourth	A115	Area m2 Percentage	2104.06	2188.14 104%	224.97 11%	0.10	NO
Fourth	A116	Area m2 Percentage	845.34	845.34 100%	629.39 74%	0.74	YES
Ninth	A117	Area m2 Percentage	531.61	531.61 100%	314.65 59%	0.59	YES
Ninth	A118	Area m2 Percentage	435.46	435.46 100%	303.74 70%	0.70	YES
Ninth	A119	Area m2 Percentage	606.03	606.03 100%	380.91 63%	0.63	YES
Ninth	A124	Area m2 Percentage	151.78	151.78 100%	0.37 0%	0.00	NO
Ninth	A125	Area m2 Percentage	484.98	484.98 100%	210.93 43%	0.43	NO

Total Fails 3

Calc Datetime	Version
01/04/2022 15:38:29	5.0.0.9
01/04/2022 15:38:29	5.0.0.9
01/04/2022 15:38:29	5.0.0.9
01/04/2022 15:38:29	5.0.0.9
01/04/2022 15:38:29	5.0.0.9

Report Title: Two hours Sunlight to Amenity - Neighbour Analysis
Date of Analysis: 07/03/2022

Floor Ref.	Amenity Ref.		Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
			B44				
First	A1	Area m2 Percentage	2.64	0.00 0%	0.00 0%	1.00	YES
First	A2	Area m2 Percentage	2.64	0.00 0%	0.00 0%	1.00	YES
First	A3	Area m2 Percentage	2.64	0.00 0%	0.00 0%	1.00	YES
First	A4	Area m2 Percentage	2.64	0.00 0%	0.00 0%	1.00	YES
First	A5	Area m2 Percentage	2.64	0.00 0%	0.00 0%	1.00	YES
First	A6	Area m2 Percentage	2.64	0.00 0%	0.00 0%	1.00	YES
First	A7	Area m2 Percentage	2.64	0.00 0%	0.00 0%	1.00	YES
First	A8	Area m2 Percentage	2.64	1.79 68%	0.00 0%	0.00	NO
Second	A9	Area m2 Percentage	2.64	0.00 0%	0.00 0%	1.00	YES
Second	A10	Area m2 Percentage	2.64	0.00 0%	0.00 0%	1.00	YES
Second	A11	Area m2 Percentage	2.64	0.00 0%	0.00 0%	1.00	YES
Second	A12	Area m2 Percentage	2.64	0.00 0%	0.00 0%	1.00	YES
Second	A13	Area m2 Percentage	2.64	0.00 0%	0.00 0%	1.00	YES
Second	A14	Area m2 Percentage	2.64	0.00 0%	0.00 0%	1.00	YES
Second	A15	Area m2 Percentage	2.64	0.00 0%	0.00 0%	1.00	YES
Second	A16	Area m2 Percentage	2.64	1.96 74%	0.00 0%	0.00	NO
Second	A17	Area m2 Percentage	1.55	1.53 98%	1.53 98%	1.00	YES
Second	A18	Area m2 Percentage	1.55	1.55 100%	1.33 86%	0.86	YES
Third	A19	Area m2 Percentage	2.64	0.00 0%	0.00 0%	1.00	YES
Third	A20	Area m2 Percentage	2.64	0.00 0%	0.00 0%	1.00	YES
Third	A21	Area m2	2.64	0.00	0.00	1.00	YES

Third	A21	Percentage		0%	0%	1.00	YES
Third	A22	Area m2 Percentage	2.64	0.00 0%	0.00 0%	1.00	YES
Third	A23	Area m2 Percentage	2.64	0.00 0%	0.00 0%	1.00	YES
Third	A24	Area m2 Percentage	2.64	0.00 0%	0.00 0%	1.00	YES
Third	A25	Area m2 Percentage	2.64	0.00 0%	0.00 0%	1.00	YES
Third	A26	Area m2 Percentage	2.64	1.97 75%	0.04 1%	0.02	NO
Third	A27	Area m2 Percentage	1.55	1.53 98%	1.53 98%	1.00	YES
Third	A28	Area m2 Percentage	1.55	1.55 100%	1.34 86%	0.86	YES
Fourth	A29	Area m2 Percentage	2.64	0.00 0%	0.00 0%	1.00	YES
Fourth	A30	Area m2 Percentage	2.64	0.00 0%	0.00 0%	1.00	YES
Fourth	A31	Area m2 Percentage	2.64	0.00 0%	0.00 0%	1.00	YES
Fourth	A32	Area m2 Percentage	2.64	0.00 0%	0.00 0%	1.00	YES
Fourth	A33	Area m2 Percentage	2.64	0.00 0%	0.00 0%	1.00	YES
Fourth	A34	Area m2 Percentage	2.64	0.00 0%	0.00 0%	1.00	YES
Fourth	A35	Area m2 Percentage	2.64	0.00 0%	0.00 0%	1.00	YES
Fourth	A36	Area m2 Percentage	2.64	1.96 74%	0.29 11%	0.15	NO
Fourth	A37	Area m2 Percentage	1.55	1.53 98%	1.53 98%	1.00	YES
Fourth	A38	Area m2 Percentage	1.55	1.55 100%	1.35 87%	0.87	YES
Fifth	A39	Area m2 Percentage	2.64	0.43 16%	0.00 0%	0.00	NO
Fifth	A40	Area m2 Percentage	2.64	0.54 20%	0.00 0%	0.00	NO
Fifth	A41	Area m2 Percentage	2.64	0.47 18%	0.00 0%	0.00	NO
Fifth	A42	Area m2 Percentage	2.64	0.00 0%	0.00 0%	0.00	NO
Fifth	A43	Area m2 Percentage	2.64	0.00 0%	0.00 0%	1.00	YES
Fifth	A44	Area m2 Percentage	2.64	0.01 1%	0.00 0%	0.00	NO
Fifth	A45	Area m2 Percentage	2.64	0.00 0%	0.00 0%	1.00	YES
Fifth	A46	Area m2	2.64	1.97	0.87	0.44	NO

Fifth	A46	Percentage		75%	33%	0.44	NO
Fifth	A47	Area m2 Percentage	1.55	1.53 98%	1.53 98%	1.00	YES
Fifth	A48	Area m2 Percentage	1.55	1.55 100%	1.38 88%	0.88	YES
Sixth	A49	Area m2 Percentage	2.64	1.19 45%	0.48 18%	0.40	NO
Sixth	A50	Area m2 Percentage	2.64	1.16 44%	0.15 6%	0.13	NO
Sixth	A51	Area m2 Percentage	2.64	1.42 54%	0.70 27%	0.49	NO
Sixth	A52	Area m2 Percentage	2.64	1.12 43%	0.00 0%	0.00	NO
Sixth	A53	Area m2 Percentage	2.64	0.73 27%	0.00 0%	0.00	NO
Sixth	A54	Area m2 Percentage	2.64	0.27 10%	0.00 0%	0.00	NO
Sixth	A55	Area m2 Percentage	2.64	1.31 50%	0.00 0%	0.00	NO
Sixth	A56	Area m2 Percentage	2.64	1.96 74%	1.22 46%	0.62	NO
Sixth	A57	Area m2 Percentage	1.55	1.53 98%	1.53 98%	1.00	YES
Sixth	A58	Area m2 Percentage	1.55	1.55 100%	1.39 90%	0.90	YES
Seventh	A59	Area m2 Percentage	2.64	1.86 70%	1.85 70%	1.00	YES
Seventh	A60	Area m2 Percentage	2.64	1.84 70%	1.82 69%	0.99	YES
Seventh	A61	Area m2 Percentage	2.64	1.86 70%	1.84 70%	0.99	YES
Seventh	A62	Area m2 Percentage	2.64	1.89 72%	1.84 70%	0.98	YES
Seventh	A63	Area m2 Percentage	2.64	1.86 71%	1.81 69%	0.97	YES
Seventh	A64	Area m2 Percentage	2.64	1.80 68%	0.45 17%	0.25	NO
Seventh	A65	Area m2 Percentage	2.64	1.83 69%	0.31 12%	0.17	NO
Seventh	A66	Area m2 Percentage	2.64	1.96 74%	1.16 44%	0.59	NO
Seventh	A67	Area m2 Percentage	1.55	1.53 98%	1.53 98%	1.00	YES
Seventh	A68	Area m2 Percentage	1.55	1.55 100%	1.39 90%	0.90	YES
Eighth	A69	Area m2 Percentage	2.64	1.86 71%	1.85 70%	1.00	YES
Eighth	A70	Area m2 Percentage	2.64	1.84 70%	1.82 69%	0.99	YES
Eighth	A71	Area m2	2.64	1.84	1.82	0.99	YES

Eighth	A71	Percentage		70%	69%	0.99	YES
Eighth	A72	Area m2 Percentage	2.64	1.86 70%	1.81 69%	0.97	YES
Eighth	A73	Area m2 Percentage	2.64	1.93 73%	1.88 71%	0.97	YES
Eighth	A74	Area m2 Percentage	2.64	1.80 68%	0.45 17%	0.25	NO
Eighth	A75	Area m2 Percentage	2.64	1.82 69%	0.32 12%	0.17	NO
Eighth	A76	Area m2 Percentage	2.64	1.79 68%	0.00 0%	0.00	NO
Eighth	A77	Area m2 Percentage	1.55	1.53 98%	1.53 98%	1.00	YES
Eighth	A78	Area m2 Percentage	1.55	1.55 100%	1.39 90%	0.90	YES
Ninth	A79	Area m2 Percentage	2.64	1.86 70%	1.85 70%	1.00	YES
Ninth	A80	Area m2 Percentage	2.64	1.94 73%	1.92 73%	0.99	YES
Ninth	A81	Area m2 Percentage	2.64	1.83 69%	1.81 69%	0.99	YES
Ninth	A82	Area m2 Percentage	2.64	1.85 70%	1.80 68%	0.97	YES
Ninth	A83	Area m2 Percentage	2.64	1.86 71%	1.80 68%	0.96	YES
Ninth	A84	Area m2 Percentage	2.64	1.83 70%	0.83 32%	0.45	NO
Ninth	A85	Area m2 Percentage	2.64	1.84 70%	0.31 12%	0.17	NO
Ninth	A86	Area m2 Percentage	27.64	22.30 81%	19.65 71%	0.88	YES
Tenth	A87	Area m2 Percentage	2.64	1.99 75%	1.99 75%	1.00	YES
Tenth	A88	Area m2 Percentage	2.64	1.99 76%	1.98 75%	0.99	YES
Tenth	A89	Area m2 Percentage	2.64	2.08 79%	2.05 78%	0.99	YES
Tenth	A90	Area m2 Percentage	2.64	1.82 69%	1.77 67%	0.97	YES
Tenth	A91	Area m2 Percentage	2.64	1.81 69%	1.73 66%	0.95	YES
Tenth	A92	Area m2 Percentage	2.64	1.81 68%	0.45 17%	0.25	NO
Tenth	A93	Area m2 Percentage	43.94	43.46 99%	42.70 97%	0.98	YES
Eleventh	A94	Area m2 Percentage	2.64	1.86 70%	1.86 70%	1.00	YES
Eleventh	A95	Area m2 Percentage	2.64	2.00 76%	1.98 75%	0.99	YES
Eleventh	A96	Area m2	2.64	1.87	1.85	0.99	YES

Eleventh	A96	Percentage		71%	70%	0.99	YES
Eleventh	A97	Area m2 Percentage	2.64	1.98 75%	1.95 74%	0.98	YES
Eleventh	A98	Area m2 Percentage	2.64	1.81 69%	1.73 65%	0.95	YES
Eleventh	A99	Area m2 Percentage	40.25	37.12 92%	20.46 51%	0.55	YES
Twelfth	A100	Area m2 Percentage	2.64	2.02 77%	2.02 77%	1.00	YES
Twelfth	A101	Area m2 Percentage	2.64	1.84 70%	1.82 69%	0.99	YES
Twelfth	A102	Area m2 Percentage	2.64	2.00 76%	1.98 75%	0.99	YES
Twelfth	A103	Area m2 Percentage	2.64	1.83 70%	1.78 67%	0.97	YES
Thirteenth	A104	Area m2 Percentage	2.64	2.09 79%	2.09 79%	1.00	YES
Thirteenth	A105	Area m2 Percentage	2.64	1.84 70%	1.83 69%	0.99	YES
Thirteenth	A106	Area m2 Percentage	2.64	1.84 70%	1.82 69%	0.99	YES
Thirteenth	A107	Area m2 Percentage	45.64	45.38 99%	45.34 99%	1.00	YES
Fourteenth	A108	Area m2 Percentage	2.64	2.16 82%	2.16 82%	1.00	YES
Fourteenth	A109	Area m2 Percentage	2.64	1.99 76%	1.98 75%	0.99	YES
Fourteenth	A110	Area m2 Percentage	44.92	44.74 100%	44.72 100%	1.00	YES
Fifteenth	A111	Area m2 Percentage	2.64	2.16 82%	2.16 82%	1.00	YES
Fifteenth	A112	Area m2 Percentage	38.75	35.27 91%	35.25 91%	1.00	YES

Total Fails	27

Calc Datetime Version

Report Title: Two hours Sunlight to Amenity - Neighbour Analysis
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Floor Ref.	Amenity Ref.		Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
			B42				
Ground	A113	Area m2 Percentage	837.73	167.69 20%	167.69 20%	1.00	YES
Six / roof	A114	Area m2 Percentage	249.60	231.74 93%	231.68 93%	1.00	YES

Total Fails 0

Calc Datetime	Version
1/04/2022 15:38:2	5.0.0.9
1/04/2022 15:38:2	5.0.0.9

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Floor Ref.	Amenity Ref.		Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
			B11				
Ground	A120	Area m2 Percentage	56.76	56.76 100%	56.76 100%	1.00	YES
Ground	A121	Area m2 Percentage	183.14	183.04 100%	178.10 97%	0.97	YES
Ground	A122	Area m2 Percentage	287.93	126.27 44%	51.34 18%	0.41	NO
Ground	A123	Area m2 Percentage	164.84	164.84 100%	164.17 100%	1.00	YES

Total Fails 1

Calc Datetime	Version
01/04/2022 15:38:29	5.0.0.9
01/04/2022 15:38:29	5.0.0.9
01/04/2022 15:38:29	5.0.0.9
01/04/2022 15:38:29	5.0.0.9

Project Name: Project Name
Project No.: 12345
Report Title: Two hours Sunlight to Amenity - Neighbour Analysis
Date of Analysis: 07/03/2022

Floor Ref.	Amenity Ref.		Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
Amenity							
Ground	A113	Area m2	837.73	167.69	167.69	1.00	YES
		Percentage		20%	20%		
Ground	A114	Area m2	249.60	231.74	231.68	1.00	YES
		Percentage		93%	93%		
Ground	A120	Area m2	56.76	56.76	56.76	1.00	YES
		Percentage		100%	100%		
Ground	A121	Area m2	183.14	183.04	178.10	0.97	YES
		Percentage		100%	97%		
Ground	A122	Area m2	287.93	126.27	51.34	0.41	NO
		Percentage		44%	18%		
Ground	A123	Area m2	164.84	164.84	164.17	1.00	YES
		Percentage		100%	100%		
First	A1	Area m2	2.64	0.00	0.00	1.00	YES
		Percentage		0%	0%		
First	A2	Area m2	2.64	0.00	0.00	1.00	YES
		Percentage		0%	0%		
First	A3	Area m2	2.64	0.00	0.00	1.00	YES
		Percentage		0%	0%		
First	A4	Area m2	2.64	0.00	0.00	1.00	YES
		Percentage		0%	0%		
First	A5	Area m2	2.64	0.00	0.00	1.00	YES
		Percentage		0%	0%		
First	A6	Area m2	2.64	0.00	0.00	1.00	YES
		Percentage		0%	0%		
First	A7	Area m2	2.64	0.00	0.00	1.00	YES
		Percentage		0%	0%		
First	A8	Area m2	2.64	1.79	0.00	0.00	NO
		Percentage		68%	0%		
Second	A9	Area m2	2.64	0.00	0.00	1.00	YES
		Percentage		0%	0%		
Second	A10	Area m2	2.64	0.00	0.00	1.00	YES
		Percentage		0%	0%		
Second	A11	Area m2	2.64	0.00	0.00	1.00	YES
		Percentage		0%	0%		
Second	A12	Area m2	2.64	0.00	0.00	1.00	YES
		Percentage		0%	0%		
Second	A13	Area m2	2.64	0.00	0.00	1.00	YES
		Percentage		0%	0%		
Second	A14	Area m2	2.64	0.00	0.00	1.00	YES
		Percentage		0%	0%		
Second	A15	Area m2	2.64	0.00	0.00	1.00	YES
		Percentage		0%	0%		
Second	A16	Area m2	2.64	1.96	0.00	0.00	NO

Project Name: Project Name
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Floor Ref.	Amenity Ref.		Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
[illegible]	[illegible]	Percentage		74%	0%	[illegible]	[illegible]
Second	A17	Area m2	1.55	1.53	1.53	1.00	YES
		Percentage		98%	98%		
Second	A18	Area m2	1.55	1.55	1.33	0.86	YES
		Percentage		100%	86%		
Third	A19	Area m2	2.64	0.00	0.00	1.00	YES
		Percentage		0%	0%		
Third	A20	Area m2	2.64	0.00	0.00	1.00	YES
		Percentage		0%	0%		
Third	A21	Area m2	2.64	0.00	0.00	1.00	YES
		Percentage		0%	0%		
Third	A22	Area m2	2.64	0.00	0.00	1.00	YES
		Percentage		0%	0%		
Third	A23	Area m2	2.64	0.00	0.00	1.00	YES
		Percentage		0%	0%		
Third	A24	Area m2	2.64	0.00	0.00	1.00	YES
		Percentage		0%	0%		
Third	A25	Area m2	2.64	0.00	0.00	1.00	YES
		Percentage		0%	0%		
Third	A26	Area m2	2.64	1.97	0.04	0.02	NO
		Percentage		75%	1%		
Third	A27	Area m2	1.55	1.53	1.53	1.00	YES
		Percentage		98%	98%		
Third	A28	Area m2	1.55	1.55	1.34	0.86	YES
		Percentage		100%	86%		
Fourth	A29	Area m2	2.64	0.00	0.00	1.00	YES
		Percentage		0%	0%		
Fourth	A30	Area m2	2.64	0.00	0.00	1.00	YES
		Percentage		0%	0%		
Fourth	A31	Area m2	2.64	0.00	0.00	1.00	YES
		Percentage		0%	0%		
Fourth	A32	Area m2	2.64	0.00	0.00	1.00	YES
		Percentage		0%	0%		
Fourth	A33	Area m2	2.64	0.00	0.00	1.00	YES
		Percentage		0%	0%		
Fourth	A34	Area m2	2.64	0.00	0.00	1.00	YES
		Percentage		0%	0%		
Fourth	A35	Area m2	2.64	0.00	0.00	1.00	YES
		Percentage		0%	0%		
Fourth	A36	Area m2	2.64	1.96	0.29	0.15	NO
		Percentage		74%	11%		
Fourth	A37	Area m2	1.55	1.53	1.53	1.00	YES
		Percentage		98%	98%		
Fourth	A38	Area m2	1.55	1.55	1.35	0.87	YES
		Percentage		100%	87%		
[illegible]	[illegible]	Area m2	2104.06	2188.14	224.97	[illegible]	[illegible]

Project Name: Project Name
Project No.: 12345
Report Title: Two hours Sunlight to Amenity - Neighbour Analysis
Date of Analysis: 07/03/2022

Floor Ref.	Amenity Ref.		Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
[illegible]	[illegible]	Percentage		104%	11%	[illegible]	[illegible]
Fourth	A116	Area m2	845.34	845.34	629.39	0.74	YES
		Percentage		100%	74%		
Fifth	A39	Area m2	2.64	0.43	0.00	0.00	NO
		Percentage		16%	0%		
Fifth	A40	Area m2	2.64	0.54	0.00	0.00	NO
		Percentage		20%	0%		
Fifth	A41	Area m2	2.64	0.47	0.00	0.00	NO
		Percentage		18%	0%		
Fifth	A42	Area m2	2.64	0.00	0.00	0.00	NO
		Percentage		0%	0%		
Fifth	A43	Area m2	2.64	0.00	0.00	1.00	YES
		Percentage		0%	0%		
Fifth	A44	Area m2	2.64	0.01	0.00	0.00	NO
		Percentage		1%	0%		
Fifth	A45	Area m2	2.64	0.00	0.00	1.00	YES
		Percentage		0%	0%		
Fifth	A46	Area m2	2.64	1.97	0.87	0.44	NO
		Percentage		75%	33%		
Fifth	A47	Area m2	1.55	1.53	1.53	1.00	YES
		Percentage		98%	98%		
Fifth	A48	Area m2	1.55	1.55	1.38	0.88	YES
		Percentage		100%	88%		
Sixth	A49	Area m2	2.64	1.19	0.48	0.40	NO
		Percentage		45%	18%		
Sixth	A50	Area m2	2.64	1.16	0.15	0.13	NO
		Percentage		44%	6%		
Sixth	A51	Area m2	2.64	1.42	0.70	0.49	NO
		Percentage		54%	27%		
Sixth	A52	Area m2	2.64	1.12	0.00	0.00	NO
		Percentage		43%	0%		
Sixth	A53	Area m2	2.64	0.73	0.00	0.00	NO
		Percentage		27%	0%		
Sixth	A54	Area m2	2.64	0.27	0.00	0.00	NO
		Percentage		10%	0%		
Sixth	A55	Area m2	2.64	1.31	0.00	0.00	NO
		Percentage		50%	0%		
Sixth	A56	Area m2	2.64	1.96	1.22	0.62	NO
		Percentage		74%	46%		
Sixth	A57	Area m2	1.55	1.53	1.53	1.00	YES
		Percentage		98%	98%		
Sixth	A58	Area m2	1.55	1.55	1.39	0.90	YES
		Percentage		100%	90%		
Seventh	A59	Area m2	2.64	1.86	1.85	1.00	YES
		Percentage		70%	70%		
Seventh	A60	Area m2	2.64	1.84	1.82	0.99	YES

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Floor Ref.	Amenity Ref.		Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
[illegible]	[illegible]	Percentage		70%	69%	[illegible]	[illegible]
Seventh	A61	Area m2	2.64	1.86	1.84	0.99	YES
		Percentage		70%	70%		
Seventh	A62	Area m2	2.64	1.89	1.84	0.98	YES
		Percentage		72%	70%		
Seventh	A63	Area m2	2.64	1.86	1.81	0.97	YES
		Percentage		71%	69%		
Seventh	A64	Area m2	2.64	1.80	0.45	0.25	NO
		Percentage		68%	17%		
Seventh	A65	Area m2	2.64	1.83	0.31	0.17	NO
		Percentage		69%	12%		
Seventh	A66	Area m2	2.64	1.96	1.16	0.59	NO
		Percentage		74%	44%		
Seventh	A67	Area m2	1.55	1.53	1.53	1.00	YES
		Percentage		98%	98%		
Seventh	A68	Area m2	1.55	1.55	1.39	0.90	YES
		Percentage		100%	90%		
Eighth	A69	Area m2	2.64	1.86	1.85	1.00	YES
		Percentage		71%	70%		
Eighth	A70	Area m2	2.64	1.84	1.82	0.99	YES
		Percentage		70%	69%		
Eighth	A71	Area m2	2.64	1.84	1.82	0.99	YES
		Percentage		70%	69%		
Eighth	A72	Area m2	2.64	1.86	1.81	0.97	YES
		Percentage		70%	69%		
Eighth	A73	Area m2	2.64	1.93	1.88	0.97	YES
		Percentage		73%	71%		
Eighth	A74	Area m2	2.64	1.80	0.45	0.25	NO
		Percentage		68%	17%		
Eighth	A75	Area m2	2.64	1.82	0.32	0.17	NO
		Percentage		69%	12%		
Eighth	A76	Area m2	2.64	1.79	0.00	0.00	NO
		Percentage		68%	0%		
Eighth	A77	Area m2	1.55	1.53	1.53	1.00	YES
		Percentage		98%	98%		
Eighth	A78	Area m2	1.55	1.55	1.39	0.90	YES
		Percentage		100%	90%		
Ninth	A79	Area m2	2.64	1.86	1.85	1.00	YES
		Percentage		70%	70%		
Ninth	A80	Area m2	2.64	1.94	1.92	0.99	YES
		Percentage		73%	73%		
Ninth	A81	Area m2	2.64	1.83	1.81	0.99	YES
		Percentage		69%	69%		
Ninth	A82	Area m2	2.64	1.85	1.80	0.97	YES
		Percentage		70%	68%		
[illegible]	[illegible]	Area m2	2.64	1.86	1.80	[illegible]	[illegible]

Project Name: Project Name
Project No.: 12345
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Floor Ref.	Amenity Ref.		Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
[illegible]	[illegible]	Percentage		71%	68%	[illegible]	[illegible]
Ninth	A84	Area m2	2.64	1.83	0.83	0.45	NO
		Percentage		70%	32%		
Ninth	A85	Area m2	2.64	1.84	0.31	0.17	NO
		Percentage		70%	12%		
Ninth	A86	Area m2	27.64	22.30	19.65	0.88	YES
		Percentage		81%	71%		
Ninth	A117	Area m2	531.61	531.61	314.65	0.59	YES
		Percentage		100%	59%		
Ninth	A118	Area m2	435.46	435.46	303.74	0.70	YES
		Percentage		100%	70%		
Ninth	A119	Area m2	606.03	606.03	380.91	0.63	YES
		Percentage		100%	63%		
Ninth	A124	Area m2	151.78	151.78	0.37	0.00	NO
		Percentage		100%	0%		
Ninth	A125	Area m2	484.98	484.98	210.93	0.43	NO
		Percentage		100%	43%		
Tenth	A87	Area m2	2.64	1.99	1.99	1.00	YES
		Percentage		75%	75%		
Tenth	A88	Area m2	2.64	1.99	1.98	0.99	YES
		Percentage		76%	75%		
Tenth	A89	Area m2	2.64	2.08	2.05	0.99	YES
		Percentage		79%	78%		
Tenth	A90	Area m2	2.64	1.82	1.77	0.97	YES
		Percentage		69%	67%		
Tenth	A91	Area m2	2.64	1.81	1.73	0.95	YES
		Percentage		69%	66%		
Tenth	A92	Area m2	2.64	1.81	0.45	0.25	NO
		Percentage		68%	17%		
Tenth	A93	Area m2	43.94	43.46	42.70	0.98	YES
		Percentage		99%	97%		
Eleventh	A94	Area m2	2.64	1.86	1.86	1.00	YES
		Percentage		70%	70%		
Eleventh	A95	Area m2	2.64	2.00	1.98	0.99	YES
		Percentage		76%	75%		
Eleventh	A96	Area m2	2.64	1.87	1.85	0.99	YES
		Percentage		71%	70%		
Eleventh	A97	Area m2	2.64	1.98	1.95	0.98	YES
		Percentage		75%	74%		
Eleventh	A98	Area m2	2.64	1.81	1.73	0.95	YES
		Percentage		69%	65%		
Eleventh	A99	Area m2	40.25	37.12	20.46	0.55	YES
		Percentage		92%	51%		
Twelfth	A100	Area m2	2.64	2.02	2.02	1.00	YES
		Percentage		77%	77%		
Twelfth	A101	Area m2	2.64	1.84	1.82	0.99	YES

Project Name: Project Name
Project No.: 12345
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Floor Ref.	Amenity Ref.		Amenity Area	Lit Area Existing	Lit Area Proposed	Pr/Ex	Meets BRE Criteria
[illegible]	[illegible]	Percentage		70%	69%	[illegible]	[illegible]
Twelfth	A102	Area m2	2.64	2.00	1.98	0.99	YES
		Percentage		76%	75%		
Twelfth	A103	Area m2	2.64	1.83	1.78	0.97	YES
		Percentage		70%	67%		
Thirteenth	A104	Area m2	2.64	2.09	2.09	1.00	YES
		Percentage		79%	79%		
Thirteenth	A105	Area m2	2.64	1.84	1.83	0.99	YES
		Percentage		70%	69%		
Thirteenth	A106	Area m2	2.64	1.84	1.82	0.99	YES
		Percentage		70%	69%		
Thirteenth	A107	Area m2	45.64	45.38	45.34	1.00	YES
		Percentage		99%	99%		
Fourteenth	A108	Area m2	2.64	2.16	2.16	1.00	YES
		Percentage		82%	82%		
Fourteenth	A109	Area m2	2.64	1.99	1.98	0.99	YES
		Percentage		76%	75%		
Fourteenth	A110	Area m2	44.92	44.74	44.72	1.00	YES
		Percentage		100%	100%		

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