

GEO-ENVIRONMENTAL PHASE 1 DESK STUDY

LAND ADJACENT TO 6 EARL WALK

**LONGSIGHT,
MANCHESTER
M12 4PX**

On behalf of:

Studio Tashkeel Architecture

Report No.: A220837-R01

Date: August 2022

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1.0 INTRODUCTION

1.1 Background & Objectives

Adeptus was appointed by Studio Tashkeel Architecture to undertake a Geo-Environmental Phase 1 Desk Study in support of a planning application for development at the site known as Land Adjacent To 6 Earl Walk. The report is required to assess the potential for significant contamination affecting the site and ensure suitability for the proposed use.

The objectives of the desk study are to:

- Summarise historical land use on and in the vicinity of the site
- Assess the likelihood of contamination, as well as its potential nature and extent
- Evaluate the geological and environmental setting of the site and its surrounds
- Develop an initial conceptual site model
- Identify potentially significant contaminant linkages
- Undertake a preliminary risk assessment in line with LCRM guidance
- Determine whether further investigation is required

1.2 Regulatory Framework

Land contamination is a material consideration under the National Planning Policy Framework (2012). This means that local authorities must take the potential or actual presence of contamination into account when considering planning applications.

“Contamination” is defined in BS 10175:2011 as:

presence of a substance or agent, as a result of human activity, in, on or under land, which has the potential to cause harm or to cause pollution.

1.3 Supporting Information

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

A site plan is included as Appendix A.

Other sources of information utilised in producing this report are listed as Appendix B.

2.0 SITE DETAILS & PROPOSALS

This section provides a review of the land use on and in the vicinity of the Site, with the purpose of identifying potentially significant current features and environmental constraints.

2.1 Location and Description

Table 2-1: Site Summary

Location	The site is situated southwest of Earl Walk in a predominantly residential area north of Longsight.
Grid Reference	386536 395999 (centred on, approx.)
Area &Shape	0.02 ha – roughly rectangular.
Development Proposals	Erection of a Detached 4-bed Dwellinghouse with two parking spaces and external hardstandings, and no soft landscaping.



Figure 2-1: Site Location

2.2 Site Reconnaissance

A site walkover was not commissioned by the client. Limited reconnaissance of the site was therefore undertaken via satellite imagery, and the findings are summarised in table below.

Table 2-2: Site Reconnaissance Notes

	Notes
Current/Recent Land Use	On-site: Former side garden to No.6, currently under hardstanding and appearing to be used for the storage and possible maintenance of vehicles.
	North: Dwellings with gardens.
	East: Dwellings with gardens.
	South: Former heavy industrial buildings currently under light commercial use including a motor repairs garage and car sales pitch.
	West: Dwellings with gardens.
Retaining Structures	None apparent from satellite imagery.
Topography	Appears to be flat and level.
Ground Cover Proportions On-site	Buildings: 15%
	Hardstanding: 85%
	Soft Landscaping: -
Fuel and/or Chemical Storage	None apparent from satellite imagery.
Asbestos Containing Material (ACM)	None apparent from satellite imagery.
Off Site Potential Contaminant Sources	None apparent from satellite imagery.

3 HISTORICAL LAND USE

3.1 Historical Development

Historical Ordnance (OS) Survey map extracts have been examined to provide a summary of significant land use on and in proximity to the site, including industrial features within 100m and potential landfills within 250m.

Where available, more recent aerial photographs have also been reviewed for evidence of relevant land use.

Potentially significant features are noted in the table below. Where more than one instance of the same use occurs in the same direction, only the closest has been described.

Table 3-1: Summary of Historical Features

On-site Sources/Features	Map Years Noted		Details & Significance
	First	Last	
Dwelling	1891	1976	An earlier semi-detached dwelling to the east extends partially onto the application site. The current dwelling replaces this on the 1979 OS map.

Off-site Sources – Distance & Direction	Map Years Noted		Details & Significance
	First	Last	
Vernon Works (Upholstery) – 30m SE	1891	Today	The works occupies several large buildings beyond Vernon St. (later renamed Linnet Cl.). As of 1922 the site is labelled Engineering Works, and by 1950 this covers all of the land immediately south of the application site. Several tanks are shown.
Railway Sidings – 130m NE	1849	Today	The siding link to an extensive rail yard which includes a good shed, large engine shed and two carriage sheds.
Warehouse – 30mW	1950	1976	The warehouse occupies the former site of a church and Sunday school. The 1976 OS map shows the building labelled garage, but 1979 this is replaced by development at Kingfisher Close.
Electricity Substation - 96m NW	1976	Today	The substation appears with development at Kingfisher Close and remains today. Given that PCBs are not particularly mobile in soils, the unit is not considered significant.

*Notes: * Aerial photograph*

3.2 Landfill & Waste Sites

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

Table 3-2: Data on Landfill & Waste Sites

Records	Details & Significance
- Active or recently closed landfills: 0 - BGS/DOE historical landfills: 0 - Local Authority(OS) historical landfill: 0 - EA/NRW historical landfills: 0 - EA/NRW current/recent landfills: 0 - Historical permissioned waste sites: 0 - Active or recently waste sites: 0	There are no significant features within the search distance.

3.3 Industrial Features, Authorisations & Incidents

Industrial features indicating an increased likelihood of the presence of contamination, pollution incidents, and sites determined as contaminated land by a statutory authority, within 100m, are reviewed in table below.

Table 3-3: Industrial Data

Records	Details & Significance
- Current industrial sites: 11 - Current or recent petrol stations: 1 - Electricity cables: 0 - Gas pipelines: 0 - Sites determined as Contaminated Land: 0 - COMAH Sites: 0 - Regulated explosive sites: 0 - Hazardous substance storage: 0 - Integrated Pollution Control (IPC) records: 0 - Part A(1) permitted installations: 0 - Licensed pollutant releases (Part A(2)/B): 1 - Radioactive substance authorisations: 0 - Licensed discharges to controlled waters: 0 - Pollutant discharge to surface waters: 0 - Pollutant release to public sewer: 0 - List 1/2 dangerous substances discharge: 0 - Pollution incidents: 0 - Pollution inventory reporting: 0	<u>Industrial Sites</u> - The 11 records generally comprise the features identified from the site reconnaissance and more recent historical maps. These are predominantly motor repair garages and tyre bays. <u>Current or recent petrol stations</u> - Harvest Energy, 441, Stockport Road – 69m SW - Status: Open <u>Licensed pollutant release</u> - Bismi Petroleum, 441 Stockport Road - 78m S - Process: Unloading of Petrol into Storage at Service Stations - No Enforcement Notified

4 ENVIRONMENTAL SETTING

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

4.1 Geology & Geohazards

4.1.1 Anticipated Geology

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

Table 4-1: Summary of Published Geology

Geological Unit	Description	Composition	Location
• Artificial ground	Made Ground (Undivided)	Artificial Deposit	147m NE
• Superficial/Drift:	Till, Devensian	Diamicton	On site
• Bedrock/Solid:	Chester Pebble Beds Formation	Sandstone	On site

4.1.2 Relevant 'Geohazards'

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

Table 4-2: Environmental Geohazards

Potential Geohazard	Details & Significance
• Coal Mining Legacy	The site is located within the Development Low Risk Area, as defined by the Coal Authority.
• Infilled or Made Ground	BGS data indicate the large rail yard circa 130m NE is underlain with Made Ground.
• Ground Gas Potential	The natural geological strata identified above not considered a significant source of permanent ground gases such as methane or carbon dioxide. Made Ground mapped as underlying the rail yard circa 130m NE is not considered a plausible source of gases capable of acting the study site, given its distance, and that the site has been a rail yard for over 100 years. There is no evidence of landfilling.

4.2 Controlled Waters

4.2.1 Groundwater

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

Table 4-3: Aquifers, Abstractions & Protection Zones

Records		Details & Significance
Superficial Aquifer:	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general, these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type.
Bedrock Aquifer:	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers.
- Groundwater Abstractions Licenses: 0 - Surface Water Abstractions Licenses: 0 - Potable Water Abstractions Licenses: 0 - The site <i>is not</i> within a SPZ - The site <i>is not</i> within a confined aquifer SPZ		

4.2.2 Surface Waters

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

Table 4-4: Surface Waters & Flood Risk Zones

Surface Waters	Details & Significance
None within 250m	There are no mapped surface waters within 250m.
The site is in Flood Zone 1	Very low risk of flooding, with an annual probability according to the EA/NRW of less than 0.1%.

4.3 Designated Environmentally Sensitive Sites

4.3.1 Designated Environmental & Heritage Sites

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

Table 4-5: Statutory Protected Sites

Feature	Details & Significance
- Ramsar sites: 0 - Special Areas of Conservation (SAC): 0 - Special Protection Areas (SPA): 0 - National Nature Reserves (NNR): 0 - Local Nature Reserves (LNR): 0 - Designated Ancient Woodland: 0 - World Heritage Sites: 0 - Listed Buildings: 0	There are no further significant features within the search distance.

4.4 Summary Environmental Sensitivity

Table 4-6: Site Sensitivity Assessment

Aspect	Environmental Sensitivity
Hydrogeology	<u>Moderate</u> . Principal bedrock aquifer with superficial deposits designated Secondary Undifferentiated. No abstractions.
Hydrology	<u>Low</u> . No mapped surface waters within 250m.
Environmental Designations	<u>Low</u> . None within 250m.
Local Land Use	<u>High</u> . The wider area is generally residential.
Proposed Use	<u>High</u> . Residential with garden.
Overall Environmental Sensitivity:	High

5 INITIAL CONCEPTUAL SITE MODEL

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

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

Information on these three elements is used to form an initial conceptual site model (CSM) and identify potentially significant contaminant linkages.

5.1 Pollutant Linkage Assessment

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

5.1.1 On-Site Potential Sources of Contamination

- On-site potential sources appear to be limited to potential Made Ground as a result of the previous dwelling being demolished.

5.1.2 Off-Site Potential Sources of Contamination

- The local area has been subject to extensive industrial land use since the late 19th century, with the closest being the former engineering works immediately south and a warehouse 30m west.
- The above site has also been subdivided and is currently also partially under potentially contaminative uses.
- The large rail yard circa 130m NE is also a potential source of mobile contamination.

5.1.3 Potential Receptors

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

- **Human Health:** future site residents; nearby land users; construction workers
- **Controlled Waters:** underlying aquifers

5.1.4 Potential Pathways

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

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

Next page -

5.2 Preliminary Risk Assessment

Qualitative assessment of the risks posed by the potentially significant pollutant linkages identified in Section 5.1 is summarised in the table below. Risk classification is a function of the severity of a potential environmental or health effect, and the likelihood or frequency of its occurrence.

Table 5-3. Preliminary Risk Assessment

Source	Pathway	Receptor	Consequence	Likelihood	Classification*	Rationale
Organic and inorganic contaminants potentially present in soils and/or made ground	Dermal contact, ingestion, particulate inhalation	Nearby site occupants & users	Medium	Low Likelihood	Low Risk	There is unlikely to be an elevated short-term risk to construction workers and off-site receptors, from particulates liberated during the limited ground works that will be required. The proposed development includes no soft landscaped areas and the presence of hardstandings will preclude direct contact with any contaminated media or liberation of particulates, as well as the establishment of gardens or growing of produce.
		Future site occupants & users	Medium	Low Likelihood	Low Risk	
	Consumption of home grown produce		Medium	Low Likelihood	Low Risk	
	Uptake from root zone	Flora within future gardens/	Minor	Low Likelihood	Low Risk	
	Migration of vapours via strata, structures or services; subsequent inhalation	Future site occupants & users	Medium	Low Likelihood	Moderate Risk	Several potential sources of volatile contaminants have been identified in proximity to the site. The potential for vapour intrusion as a result of such sources and possible new pathways created during construction cannot be ruled out at this stage. The likelihood of sources capable of acute effects on construction workers (e.g., via excavations) is very low.
		Construction workers	Medium	Unlikely	Low Risk	
	Diffusion through plastic water supply pipes	Water supply pipes	Medium	Unlikely	Low Risk	Water supply pipes may be sited in media containing contaminants capable of permeating standard polyethylene pipes.

*in the absence of mitigation or remedial measures

Source	Pathway	Receptor	Consequence	Likelihood	Classification*	Rationale
Cont'd	Leaching/ dissolution into shallow groundwater; subsurface migration	Groundwater		Low Likelihood	Moderate/ Low Risk	The site is in a sensitive groundwater location, with a Principal bedrock aquifer overlain by Secondary Undifferentiated superficial deposits that may include highly permeable zones or horizons. However, long term derogation of groundwater quality is also very likely across the wider area given industrial activity for more than 100 years. No primary sources of groundwater contamination originate on the site itself. It is possible however that the site could act as a secondary source of contamination, but this is unlikely to be mobilised by relatively shallow ground works such as the construction of traditional footings. Additionally it may not be feasible to determine the original source of such contamination.
	Leaching/dissolut ion and migration via Site drainage	Surface waters	Medium	Unlikely	Low Risk	
	Flooding	Ground/surface waters	Medium	Unlikely	Low Risk	

**in the absence of mitigation or remedial measures*

6 CONCLUSIONS

6.1 Risk Assessment Summary

Adeptus was appointed by Studio Tashkeel Architecture to undertake a Geo-Environmental Phase 1 Desk Study in support of a planning application for development at the site known as Land Adjacent To 6 Earl Walk.

On the basis of the available information, a number of potentially significant pollutant linkages have been identified. However, it is considered that relatively simple mitigation measures should be feasible based on the outcome of subsequent quantitative assessment.

An earlier dwelling was present on the application site between at least 1891 OS and 1976 OS map, before being replaced with the current dwelling by 1976.

The wider area and in particular that to the south and east has been subject to significant historical and ongoing potentially contaminative heavy industrial use since the mid-19th century.

Although this is a potential source of subsurface contamination that could be present beneath the site and act as a secondary source of groundwater contamination, such sources are likely to be insignificant in relation to long term derogation of local groundwater quality.

Additionally it may not be feasible to determine the original source of such contamination, and groundwater investigation under the above circumstances is considered disproportionate to the scale of the application site and development.

Potentially significant risk has also been identified in respect of the vapour intrusion pathway. However, this can be more reasonably addressed by the incorporation of gas and vapour protection measures.

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

6.2 Recommendations

Mitigation of potential risk from vapour intrusion can be achieved via the incorporation of protection measures in lieu of intrusive investigation, to prevent ingress vapours should any be present.

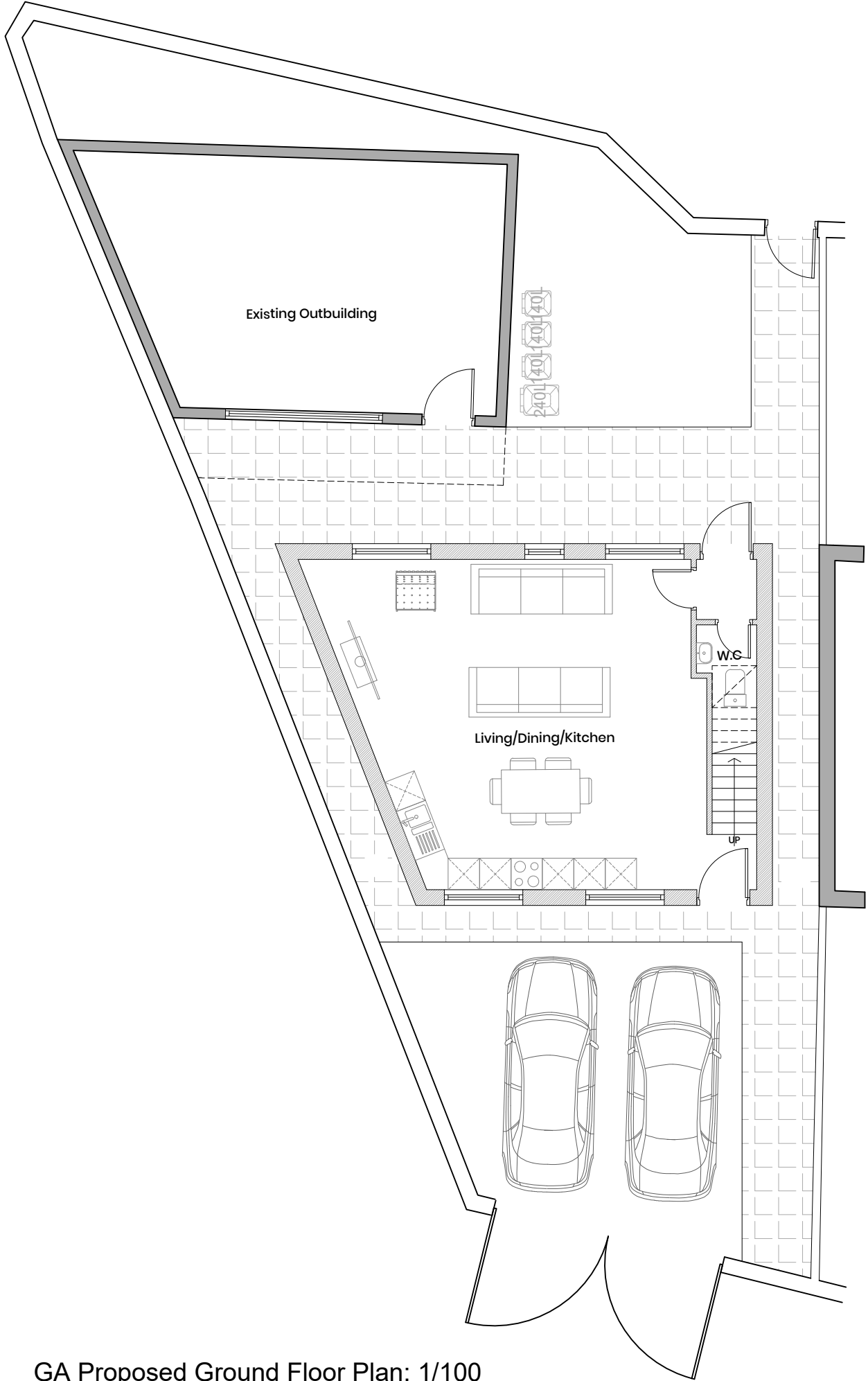
Such measures would comprise a proprietary hydrocarbon barrier in place of conventional sub slab damp proof membrane.

Construction Phase

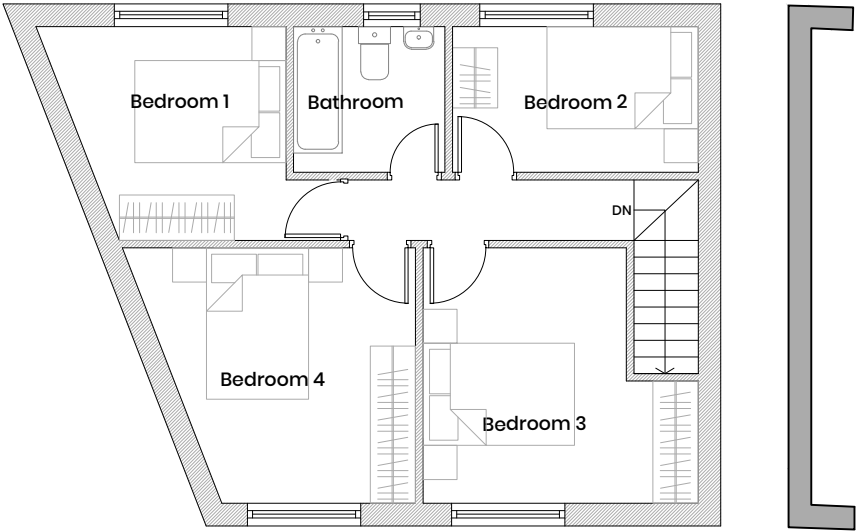
During clearance, excavation construction works, a watching brief should be maintained and any evidence of Made Ground, or visual and/or olfactory evidence of contamination recorded.

- End of report.

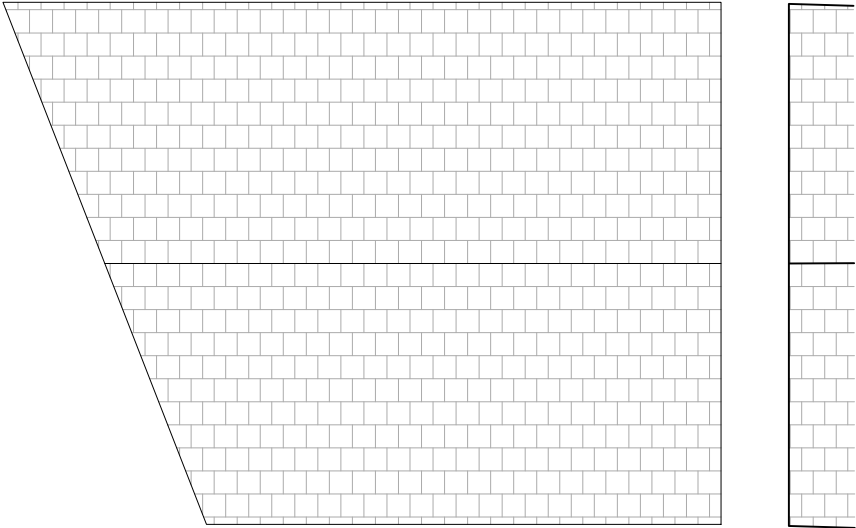
APPENDIX A – SITE PLAN



GA Proposed Ground Floor Plan: 1/100



GA Proposed First Floor Plan: 1/100



GA Proposed Roof Plan: 1/100



General Notes:

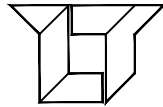
All site dimensions shall be verified by the Contractor on site prior to commencing any works.

Do not scale from this drawing.

Design intent drawing only. Construction to comply with latest building regulation requirements.

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drawing GA Proposed Floor Plans		
project number 2003101		scale 1:100 @ A3
drawing number 2003101_PL_002	rev -	issue status PLANNING
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APPENDIX B – SUPPORTING INFORMATION

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

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

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

APPENDIX C – ENVIRONMENTAL DATABASE

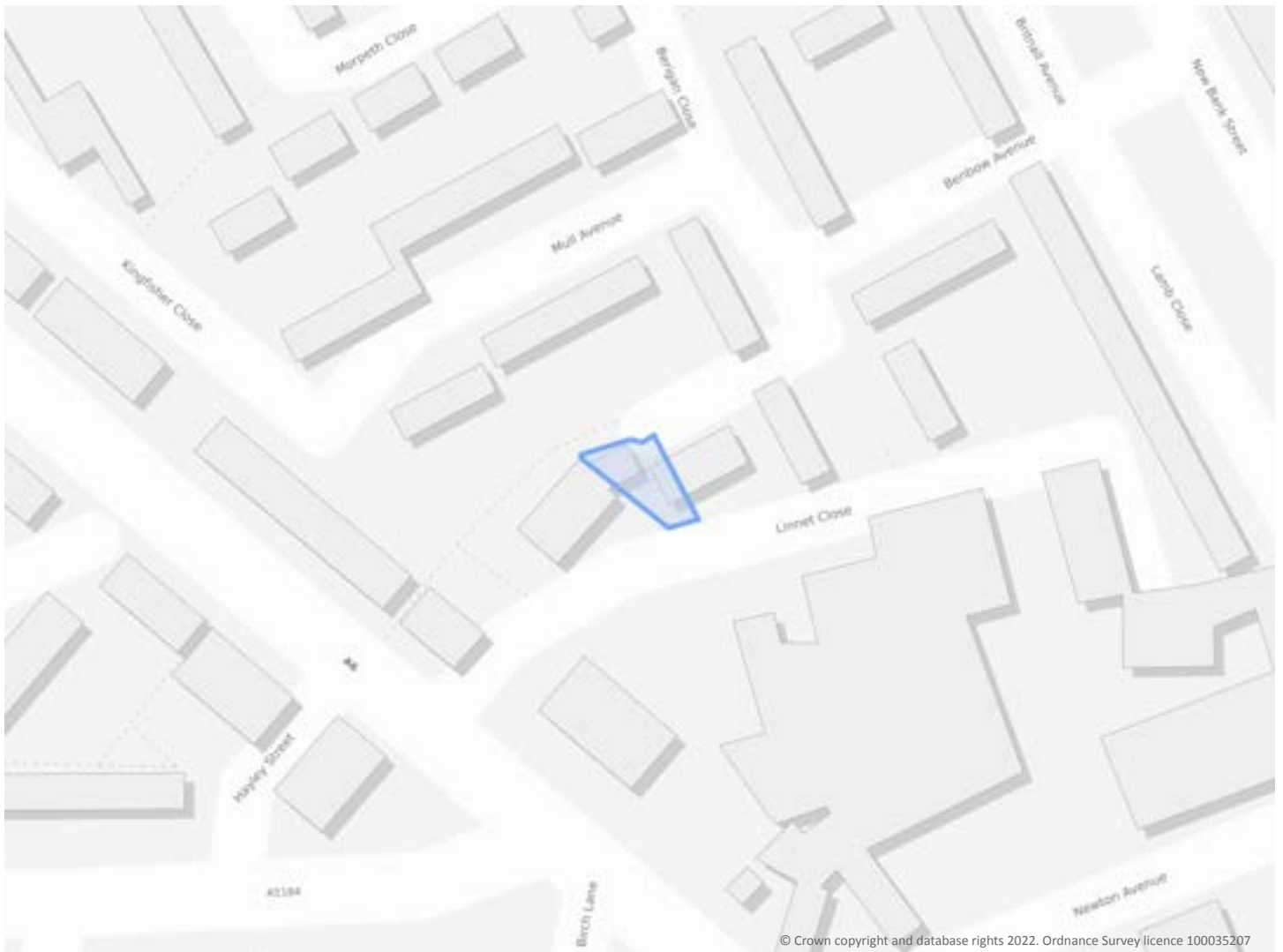
6, EARL WALK, MANCHESTER, M12 4PX

Order Details

Date: 23/08/2022
Your ref: Land_Adjacent_To_6_Earl_Walk
Our Ref: GS-9003884

Site Details

Location: 386536 395999
Area: 0.02 ha
Authority: [Manchester City Council](#)



Summary of findings

p. 2

Aerial image

p. 8

OS MasterMap site plan

p.12

groundsure.com/insightuserguide

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
13	1.1	Historical industrial land uses	0	3	50	43	-
17	1.2	Historical tanks	0	0	1	17	-
18	1.3	Historical energy features	0	0	9	15	-
19	1.4	Historical petrol stations	0	0	0	0	-
20	1.5	Historical garages	0	1	9	5	-
20	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped	On site	0-50m	50-250m	250-500m	500-2000m
21	2.1	Historical industrial land uses	0	4	69	54	-
26	2.2	Historical tanks	0	0	1	32	-
28	2.3	Historical energy features	0	0	11	31	-
29	2.4	Historical petrol stations	0	0	0	0	-
30	2.5	Historical garages	0	1	13	10	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
32	3.1	Active or recent landfill	0	0	0	0	-
32	3.2	Historical landfill (BGS records)	0	0	0	0	-
33	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
33	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
33	3.5	Historical waste sites	0	0	0	5	-
34	3.6	Licensed waste sites	0	0	0	0	-
34	3.7	Waste exemptions	0	0	0	2	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
35	4.1	Recent industrial land uses	0	0	23	-	-
37	4.2	Current or recent petrol stations	0	0	2	0	-
37	4.3	Electricity cables	0	0	0	0	-
38	4.4	Gas pipelines	0	0	0	0	-
38	4.5	Sites determined as Contaminated Land	0	0	0	0	-



38	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
38	4.7	Regulated explosive sites	0	0	0	0	-
38	4.8	Hazardous substance storage/usage	0	0	0	0	-
39	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
39	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
39	4.11	<u>Licensed pollutant release (Part A(2)/B)</u>	0	0	4	1	-
40	4.12	Radioactive Substance Authorisations	0	0	0	0	-
40	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
40	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
40	4.15	Pollutant release to public sewer	0	0	0	0	-
41	4.16	List 1 Dangerous Substances	0	0	0	0	-
41	4.17	List 2 Dangerous Substances	0	0	0	0	-
41	4.18	<u>Pollution Incidents (EA/NRW)</u>	0	0	2	0	-
41	4.19	Pollution inventory substances	0	0	0	0	-
42	4.20	Pollution inventory waste transfers	0	0	0	0	-
42	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
43	5.1	<u>Superficial aquifer</u>	Identified (within 500m)				
44	5.2	<u>Bedrock aquifer</u>	Identified (within 500m)				
46	5.3	<u>Groundwater vulnerability</u>	Identified (within 50m)				
47	5.4	<u>Groundwater vulnerability- soluble rock risk</u>	Identified (within 0m)				
47	5.5	Groundwater vulnerability- local information	None (within 0m)				
48	5.6	<u>Groundwater abstractions</u>	0	0	0	0	7
50	5.7	Surface water abstractions	0	0	0	0	0
51	5.8	Potable abstractions	0	0	0	0	0
51	5.9	Source Protection Zones	0	0	0	0	-
51	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
52	6.1	Water Network (OS MasterMap)	0	0	0	-	-

52	6.2	Surface water features	0	0	0	-	-
53	6.3	<u>WFD Surface water body catchments</u>	1	-	-	-	-
53	6.4	<u>WFD Surface water bodies</u>	0	0	0	-	-
54	6.5	<u>WFD Groundwater bodies</u>	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
55	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
55	7.2	Historical Flood Events	0	0	0	-	-
55	7.3	Flood Defences	0	0	0	-	-
56	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
56	7.5	Flood Storage Areas	0	0	0	-	-
57	7.6	Flood Zone 2	None (within 50m)				
57	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
58	8.1	<u>Surface water flooding</u>	1 in 30 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding					
60	9.1	<u>Groundwater flooding</u>	Moderate-High (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
61	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
61	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
61	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
61	10.4	Special Protection Areas (SPA)	0	0	0	0	0
62	10.5	National Nature Reserves (NNR)	0	0	0	0	0
62	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
62	10.7	Designated Ancient Woodland	0	0	0	0	0
62	10.8	Biosphere Reserves	0	0	0	0	0
63	10.9	Forest Parks	0	0	0	0	0
63	10.10	Marine Conservation Zones	0	0	0	0	0
63	10.11	Green Belt	0	0	0	0	0
63	10.12	Proposed Ramsar sites	0	0	0	0	0



63	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
64	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
64	10.15	Nitrate Sensitive Areas	0	0	0	0	0
64	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
65	<u>10.17</u>	<u>SSSI Impact Risk Zones</u>	1	-	-	-	-
66	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
67	11.1	World Heritage Sites	0	0	0	-	-
67	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
67	11.3	National Parks	0	0	0	-	-
67	11.4	Listed Buildings	0	0	0	-	-
68	11.5	Conservation Areas	0	0	0	-	-
68	11.6	Scheduled Ancient Monuments	0	0	0	-	-
68	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
69	<u>12.1</u>	<u>Agricultural Land Classification</u>	Urban (within 250m)				
70	12.2	Open Access Land	0	0	0	-	-
70	12.3	Tree Felling Licences	0	0	0	-	-
70	12.4	Environmental Stewardship Schemes	0	0	0	-	-
70	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
71	13.1	Priority Habitat Inventory	0	0	0	-	-
71	13.2	Habitat Networks	0	0	0	-	-
71	13.3	Open Mosaic Habitat	0	0	0	-	-
71	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
72	<u>14.1</u>	<u>10k Availability</u>	Identified (within 500m)				
73	<u>14.2</u>	<u>Artificial and made ground (10k)</u>	0	0	1	4	-
75	<u>14.3</u>	<u>Superficial geology (10k)</u>	1	0	0	0	-



76	14.4	Landslip (10k)	0	0	0	0	-
77	14.5	<u>Bedrock geology (10k)</u>	1	0	3	3	-
78	14.6	<u>Bedrock faults and other linear features (10k)</u>	0	0	2	0	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
79	15.1	<u>50k Availability</u>	Identified (within 500m)				
80	15.2	Artificial and made ground (50k)	0	0	0	0	-
80	15.3	Artificial ground permeability (50k)	0	0	-	-	-
81	15.4	<u>Superficial geology (50k)</u>	1	0	0	0	-
82	15.5	<u>Superficial permeability (50k)</u>	Identified (within 50m)				
82	15.6	Landslip (50k)	0	0	0	0	-
82	15.7	Landslip permeability (50k)	None (within 50m)				
83	15.8	<u>Bedrock geology (50k)</u>	1	0	3	3	-
84	15.9	<u>Bedrock permeability (50k)</u>	Identified (within 50m)				
84	15.10	<u>Bedrock faults and other linear features (50k)</u>	0	0	2	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
85	16.1	<u>BGS Boreholes</u>	0	10	22	-	-
Page	Section	Natural ground subsidence					
88	17.1	<u>Shrink swell clays</u>	Very low (within 50m)				
89	17.2	<u>Running sands</u>	Very low (within 50m)				
90	17.3	<u>Compressible deposits</u>	Negligible (within 50m)				
91	17.4	<u>Collapsible deposits</u>	Very low (within 50m)				
92	17.5	<u>Landslides</u>	Very low (within 50m)				
93	17.6	<u>Ground dissolution of soluble rocks</u>	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
94	18.1	Natural cavities	0	0	0	0	-
95	18.2	BritPits	0	0	0	0	-
95	18.3	<u>Surface ground workings</u>	0	0	1	-	-
95	18.4	Underground workings	0	0	0	0	0
95	18.5	Historical Mineral Planning Areas	0	0	0	0	-



<u>96</u>	<u>18.6</u>	<u>Non-coal mining</u>	0	0	0	0	2
96	18.7	Mining cavities	0	0	0	0	0
<u>96</u>	<u>18.8</u>	<u>JPB mining areas</u>	Identified (within 0m)				
<u>97</u>	<u>18.9</u>	<u>Coal mining</u>	Identified (within 0m)				
97	18.10	Brine areas	None (within 0m)				
97	18.11	Gypsum areas	None (within 0m)				
97	18.12	Tin mining	None (within 0m)				
98	18.13	Clay mining	None (within 0m)				
Page	Section	Radon					
<u>99</u>	<u>19.1</u>	<u>Radon</u>	Less than 1% (within 0m)				
Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
<u>100</u>	<u>20.1</u>	<u>BGS Estimated Background Soil Chemistry</u>	3	3	-	-	-
<u>100</u>	<u>20.2</u>	<u>BGS Estimated Urban Soil Chemistry</u>	2	2	-	-	-
101	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
102	21.1	Underground railways (London)	0	0	0	-	-
102	21.2	Underground railways (Non-London)	0	0	0	-	-
103	21.3	Railway tunnels	0	0	0	-	-
<u>103</u>	<u>21.4</u>	<u>Historical railway and tunnel features</u>	0	0	31	-	-
104	21.5	Royal Mail tunnels	0	0	0	-	-
104	21.6	Historical railways	0	0	0	-	-
<u>105</u>	<u>21.7</u>	<u>Railways</u>	0	0	26	-	-
106	21.8	Crossrail 1	0	0	0	0	-
106	21.9	Crossrail 2	0	0	0	0	-
<u>106</u>	<u>21.10</u>	<u>HS2</u>	0	0	0	1	-

Recent aerial photograph



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Capture Date: 22/04/2019

Site Area: 0.02ha



Recent site history - 2015 aerial photograph



Capture Date: 11/06/2015

Site Area: 0.02ha



Recent site history - 2009 aerial photograph



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Capture Date: 02/06/2009

Site Area: 0.02ha



Recent site history - 2000 aerial photograph



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Capture Date: 19/06/2000

Site Area: 0.02ha



OS MasterMap site plan

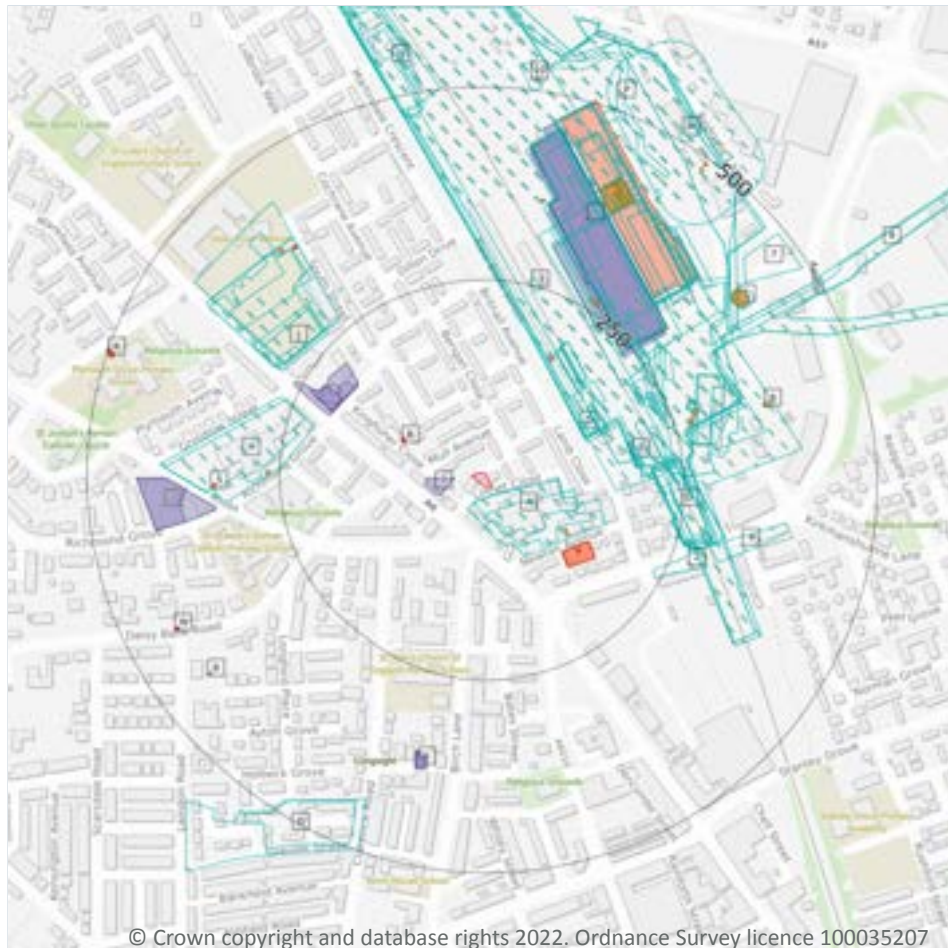


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Site Area: 0.02ha



1 Past land use



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

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1.1 Historical industrial land uses

Records within 500m

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

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

ID	Location	Land use	Dates present	Group ID
A	11m S	Unspecified Works	1978	921889



ID	Location	Land use	Dates present	Group ID
A	12m S	Unspecified Works	1968	982550
A	32m S	Unspecified Works	1985 - 1991	857941
C	135m NE	Railway Sidings	1934 - 1938	846711
C	135m NE	Railway Sidings	1915	877097
D	136m NE	Railway Building	1934	901797
C	136m NE	Railway Sidings	1890	965072
C	137m NE	Railway Sidings	1905	926388
D	139m NE	Railway Building	1915	973325
C	140m NE	Railway Sidings	1923	864851
C	143m NE	Coal and Mineral Yard	1956 - 1968	905157
C	143m NE	Railway Sidings	1956 - 1978	936874
D	149m NE	Railway Building	1968	924351
D	156m NE	Railway Building	1890	947296
D	158m NE	Railway Building	1934	908345
D	158m NE	Railway Building	1905 - 1915	958861
C	158m NE	Railway Sidings	1985 - 1991	935022
D	159m NE	Railway Building	1890 - 1905	956105
D	160m NE	Goods Shed	1915 - 1938	859033
D	164m NE	Railway Building	1956 - 1968	854821
D	168m NE	Goods Depot	1956	827991
D	170m NE	Railway Building	1968	859188
D	173m NE	Railway Building	1985	970986
E	185m E	Railway Building	1934	908687
E	186m E	Railway Building	1915	917587
E	202m NE	Railway Building	1978	882426
G	206m E	Railway Stations	1905	814476
G	208m E	Railway Station	1915 - 1923	973631
C	210m NE	Carriage and Engine Works	1851	810038



ID	Location	Land use	Dates present	Group ID
G	211m E	Railway Station	1890	858979
H	214m W	Industrial School	1915	833221
E	215m E	Railway Building	1985	861162
G	218m E	Railway Station	1934 - 1938	869790
E	219m NE	Railway Building	1934	910725
E	219m NE	Railway Building	1915	936741
E	220m NE	Railway Building	1923	881987
E	224m NE	Railway Buildings	1956	833661
E	224m NE	Railway Sidings	1851	946744
G	229m E	Railway Station	1956	852523
H	229m W	Industrial Schools	1923	810529
E	232m NE	Railway Building	1934	914226
E	232m NE	Railway Building	1915	937461
G	232m E	Railway Station	1968	898946
C	235m NE	Engine Sheds	1890	833304
E	235m NE	Railway Building	1968 - 1978	908096
C	235m NE	Carriage Shed	1915 - 1938	891037
E	236m NE	Railway Building	1923	966418
2	236m SE	Cuttings	1851	795821
C	236m NE	Carriage Shed	1905	863440
3	242m N	Railway Building	1985 - 1991	851232
C	245m NE	Carriage Shed	1978	917624
C	246m NE	Carriage Shed	1956 - 1968	957874
C	248m NE	Carriage Shed	1985 - 1991	855512
I	263m NW	Unspecified Works	1923	846835
E	264m NE	Railway Building	1890	820454
I	265m NW	Unspecified Works	1978	873225
E	266m E	Railway Building	1978	882619



ID	Location	Land use	Dates present	Group ID
I	269m NW	Unspecified Works	1968	865723
I	270m NW	Unspecified Works	1934 - 1938	855501
I	270m NW	Unspecified Works	1915	978273
E	272m E	Railway Buildings	1968	833683
E	272m E	Railway Building	1934	959600
E	272m E	Railway Building	1915	976534
E	272m E	Railway Building	1905	862302
E	275m E	Railway Building	1923	867684
E	285m E	Railway Building	1991	853011
4	294m E	Cuttings	1851	795822
C	308m NE	Engine Shed	1934 - 1938	918924
C	308m NE	Engine Shed	1915	931434
C	310m NE	Engine Shed	1923	888894
C	310m NE	Engine Shed	1905	922423
C	317m NE	Engine Shed	1956 - 1968	888766
C	329m NE	Engine Shed	1985	897967
C	329m NE	Engine Shed	1991	989370
I	329m NW	Unspecified Works	1915 - 1923	879723
C	359m NE	Engine Shed	1978	955034
C	362m NE	Railway Building	1968	820455
C	373m NE	Railway Buildings	1985 - 1991	986837
C	383m NE	Railway Buildings	1956	833662
C	385m NE	Railway Building	1890	820466
C	387m NE	Railway Building	1968	820465
I	387m NW	Unspecified Depot	1978	818415
L	392m NE	Gasometer	1890 - 1905	849105
L	394m NE	Gasometer	1915 - 1923	869354
M	412m NE	Unspecified Commercial/Industrial	1978	796811



ID	Location	Land use	Dates present	Group ID
7	419m NE	Unspecified Depot	1985	818417
C	421m NE	Railway Building	1923	820464
O	433m S	Industrial School	1923	849861
O	440m SW	Industrial School	1915	929061
P	449m NE	Unspecified Ground Workings	1905	800650
Q	467m N	Unspecified Commercial/Industrial	1923 - 1934	937217
Q	470m N	Railway Buildings	1890 - 1905	928727
P	481m N	Railway Building	1968 - 1978	887522
9	498m NE	Mineral Railway Sidings	1915 - 1923	865276
10	499m N	Railway Building	1923	984113
M	499m NE	Railway Building	1985 - 1991	991436

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	18
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Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

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

ID	Location	Land use	Dates present	Group ID
A	109m SE	Tanks	1950	107100
C	259m NE	Unspecified Tank	1981 - 1994	126170
E	268m E	Unspecified Tank	1949 - 1960	133344
C	359m N	Unspecified Tank	1949 - 1960	134271
C	360m N	Unspecified Tank	1949	135996
6	367m E	Tank House	1949	120529
C	374m NE	Gas Works	1949	145454



ID	Location	Land use	Dates present	Group ID
C	390m NE	Tanks	1981 - 1988	128293
L	391m NE	Gasometer	1893 - 1922	149103
C	397m NE	Gasometer	1893 - 1933	126586
C	404m NE	Gasometer	1949	108522
C	404m NE	Unspecified Tank	1949 - 1960	128016
C	406m NE	Unspecified Tank	1949	115799
C	409m NE	Unspecified Tank	1949	115805
8	424m SW	Unspecified Tank	1933	115796
M	480m NE	Unspecified Tank	1933	115804
M	490m NE	Unspecified Tank	1949	143335
M	490m NE	Unspecified Tank	1949 - 1960	144531

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

24

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

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

ID	Location	Land use	Dates present	Group ID
B	96m NW	Electricity Transformer	1976	63778
B	97m NW	Electricity Substation	1991 - 1999	79654
A	125m SE	Electricity Substation	1950	64578
A	125m SE	Electricity Substation	1979	70640
A	137m SE	Electricity Substation	1983	73883
A	138m SE	Electricity Substation	1996	75556
A	138m SE	Electricity Substation	1993	81099



ID	Location	Land use	Dates present	Group ID
A	138m SE	Electricity Substation	1993	83762
D	167m NE	Electricity Substation	1994	62167
H	263m W	Electricity Substation	1999	62163
C	318m NE	Power Depot	1949	63697
5	332m W	Electricity Substation	1979 - 1995	80292
I	373m NW	Electricity Substation	1991	67834
I	373m NW	Electricity Substation	1999	74096
C	374m NE	Gas Works	1949	82782
I	378m NW	Electricity Substation	1949 - 1976	64757
L	391m NE	Gasometer	1893 - 1922	65151
C	397m NE	Gasometer	1893 - 1933	82926
C	404m NE	Gasometer	1949	59715
N	428m SW	Electricity Transformer	1972 - 1992	78828
N	429m SW	Electricity Substation	1995	62165
R	490m W	Electricity Substation	1976	78899
R	490m W	Electricity Substation	1999	74146
R	491m W	Electricity Substation	1991	80912

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.



1.5 Historical garages

Records within 500m

15

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

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

ID	Location	Land use	Dates present	Group ID
1	23m W	Garage	1972	20307
F	188m NW	Garage	1991	27184
F	191m NW	Garage	1976	23388
F	196m NW	Garage	1999	21254
C	234m NE	Carriage Shed	1893 - 1908	25140
C	237m NE	Carriage Shed	1922 - 1933	26877
C	243m NE	Carriage Shed	1988	21461
C	244m NE	Carriage Shed	1981	22063
C	244m NE	Carriage Shed	1949	22452
C	245m NE	Carriage Shed	1949 - 1960	26762
J	335m W	Garage	1991 - 1995	26329
K	353m S	Garage	1972	22965
K	353m S	Garage	1979 - 1992	25607
K	356m S	Garage	1995	23250
J	371m W	Garage	1972 - 1979	25559

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

0

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

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



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

127

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

Features are displayed on the Past land use - un-grouped map on **page 21**

ID	Location	Land Use	Date	Group ID
A	11m S	Unspecified Works	1978	921889
A	12m S	Unspecified Works	1968	982550
A	32m S	Unspecified Works	1985	857941



ID	Location	Land Use	Date	Group ID
A	32m S	Unspecified Works	1991	857941
C	135m NE	Railway Sidings	1938	846711
C	135m NE	Railway Sidings	1934	846711
C	135m NE	Railway Sidings	1915	877097
D	136m NE	Railway Building	1934	901797
C	136m NE	Railway Sidings	1890	965072
C	137m NE	Railway Sidings	1905	926388
D	139m NE	Railway Building	1915	973325
C	140m NE	Railway Sidings	1923	864851
C	143m NE	Railway Sidings	1956	936874
C	143m NE	Coal and Mineral Yard	1956	905157
C	143m NE	Railway Sidings	1968	936874
D	149m NE	Railway Building	1968	924351
D	156m NE	Railway Building	1890	947296
D	158m NE	Railway Building	1934	908345
D	158m NE	Railway Building	1915	958861
D	158m NE	Railway Building	1905	958861
C	158m NE	Railway Sidings	1985	935022
C	158m NE	Railway Sidings	1978	936874
C	158m NE	Railway Sidings	1991	935022
D	159m NE	Railway Building	1890	956105
D	160m NE	Goods Shed	1938	859033
D	160m NE	Goods Shed	1934	859033
D	160m NE	Goods Shed	1915	859033
D	160m NE	Goods Shed	1923	859033
D	161m NE	Railway Building	1905	956105
D	164m NE	Railway Building	1956	854821
D	164m NE	Railway Building	1968	854821



ID	Location	Land Use	Date	Group ID
D	168m NE	Goods Depot	1956	827991
D	170m NE	Railway Building	1968	859188
D	173m NE	Railway Building	1985	970986
E	185m E	Railway Building	1934	908687
E	186m E	Railway Building	1915	917587
E	202m NE	Railway Building	1978	882426
G	206m E	Railway Stations	1905	814476
G	208m E	Railway Station	1915	973631
C	210m NE	Carriage and Engine Works	1851	810038
G	211m E	Railway Station	1890	858979
H	214m W	Industrial School	1915	833221
E	215m E	Railway Building	1985	861162
G	215m E	Railway Station	1923	973631
G	218m E	Railway Station	1938	869790
G	218m E	Railway Station	1934	869790
E	219m NE	Railway Building	1934	910725
E	219m NE	Railway Building	1915	936741
E	220m NE	Railway Building	1923	881987
E	224m NE	Railway Buildings	1956	833661
E	224m NE	Railway Sidings	1851	946744
G	229m E	Railway Station	1956	852523
H	229m W	Industrial Schools	1923	810529
E	232m NE	Railway Building	1934	914226
E	232m NE	Railway Building	1915	937461
G	232m E	Railway Station	1968	898946
C	235m NE	Engine Sheds	1890	833304
E	235m NE	Railway Building	1968	908096
C	235m NE	Carriage Shed	1938	891037



ID	Location	Land Use	Date	Group ID
C	235m NE	Carriage Shed	1934	891037
C	235m NE	Carriage Shed	1915	891037
C	235m NE	Carriage Shed	1923	891037
E	235m NE	Railway Building	1978	908096
E	236m NE	Railway Building	1923	966418
2	236m SE	Cuttings	1851	795821
C	236m NE	Carriage Shed	1905	863440
I	242m N	Railway Building	1985	851232
I	242m N	Railway Building	1991	851232
C	245m NE	Carriage Shed	1978	917624
C	246m NE	Carriage Shed	1956	957874
C	246m NE	Carriage Shed	1968	957874
C	248m NE	Carriage Shed	1985	855512
C	248m NE	Carriage Shed	1991	855512
J	263m NW	Unspecified Works	1923	846835
E	264m NE	Railway Building	1890	820454
J	265m NW	Unspecified Works	1978	873225
E	266m E	Railway Building	1978	882619
J	269m NW	Unspecified Works	1968	865723
J	270m NW	Unspecified Works	1938	855501
J	270m NW	Unspecified Works	1934	855501
J	270m NW	Unspecified Works	1915	978273
E	272m E	Railway Buildings	1968	833683
E	272m E	Railway Building	1934	959600
E	272m E	Railway Building	1915	976534
E	272m E	Railway Building	1905	862302
E	275m E	Railway Building	1923	867684
E	285m E	Railway Building	1991	853011

ID	Location	Land Use	Date	Group ID
3	294m E	Cuttings	1851	795822
C	308m NE	Engine Shed	1938	918924
C	308m NE	Engine Shed	1934	918924
C	308m NE	Engine Shed	1915	931434
C	310m NE	Engine Shed	1905	922423
C	310m NE	Engine Shed	1923	888894
C	317m NE	Engine Shed	1968	888766
C	321m NE	Engine Shed	1956	888766
C	329m NE	Engine Shed	1985	897967
C	329m NE	Engine Shed	1991	989370
J	329m NW	Unspecified Works	1923	879723
J	335m NW	Unspecified Works	1915	879723
C	359m NE	Engine Shed	1978	955034
C	362m NE	Railway Building	1968	820455
C	373m NE	Railway Buildings	1985	986837
C	373m NE	Railway Buildings	1991	986837
C	383m NE	Railway Buildings	1956	833662
C	385m NE	Railway Building	1890	820466
C	387m NE	Railway Building	1968	820465
N	387m NW	Unspecified Depot	1978	818415
O	392m NE	Gasometer	1905	849105
O	392m NE	Gasometer	1890	849105
O	394m NE	Gasometer	1915	869354
O	396m NE	Gasometer	1923	869354
P	412m NE	Unspecified Commercial/Industrial	1978	796811
5	419m NE	Unspecified Depot	1985	818417
C	421m NE	Railway Building	1923	820464
R	433m S	Industrial School	1923	849861



ID	Location	Land Use	Date	Group ID
R	440m SW	Industrial School	1915	929061
S	449m NE	Unspecified Ground Workings	1905	800650
T	467m N	Unspecified Commercial/Industrial	1923	937217
T	470m N	Railway Buildings	1890	928727
T	471m N	Railway Buildings	1905	928727
T	471m N	Unspecified Commercial/Industrial	1934	937217
S	481m N	Railway Building	1968	887522
S	485m N	Railway Building	1978	887522
7	498m NE	Mineral Railway Sidings	1915	865276
8	499m N	Railway Building	1923	984113
P	499m NE	Railway Building	1985	991436
P	499m NE	Railway Building	1991	991436

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

33

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

Features are displayed on the Past land use - un-grouped map on **page 21**

ID	Location	Land Use	Date	Group ID
A	109m SE	Tanks	1950	107100
C	259m NE	Unspecified Tank	1994	126170
C	260m NE	Unspecified Tank	1991	126170
C	260m NE	Unspecified Tank	1988	126170
C	260m NE	Unspecified Tank	1981	126170
E	268m E	Unspecified Tank	1949	133344
E	269m E	Unspecified Tank	1949	133344
E	269m E	Unspecified Tank	1960	133344



ID	Location	Land Use	Date	Group ID
C	359m N	Unspecified Tank	1949	134271
C	360m N	Unspecified Tank	1960	134271
C	360m N	Unspecified Tank	1949	135996
4	367m E	Tank House	1949	120529
C	374m NE	Gas Works	1949	145454
C	375m NE	Gas Works	1949	145454
C	390m NE	Tanks	1988	128293
O	391m NE	Gasometer	1893	149103
C	391m NE	Tanks	1981	128293
O	392m NE	Gasometer	1908	149103
O	392m NE	Gasometer	1922	149103
C	397m NE	Gasometer	1933	126586
C	397m NE	Gasometer	1893	126586
C	397m NE	Gasometer	1908	126586
C	397m NE	Gasometer	1922	126586
C	404m NE	Gasometer	1949	108522
C	404m NE	Unspecified Tank	1949	128016
C	404m NE	Unspecified Tank	1960	128016
C	406m NE	Unspecified Tank	1949	115799
C	409m NE	Unspecified Tank	1949	115805
6	424m SW	Unspecified Tank	1933	115796
P	480m NE	Unspecified Tank	1933	115804
P	490m NE	Unspecified Tank	1949	143335
P	490m NE	Unspecified Tank	1949	144531
P	490m NE	Unspecified Tank	1960	144531

This data is sourced from Ordnance Survey / Groundsure.



2.3 Historical energy features

Records within 500m

42

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

Features are displayed on the Past land use - un-grouped map on **page 21**

ID	Location	Land Use	Date	Group ID
B	96m NW	Electricity Transformer	1976	63778
B	97m NW	Electricity Substation	1999	79654
B	97m NW	Electricity Substation	1991	79654
B	97m NW	Electricity Substation	1991	79654
A	125m SE	Electricity Substation	1950	64578
A	125m SE	Electricity Substation	1979	70640
A	137m SE	Electricity Substation	1983	73883
A	138m SE	Electricity Substation	1993	81099
A	138m SE	Electricity Substation	1996	75556
A	138m SE	Electricity Substation	1993	83762
D	167m NE	Electricity Substation	1994	62167
H	263m W	Electricity Substation	1999	62163
C	318m NE	Power Depot	1949	63697
K	332m W	Electricity Substation	1979	80292
K	332m W	Electricity Substation	1991	80292
K	332m W	Electricity Substation	1992	80292
K	334m W	Electricity Substation	1995	80292
N	373m NW	Electricity Substation	1991	67834
N	373m NW	Electricity Substation	1991	67834
N	373m NW	Electricity Substation	1999	74096
C	374m NE	Gas Works	1949	82782
C	375m NE	Gas Works	1949	82782
N	378m NW	Electricity Substation	1949	64757



ID	Location	Land Use	Date	Group ID
N	378m NW	Electricity Substation	1976	64757
N	378m NW	Electricity Substation	1949	64757
O	391m NE	Gasometer	1893	65151
O	392m NE	Gasometer	1908	65151
O	392m NE	Gasometer	1922	65151
C	397m NE	Gasometer	1933	82926
C	397m NE	Gasometer	1893	82926
C	397m NE	Gasometer	1908	82926
C	397m NE	Gasometer	1922	82926
C	404m NE	Gasometer	1949	59715
Q	428m SW	Electricity Transformer	1979	78828
Q	428m SW	Electricity Transformer	1991	78828
Q	428m SW	Electricity Transformer	1992	78828
Q	429m SW	Electricity Transformer	1972	78828
Q	429m SW	Electricity Substation	1995	62165
U	490m W	Electricity Substation	1976	78899
U	490m W	Electricity Substation	1999	74146
U	491m W	Electricity Substation	1991	80912
U	491m W	Electricity Substation	1991	80912

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.



2.5 Historical garages

Records within 500m

24

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

Features are displayed on the Past land use - un-grouped map on **page 21**

ID	Location	Land Use	Date	Group ID
1	23m W	Garage	1972	20307
F	188m NW	Garage	1991	27184
F	188m NW	Garage	1991	27184
F	191m NW	Garage	1976	23388
F	196m NW	Garage	1999	21254
C	234m NE	Carriage Shed	1893	25140
C	234m NE	Carriage Shed	1908	25140
C	237m NE	Carriage Shed	1922	26877
C	237m NE	Carriage Shed	1933	26877
C	243m NE	Carriage Shed	1988	21461
C	244m NE	Carriage Shed	1981	22063
C	244m NE	Carriage Shed	1949	22452
C	245m NE	Carriage Shed	1949	26762
C	245m NE	Carriage Shed	1960	26762
L	335m W	Garage	1995	26329
M	353m S	Garage	1972	22965
M	353m S	Garage	1979	25607
M	353m S	Garage	1991	25607
M	353m S	Garage	1992	25607
M	356m S	Garage	1995	23250
L	371m W	Garage	1979	25559
L	371m W	Garage	1991	26329
L	371m W	Garage	1992	26329



ID	Location	Land Use	Date	Group ID
L	372m W	Garage	1972	25559

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Historical waste sites
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

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

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

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

3.4 Historical landfill (EA/NRW records)

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

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

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

3.5 Historical waste sites

Records within 500m	5
---------------------	---

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

Features are displayed on the Waste and landfill map on **page 32**

ID	Location	Address	Further Details	Date
2	439m NE	Site Address: Scrapyard, Redgate Lane, West Gorton, MANCHESTER, Greater Manchester, M12 4R	Type of Site: Waste Transfer Facility (c/u) Planning application reference: 57843 Description: Steel scrapyard and contractors yard to waste transfer facility. Data source: Historic Planning Application Data Type: Point	-
A	489m NE	Site Address: Redgate Holdings Limited, 2 Redgate Lane, Gorton, MANCHESTER, Greater Manchester, M12 4RY	Type of Site: Waste Transfer Station Planning application reference: 092808/FO/2010/N2 Description: Scheme comprises installation of 7m high waste separation plant and associated works. An application (ref: 092808/FO/2010/N2) for detailed planning permission was granted by Manchester C.C. A detailed planning application has been granted. Data source: Historic Planning Application Data Type: Point	14/06/2011

ID	Location	Address	Further Details	Date
A	489m NE	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1994
A	489m NE	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1991
A	489m NE	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1980

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

3.6 Licensed waste sites

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

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

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

3.7 Waste exemptions

Records within 500m	2
----------------------------	----------

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

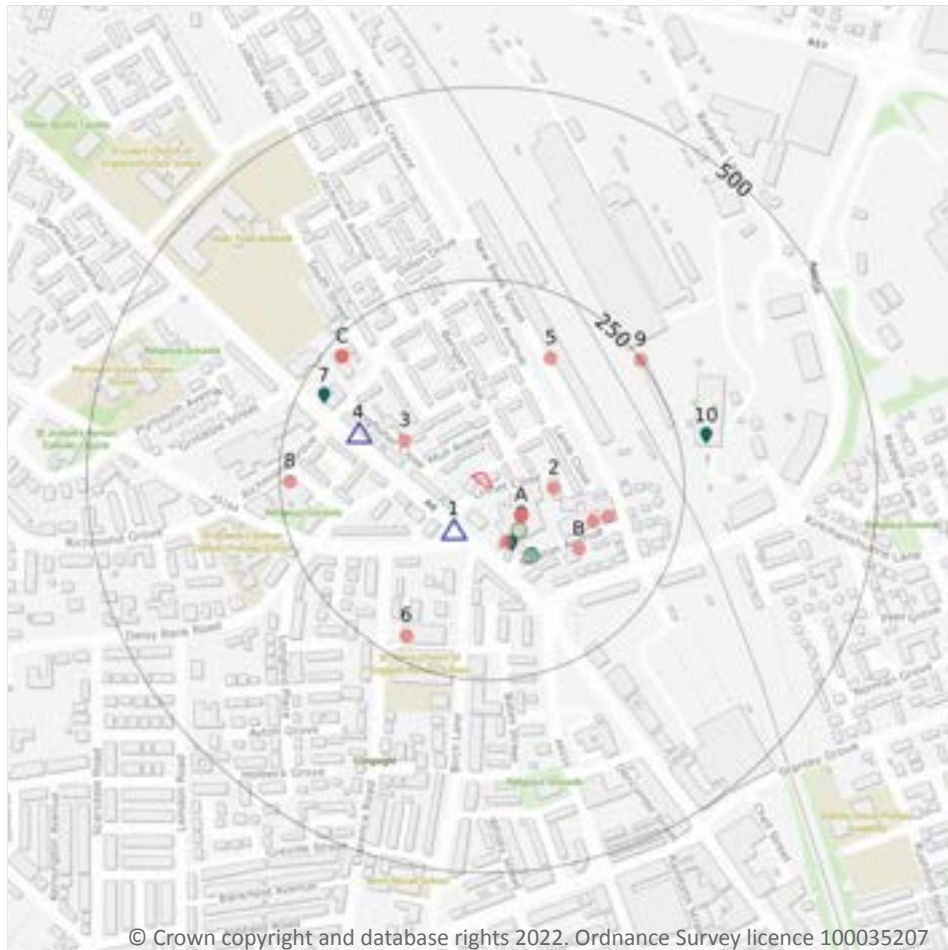
Features are displayed on the Waste and landfill map on **page 32**

ID	Location	Site	Reference	Category	Sub-Category	Description
1	332m NW	-	WEX235976	Using waste exemption	Not on a farm	Use of waste in construction
3	440m NE	50, REDGATE LANE, MANCHESTER, M12 4RZ	WEX234708	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- △ Current or recent petrol stations
- Licensed pollutant release (Part A(2)/B)
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

23

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 35**

ID	Location	Company	Address	Activity	Category
A	54m SE	GB Autos	Unit 10 Longsight Industrial Estate, Newton Avenue, Longsight, Manchester, Greater Manchester, M12 4EY	Vehicle Repair, Testing and Servicing	Repair and Servicing
A	54m SE	UK Tyre M C R Ltd	Unit A1, Longsight Industrial Estate, Newton Avenue, Longsight, Manchester, Greater Manchester, M12 4EY	Vehicle Parts and Accessories	Motoring



ID	Location	Company	Address	Activity	Category
A	54m SE	S T Garage	Unit A1 Longsight Industrial Estate, Newton Avenue, Longsight, Manchester, Greater Manchester, M12 4EY	Vehicle Repair, Testing and Servicing	Repair and Servicing
A	54m SE	M H A Motors	Unit D Longsight Industrial Estate, Newton Avenue, Longsight, Manchester, Greater Manchester, M12 4EY	Vehicle Repair, Testing and Servicing	Repair and Servicing
A	54m SE	Kwik Autos	Unit 6a Longsight Industrial Estate, Newton Avenue, Longsight, Manchester, Greater Manchester, M12 4EY	Vehicle Repair, Testing and Servicing	Repair and Servicing
A	54m SE	Car Auto Electrical	Unit 2 Longsight Industrial Estate, Newton Avenue, Longsight, Manchester, Greater Manchester, M12 4EY	Vehicle Repair, Testing and Servicing	Repair and Servicing
A	54m SE	Clives Auto	Unit 7 Longsight Industrial Estate, Newton Avenue, Longsight, Manchester, Greater Manchester, M12 4EY	Vehicle Repair, Testing and Servicing	Repair and Servicing
A	54m SE	Longsight Autos Repairs Ltd	Unit A1 Longsight Industrial Estate, Newton Avenue, Longsight, Manchester, Greater Manchester, M12 4EY	Vehicle Repair, Testing and Servicing	Repair and Servicing
A	75m S	Kingfisher Garage	441, Stockport Road, Manchester, Greater Manchester, M12 4JB	Petrol and Fuel Stations	Road and Rail
2	81m E	Eurodrive Ltd	Unit 8a Longsight Industrial Estate, Newton Avenue, Longsight, Manchester, Greater Manchester, M12 4EY	Vehicle Repair, Testing and Servicing	Repair and Servicing
3	99m NW	Electricity Sub Station	Greater Manchester, M12	Electrical Features	Infrastructure and Facilities
B	140m SE	Electricity Sub Station	Greater Manchester, M12	Electrical Features	Infrastructure and Facilities
B	140m E	Works	Greater Manchester, M12	Unspecified Works Or Factories	Industrial Features
B	157m E	Best Tyres Fit	296a, New Bank Street, Manchester, Greater Manchester, M12 4HW	Vehicle Parts and Accessories	Motoring
5	172m NE	Electricity Sub Station	Greater Manchester, M12	Electrical Features	Infrastructure and Facilities
6	219m SW	Wok Master	14, Birch Lane, Manchester, Greater Manchester, M13 0NN	Catering and Non Specific Food Products	Foodstuffs
C	229m NW	Brantingham Auto Centre Ltd	351, Stockport Road, Manchester, Greater Manchester, M13 0LF	Vehicle Repair, Testing and Servicing	Repair and Servicing



ID	Location	Company	Address	Activity	Category
C	229m NW	Central Auto Clean	351, Stockport Road, Manchester, Greater Manchester, M13 0LF	Vehicle Cleaning Services	Personal, Consumer and Other Services
C	229m NW	Kar & Car	351, Stockport Road, Manchester, Greater Manchester, M13 0LF	Vehicle Repair, Testing and Servicing	Repair and Servicing
C	229m NW	Manchester Autoz Ltd	351, Stockport Road, Manchester, Greater Manchester, M13 0LF	Secondhand Vehicles	Motoring
C	229m NW	Limitless Customs Ltd	351, Stockport Road, Manchester, Greater Manchester, M13 0LF	Vehicle Repair, Testing and Servicing	Repair and Servicing
8	237m W	Servis Filmsetting Ltd	Richmond House 9-11, Richmond Grove, Manchester, Greater Manchester, M13 0LN	Plate Makers, Print Finishers and Type Setters	IT, Advertising, Marketing and Media Services
9	250m NE	Electricity Sub Station	Greater Manchester, M12	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	2
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Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 35**

ID	Location	Company	Address	LPG	Status
1	69m SW	HARVEST ENERGY	441, Stockport Road, Manchester, Greater Manchester, M12 4JB	No	Open
4	158m W	UNBRANDED	353, Stockport Road, Longsight, Manchester, Greater Manchester, M13 0LF	Not Applicable	Obsolete

This data is sourced from Experian.

4.3 Electricity cables

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

High voltage underground electricity transmission cables.

This data is sourced from National Grid.



4.4 Gas pipelines

Records within 500m

0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m

0

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m

0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m

0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

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

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

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

Records within 500m

5

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

Features are displayed on the Current industrial land use map on **page 35**

ID	Location	Address	Details	
A	52m SE	GB Auto's, Unit 10-11 Longsight Industrial Estate, Newton Avenue, M12 4EY	Process: Waste Oil Burner 0.4 MW Status: New Legislation Applies Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
A	78m S	Bismi Petroleum, 441 Stockport Road, Longsight, M12 4JB	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
A	104m SE	Kingfisher Serv Stn, Stockport Rd, M12 4JB	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

ID	Location	Address	Details	
7	219m NW	Mercury Filling Station, 353 Stockport Road, Longsight, M13 0LF	Process: Unloading of Petrol into Storage at Service Stations Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
10	285m E	Alstom Traincare Centre Manchester, West Coast Traincare, Kirkmanshulme Lane, Longsight, M21 4HR	Process: Respraying of Road Vehicles Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m **0**

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m **0**

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

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m **0**

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

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

4.15 Pollutant release to public sewer

Records within 500m **0**

Discharges of Special Category Effluents to the public sewer.

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



4.16 List 1 Dangerous Substances

Records within 500m

0

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

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

4.17 List 2 Dangerous Substances

Records within 500m

0

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m

2

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

Features are displayed on the Current industrial land use map on **page 35**

ID	Location	Details	
A	67m SE	Incident Date: 20/05/2002 Incident Identification: 79964 Pollutant: Specific Waste Materials Pollutant Description: Vehicles and Vehicle Parts	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
A	103m SE	Incident Date: 11/08/2002 Incident Identification: 99251 Pollutant: Oils and Fuel Pollutant Description: Petrol	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.19 Pollution inventory substances

Records within 500m

0

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

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

4.20 Pollution inventory waste transfers

Records within 500m

0

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

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

4.21 Pollution inventory radioactive waste

Records within 500m

0

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

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



5 Hydrogeology - Superficial aquifer



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

5.1 Superficial aquifer

Records within 500m

1

Aquifer status of groundwater held within superficial geology.

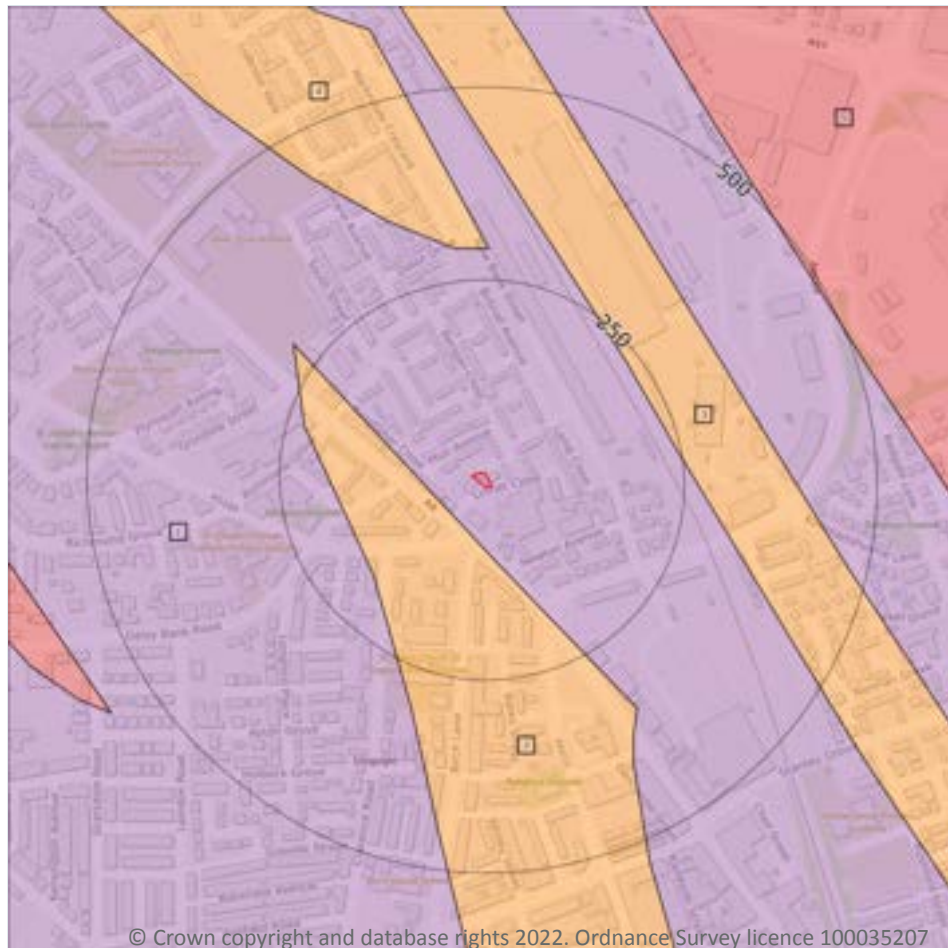
Features are displayed on the Hydrogeology map on **page 43**

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

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



Bedrock aquifer



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

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5.2 Bedrock aquifer

Records within 500m

5

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 44**

ID	Location	Designation	Description
1	On site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
2	53m SW	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers

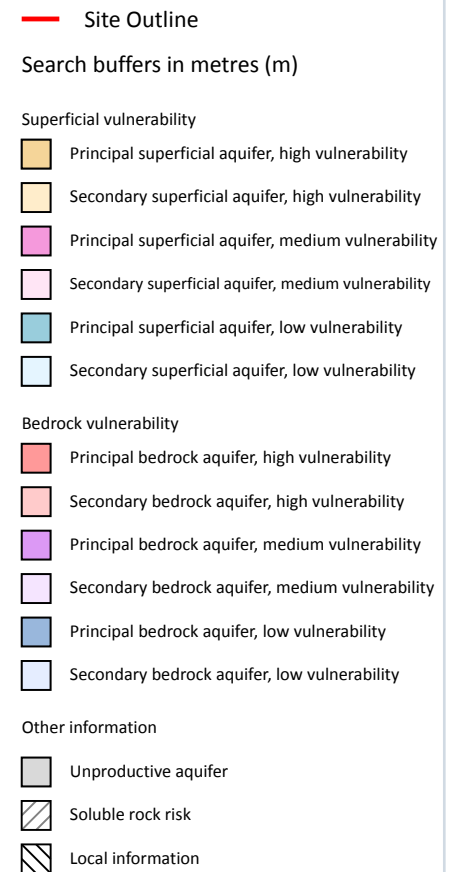


ID	Location	Designation	Description
3	231m NE	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
4	290m N	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
5	494m NE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

2

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

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

Features are displayed on the Groundwater vulnerability map on **page 46**



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

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

5.4 Groundwater vulnerability- soluble rock risk

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

ID	Maximum soluble risk category	Percentage of grid square covered by maximum risk
2	Significant soluble rocks are likely to be present. Problems unlikely except with considerable surface or subsurface water flow.	0.0%

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

5.5 Groundwater vulnerability- local information

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

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

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

Abstractions and Source Protection Zones



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

5.6 Groundwater abstractions

Records within 2000m

7

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 48**

ID	Location	Details	
-	1035m NW	Status: Historical Licence No: NW/069/0004/005 Details: Heat Pump Direct Source: Ground Water - North West Region Point: AREA OF ABSTRACTION - LOWER CARBONIFEROUS LIMESTONE Data Type: Poly4 Name: G T Energy UK Limited Easting: 385729 Northing: 396778	Annual Volume (m ³): 2,049,840 Max Daily Volume (m ³): 8640 Original Application No: - Original Start Date: 17/01/2013 Expiry Date: 16/01/2037 Issue No: 2 Version Start Date: 11/06/2013 Version End Date: -
-	1046m E	Status: Historical Licence No: 2569006042 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE LEISURE CENTRE Data Type: Point Name: CLIVE BACK Easting: 387590 Northing: 395890	Annual Volume (m ³): 15000 Max Daily Volume (m ³): 276 Original Application No: - Original Start Date: 11/07/2002 Expiry Date: 31/03/2014 Issue No: 3 Version Start Date: 04/02/2009 Version End Date: -
-	1047m E	Status: Historical Licence No: 2569006042 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE LEISURE CENTRE Data Type: Point Name: CLIVE BACK Easting: 387591 Northing: 395891	Annual Volume (m ³): 10000 Max Daily Volume (m ³): 276 Original Application No: - Original Start Date: 11/07/2002 Expiry Date: 31/03/2014 Issue No: 4 Version Start Date: 29/02/2012 Version End Date: -
-	1047m E	Status: Historical Licence No: NW/069/0006/006 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE LEISURE CENTRE Data Type: Point Name: The Chief Operating Officer of the Eastlands Trust Easting: 387591 Northing: 395891	Annual Volume (m ³): 8000 Max Daily Volume (m ³): 276 Original Application No: - Original Start Date: 16/05/2014 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 16/05/2014 Version End Date: -

ID	Location	Details	
-	1406m E	Status: Historical Licence No: 2569006043 Details: Dust Suppression Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE, MANCHESTER Data Type: Point Name: G R A LIMITED Easting: 387950 Northing: 396100	Annual Volume (m ³): 4000 Max Daily Volume (m ³): 22 Original Application No: - Original Start Date: 20/06/2003 Expiry Date: 31/03/2014 Issue No: 2 Version Start Date: 01/04/2008 Version End Date: -
-	1727m NE	Status: Historical Licence No: 2569006044 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PRESTON STREET, GORTON, MANCHESTER Data Type: Point Name: CEMEX UK MATERIALS LTD Easting: 388030 Northing: 396880	Annual Volume (m ³): 15000 Max Daily Volume (m ³): 115 Original Application No: - Original Start Date: 23/10/2003 Expiry Date: 31/03/2014 Issue No: 3 Version Start Date: 15/10/2007 Version End Date: -
-	1727m NE	Status: Active Licence No: NW/069/0004/012 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PRESTON STREET, MANCHESTER Data Type: Point Name: Cemex UK Materials Limited Easting: 388030 Northing: 396880	Annual Volume (m ³): 7,500 Max Daily Volume (m ³): 72 Original Application No: NPS/WR/030760A Original Start Date: 19/06/2014 Expiry Date: 31/03/2027 Issue No: 2 Version Start Date: 21/12/2018 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	0
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Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

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

5.8 Potable abstractions

Records within 2000m

0

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

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

5.9 Source Protection Zones

Records within 500m

0

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

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m

0

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

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



6 Hydrology



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

6.1 Water Network (OS MasterMap)

Records within 250m

0

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

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

0

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

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site

1

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

Features are displayed on the Hydrology map on **page 52**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Irwell / Manchester Ship Canal (Irk to confluence with Upper Mers	GB112069061452	Croal Irwell	Irwell

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

6.4 WFD Surface water bodies

Records identified

1

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

Features are displayed on the Hydrology map on **page 52**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	3862m NW	River	Irwell / Manchester Ship Canal (Irk to confluence with Upper Mers	GB112069061452	Moderate	Fail	Moderate	2019

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



6.5 WFD Groundwater bodies

Records on site

1

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

Features are displayed on the Hydrology map on **page 52**

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

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



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m**0**

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

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

7.2 Historical Flood Events

Records within 250m**0**

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

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

7.3 Flood Defences

Records within 250m**0**

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

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

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

7.7 Flood Zone 3

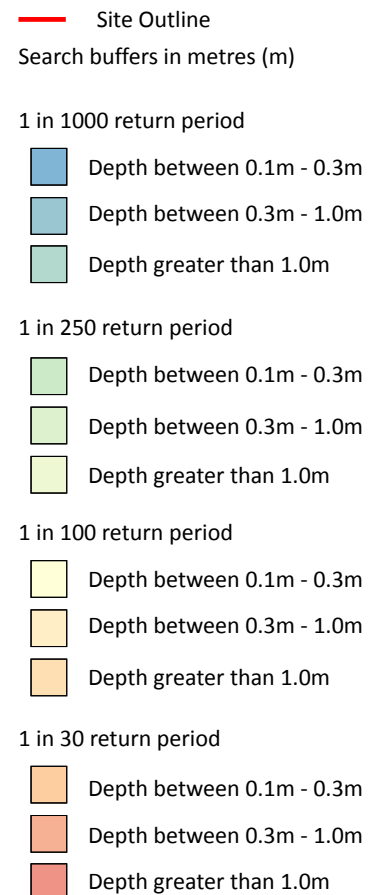
Records within 50m

0

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

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

8 Surface water flooding



8.1 Surface water flooding

Highest risk on site

1 in 100 year, 0.1m - 0.3m

Highest risk within 50m

1 in 30 year, 0.1m - 0.3m

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

Features are displayed on the Surface water flooding map on **page 58**

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

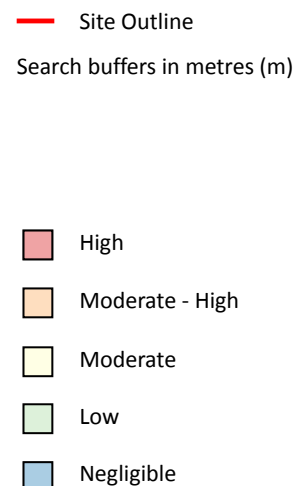
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Between 0.1m and 0.3m
1 in 250 year	Between 0.1m and 0.3m
1 in 100 year	Between 0.1m and 0.3m
1 in 30 year	Negligible

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Moderate

Highest risk within 50m

Moderate-High

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

Features are displayed on the Groundwater flooding map on **page 60**

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m

0

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

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



10.5 National Nature Reserves (NNR)

Records within 2000m

0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m

0

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

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

10.7 Designated Ancient Woodland

Records within 2000m

0

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

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

10.8 Biosphere Reserves

Records within 2000m

0

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

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

10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

0

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

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

10.12 Proposed Ramsar sites

Records within 2000m

0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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



10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m

0

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

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

SSSI Impact Zones and Units



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

10.17 SSSI Impact Risk Zones

Records on site

1

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

Features are displayed on the SSSI Impact Zones and Units map on **page 65**

ID	Location	Type of developments requiring consultation
1	On site	Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 4000m². Combustion - General combustion processes >50mw energy input. incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m

0

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

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



11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

0

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

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

11.4 Listed Buildings

Records within 250m

0

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



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

11.5 Conservation Areas

Records within 250m

0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

Records within 250m

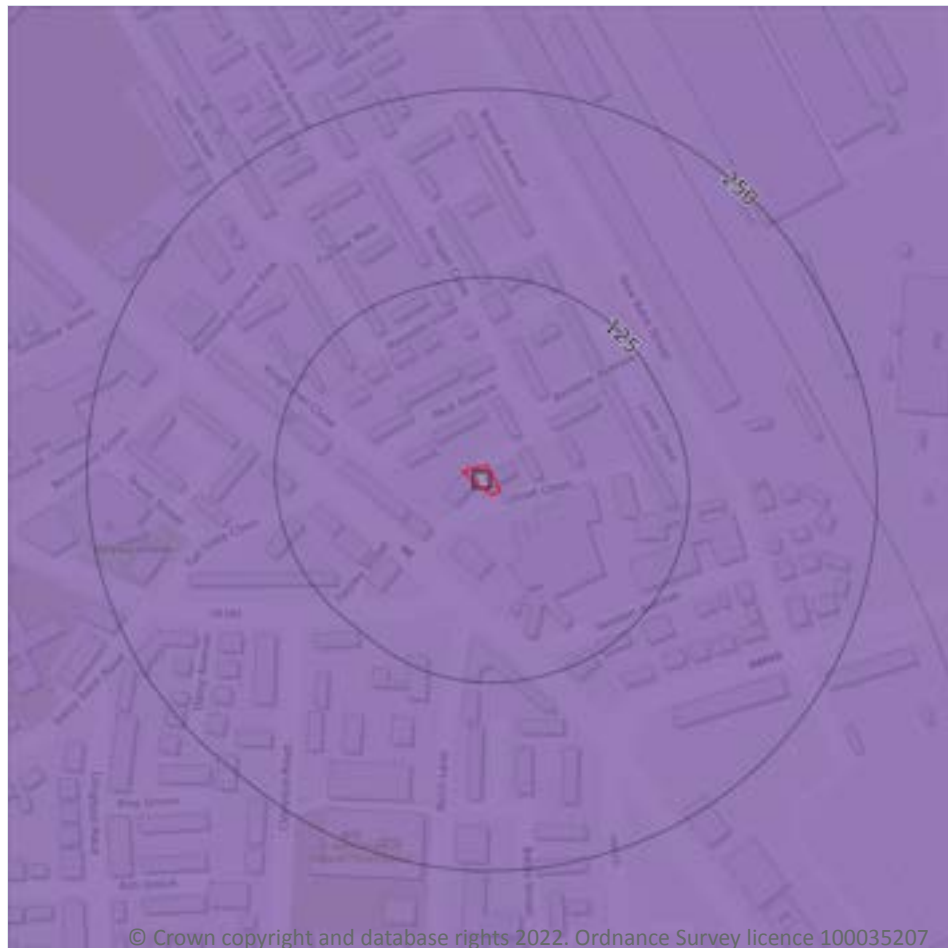
0

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

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



12 Agricultural designations



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

12.1 Agricultural Land Classification

Records within 250m

1

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

Features are displayed on the Agricultural designations map on **page 69**

ID	Location	Classification	Description
1	On site	Urban	-

This data is sourced from Natural England.



12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.

13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m

0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

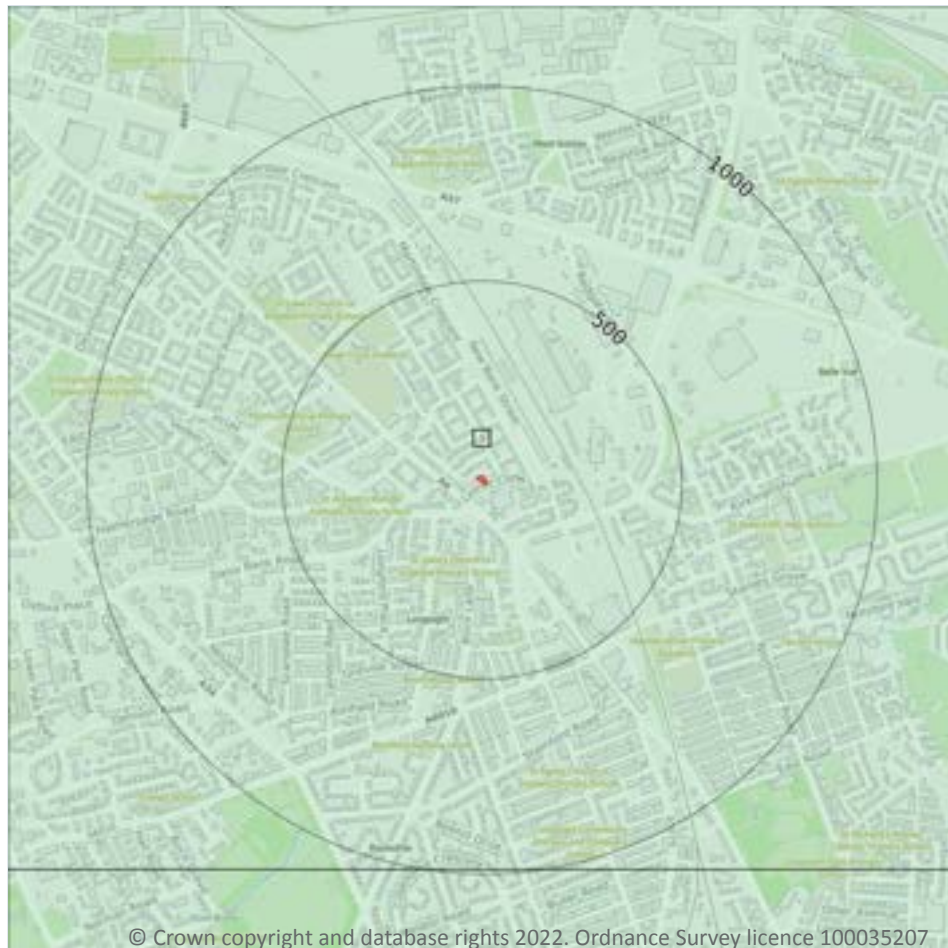
0

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



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

14.1 10k Availability

Records within 500m

1

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

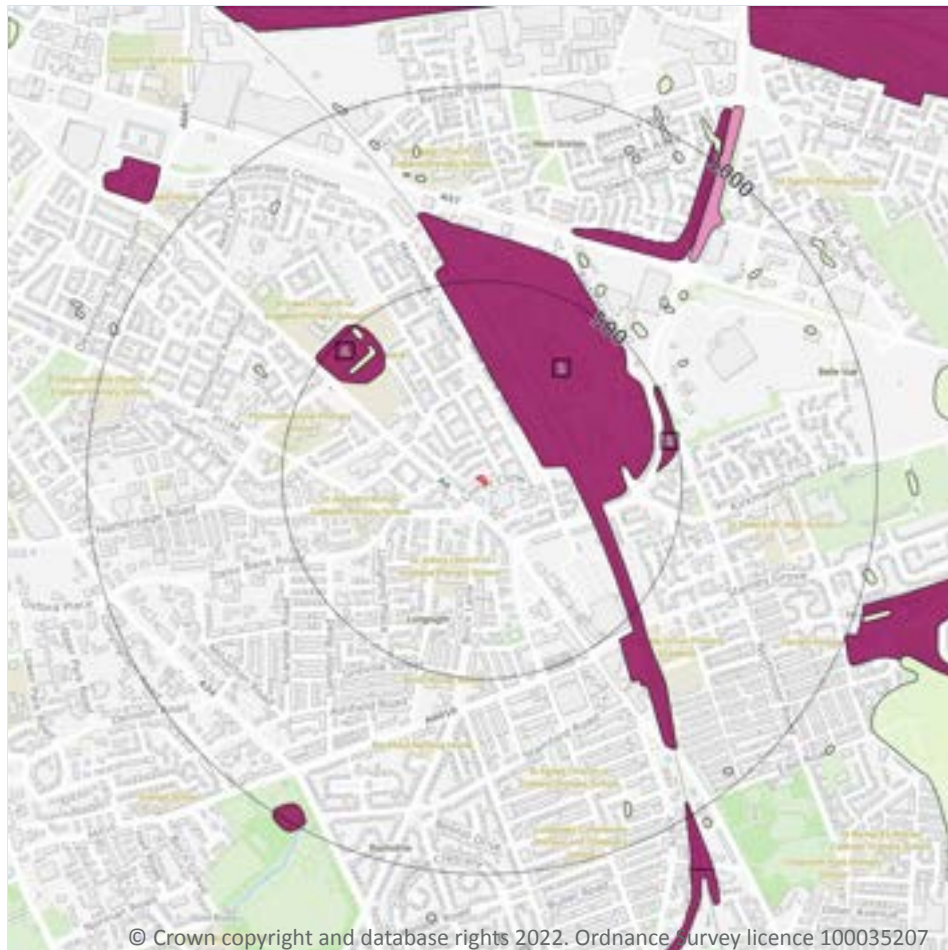
Features are displayed on the Geology 1:10,000 scale - Availability map on **page 72**

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

This data is sourced from the British Geological Survey.



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



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

14.2 Artificial and made ground (10k)

Records within 500m

5

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

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 73**

ID	Location	LEX Code	Description	Rock description
1	147m NE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
A	364m NW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
A	409m NW	WMGR-ARTDP	Infilled Ground	Artificial Deposit
2	436m E	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

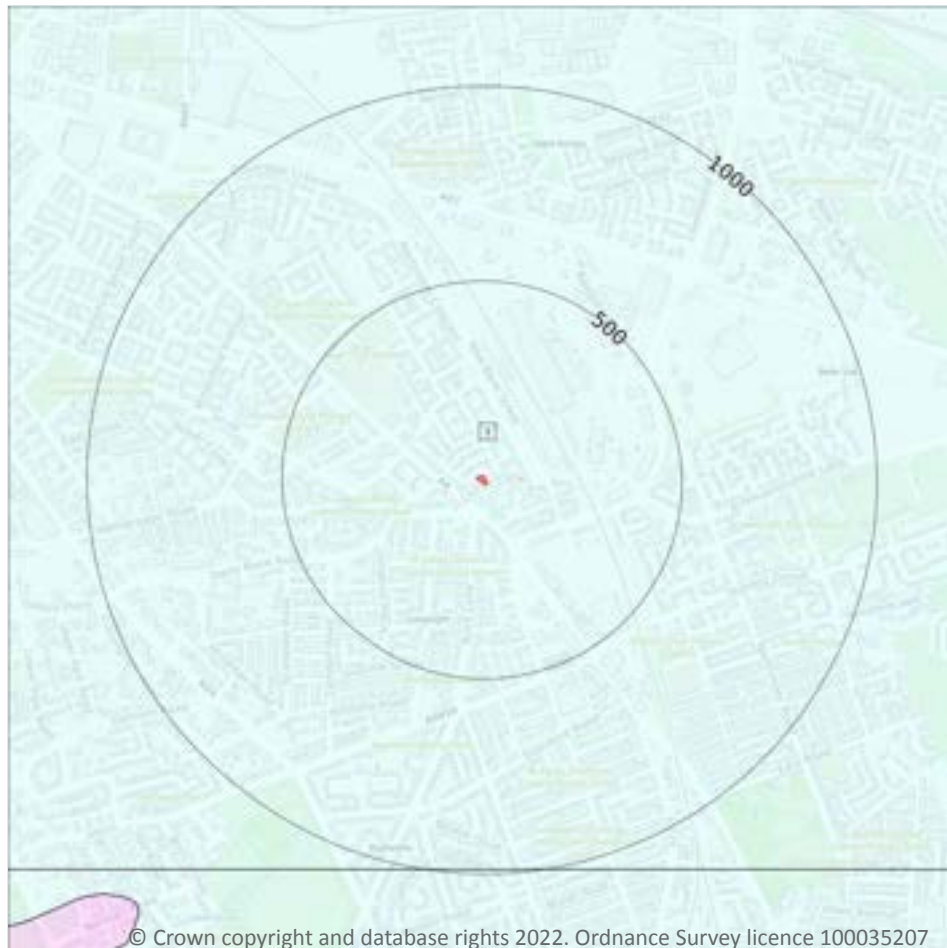


ID	Location	LEX Code	Description	Rock description
A	460m NW	WMGR-ARTDP	Infilled Ground	Artificial Deposit

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



— Site Outline

Search buffers in metres (m)

☑ Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m

1

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 75**

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

This data is sourced from the British Geological Survey.



14.4 Landslip (10k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

14.5 Bedrock geology (10k)

Records within 500m

7

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 77**

ID	Location	LEX Code	Description	Rock age
1	On site	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch
3	58m SW	MM-MDST	Manchester Marls Formation - Mudstone	Late Permian Epoch [Obsolete name]
5	116m NE	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch



ID	Location	LEX Code	Description	Rock age
6	215m NE	MM-MDST	Manchester Marls Formation - Mudstone	Late Permian Epoch [Obsolete name]
7	290m N	MM-MDST	Manchester Marls Formation - Mudstone	Late Permian Epoch [Obsolete name]
8	302m SE	CS-SDST	Collyhurst Sandstone Formation - Sandstone	Cisuralian Epoch
9	341m NE	CS-SDST	Collyhurst Sandstone Formation - Sandstone	Cisuralian Epoch

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

2

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 77**

ID	Location	Category	Description
2	58m SW	FAULT	Normal fault, inferred; crossmarks on downthrow side
4	116m NE	FAULT	Normal fault, inferred; crossmarks on downthrow side

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline

Search buffers in metres (m)

□ Geological map tile

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15.1 50k Availability

Records within 500m

1

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

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

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	No coverage	EW085_manchester_v4

This data is sourced from the British Geological Survey.



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

15.2 Artificial and made ground (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

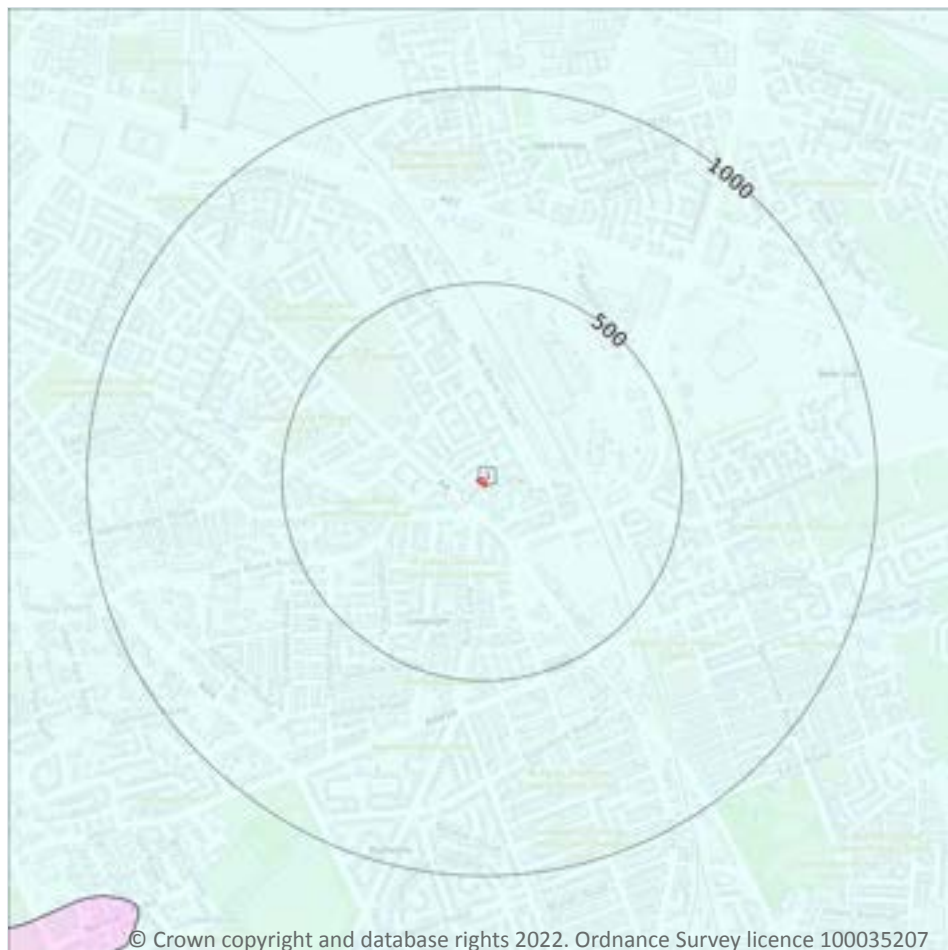
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



— Site Outline

Search buffers in metres (m)

☑ Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m

1

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

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

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

This data is sourced from the British Geological Survey.



15.5 Superficial permeability (50k)

Records within 50m**1**

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

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m**0**

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

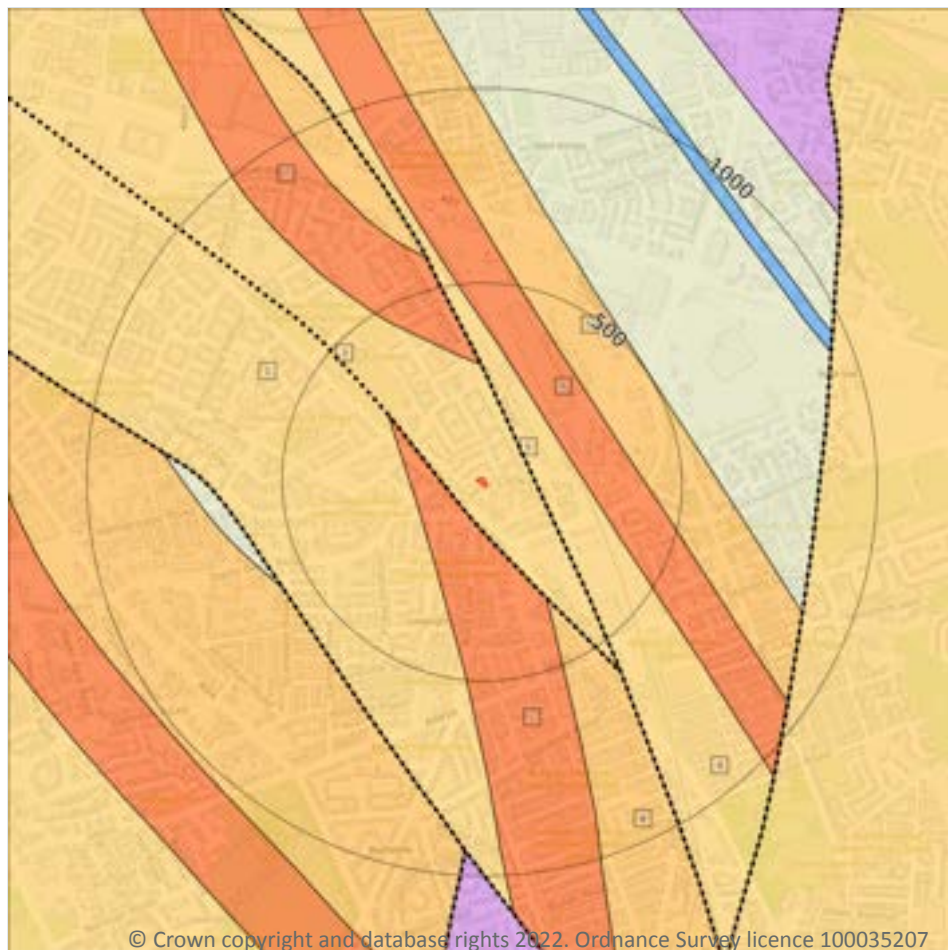
Records within 50m**0**

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

15.8 Bedrock geology (50k)

Records within 500m

7

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 83**

ID	Location	LEX Code	Description	Rock age
1	On site	CHES-SDST	CHESTER FORMATION - SANDSTONE	OLENEKIAN
2	74m SW	MM-MDST	MANCHESTER MARLS FORMATION - MUDSTONE	-
4	116m NE	CHES-SDST	CHESTER FORMATION - SANDSTONE	OLENEKIAN
6	215m NE	MM-MDST	MANCHESTER MARLS FORMATION - MUDSTONE	-

ID	Location	LEX Code	Description	Rock age
7	291m N	MM-MDST	MANCHESTER MARLS FORMATION - MUDSTONE	-
8	328m SE	CS-SDST	COLLYHURST SANDSTONE FORMATION - SANDSTONE	-
9	342m NE	CS-SDST	COLLYHURST SANDSTONE FORMATION - SANDSTONE	-

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1
---------------------------	----------

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	2
----------------------------	----------

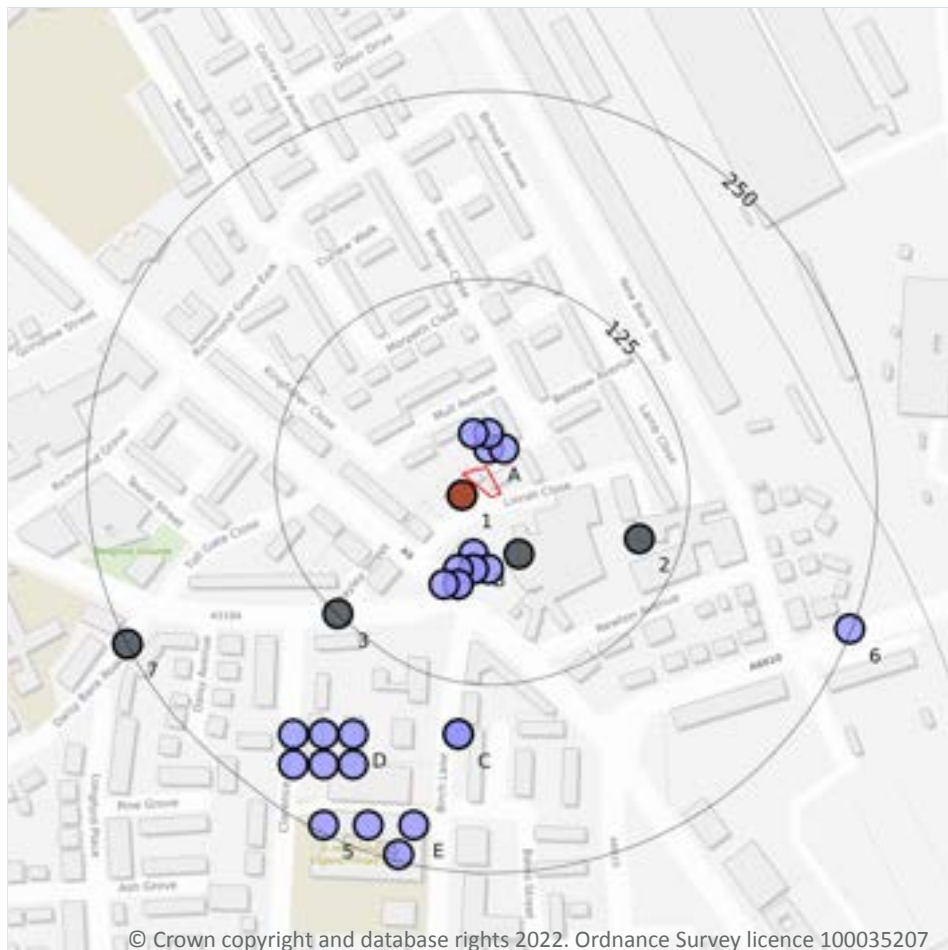
Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 83**

ID	Location	Category	Description
3	74m SW	FAULT	Fault, inferred
5	116m NE	FAULT	Fault, inferred

This data is sourced from the British Geological Survey.

16 Boreholes



— Site Outline
Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m

32

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

Features are displayed on the Boreholes map on **page 85**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	11m SW	386522 395989	LIME GROVE LONGSIGHT	-1.0	N	936542
A	13m N	386540 396020	30 MULL AVENUE TP1	3.0	N	937153
A	17m NE	386550 396020	30 MULL AVENUE TP2	1.0	N	937154



ID	Location	Grid reference	Name	Length	Confidential	Web link
A	23m N	386540 396030	30 MULL AVENUE TP3	1.5	N	937155
A	24m N	386530 396030	30 MULL AVENUE TP4	1.0	N	937156
B	40m S	386530 395950	CAR WASH LINNET CLOSE STOCKPORT RD LONGSIGHT TP 4	2.5	N	937273
B	42m S	386560 395950	MALKIN BROOK SEWER REPLACEMENT SCHEME STAGE II 4	-	Y	N/A
B	48m S	386540 395940	CAR WASH LINNET CLOSE STOCKPORT RD LONGSIGHT TP 8	2.5	N	937277
B	49m S	386530 395940	CAR WASH LINNET CLOSE STOCKPORT RD LONGSIGHT TP 3	3.2	N	937272
B	49m S	386530 395940	CAR WASH LINNET CLOSE STOCKPORT RD LONGSIGHT TP 7	3.0	N	937276
B	53m SW	386520 395940	CAR WASH LINNET CLOSE STOCKPORT RD LONGSIGHT TP 2	2.7	N	937271
B	62m S	386520 395930	CAR WASH LINNET CLOSE STOCKPORT RD LONGSIGHT TP 6	3.0	N	937275
B	62m S	386520 395930	CAR WASH LINNET CLOSE STOCKPORT RD LONGSIGHT TP 5	3.0	N	937274
B	66m SW	386510 395930	CAR WASH LINNET CLOSE STOCKPORT RD LONGSIGHT TP 1	2.0	N	937270
2	97m E	386640 395960	MALKIN BROOK SEWER REPLACEMENT SCHEME STAGE II 5	-	Y	N/A
3	125m SW	386440 395910	MALKIN BROOK SEWER REPLACEMENT SCHEME STAGE II 2A	-	Y	N/A
C	159m S	386520 395830	13 BANNERDALE CLOSE LONGSIGHT 2	6.5	N	937399
C	159m S	386520 395830	13 BANNERDALE CLOSE LONGSIGHT 1	6.5	N	937398
C	159m S	386520 395830	13 BANNERDALE CLOSE LONGSIGHT TH2	1.0	N	937401
C	159m S	386520 395830	13 BANNERDALE CLOSE LONGSIGHT TH1	1.5	N	937400
D	183m SW	386450 395830	CLARENCE ROAD LONGSIGHT 2	5.0	N	937330
D	193m SW	386430 395830	CLARENCE ROAD LONGSIGHT 1	2.0	N	937332
D	200m SW	386450 395810	CLARENCE ROAD LONGSIGHT 3	5.0	N	937331
D	206m SW	386410 395830	CLARENCE ROAD LONGSIGHT 1	10.0	N	937329
D	210m SW	386430 395810	CLARENCE ROAD LONGSIGHT 2	2.0	N	937333



ID	Location	Grid reference	Name	Length	Confidential	Web link
D	221m SW	386410 395810	CLARENCE ROAD LONGSIGHT 3	2.0	N	937334
E	224m S	386490 395770	ST JOHNS C E SCHOOL, BIRCH LANE TP C	2.05	N	15018331
4	233m S	386460 395770	ST JOHNS C E SCHOOL, BIRCH LANE TP B	1.7	N	15018330
5	245m SW	386430 395770	ST JOHNS C E SCHOOL, BIRCH LANE TP A	1.77	N	15018329
E	246m S	386480 395750	ST JOHNS C E SCHOOL, BIRCH LANE 2	6.0	N	15018328
6	249m E	386780 395900	A6 DIVERSION - STOCKPORT ROAD 4	8.0	N	937108
7	250m SW	386300 395890	MALKIN BROOK SEWER REPLACEMENT SCHEME STAGE II 1	-	Y	N/A

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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

17.1 Shrink swell clays

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 88**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



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

17.2 Running sands

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Running sands map on **page 89**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



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

17.3 Compressible deposits

Records within 50m

1

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

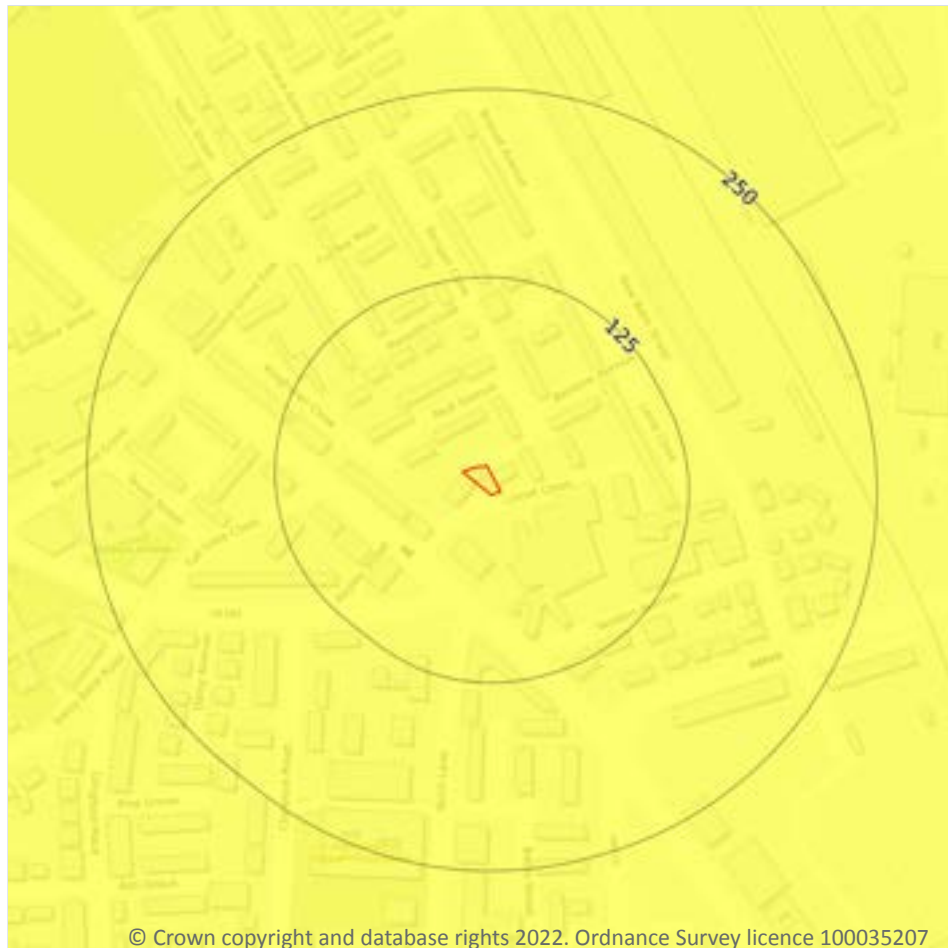
Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 90**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



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

17.4 Collapsible deposits

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 91**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



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

17.5 Landslides

Records within 50m

1

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

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

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



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

17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 93**

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

This data is sourced from the British Geological Survey.



18 Mining, ground workings and natural cavities



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

18.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

18.2 BritPits

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m

1

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 94**

ID	Location	Land Use	Year of mapping	Mapping scale
1	236m SE	Cuttings	1851	1:10560

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground workings

Records within 1000m

0

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

This data is sourced from Ordnance Survey/Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.



18.6 Non-coal mining

Records within 1000m

2

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 94**

ID	Location	Name	Commodity	Class	Likelihood
-	971m S	Not available	Vein Mineral	A	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered
-	988m S	Not available	Vein Mineral	A	Sporadic underground mining of restricted extent may have occurred. Potential for difficult ground conditions are unlikely and localised and are at a level where they need not be considered

This data is sourced from the British Geological Survey.

18.7 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

18.8 JPB mining areas

Records on site

1

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

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

This data is sourced from Johnson Poole and Bloomer.

18.9 Coal mining

Records on site	1
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Areas which could be affected by past, current or future coal mining.

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

This data is sourced from the Coal Authority.

18.10 Brine areas

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

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

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

18.11 Gypsum areas

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

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

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

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.



18.13 Clay mining

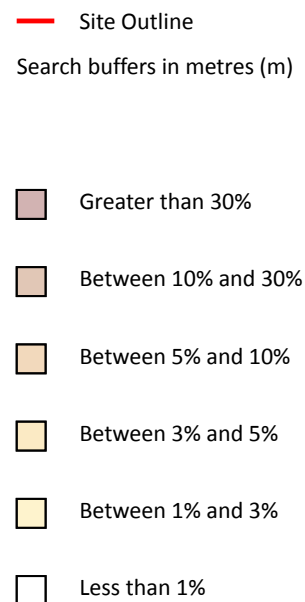
Records on site	0
-----------------	---

Generalised areas that may be affected by kaolin and ball clay extraction.

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



19 Radon



19.1 Radon

Records on site

1

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

Features are displayed on the Radon map on **page 99**

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

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



20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m

6

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
23m W	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
23m W	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
23m NW	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg

This data is sourced from the British Geological Survey.

20.2 BGS Estimated Urban Soil Chemistry

Records within 50m

4

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



Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
On site	19	3.3	44	30	0.3	70	29	26	5
On site	20	3.5	56	38	0.3	71	31	26	5
23m NW	19	3.3	60	41	0.3	66	19	24	5
23m SW	20	3.5	59	41	0.3	68	22	25	7

This data is sourced from the British Geological Survey.

20.3 BGS Measured Urban Soil Chemistry

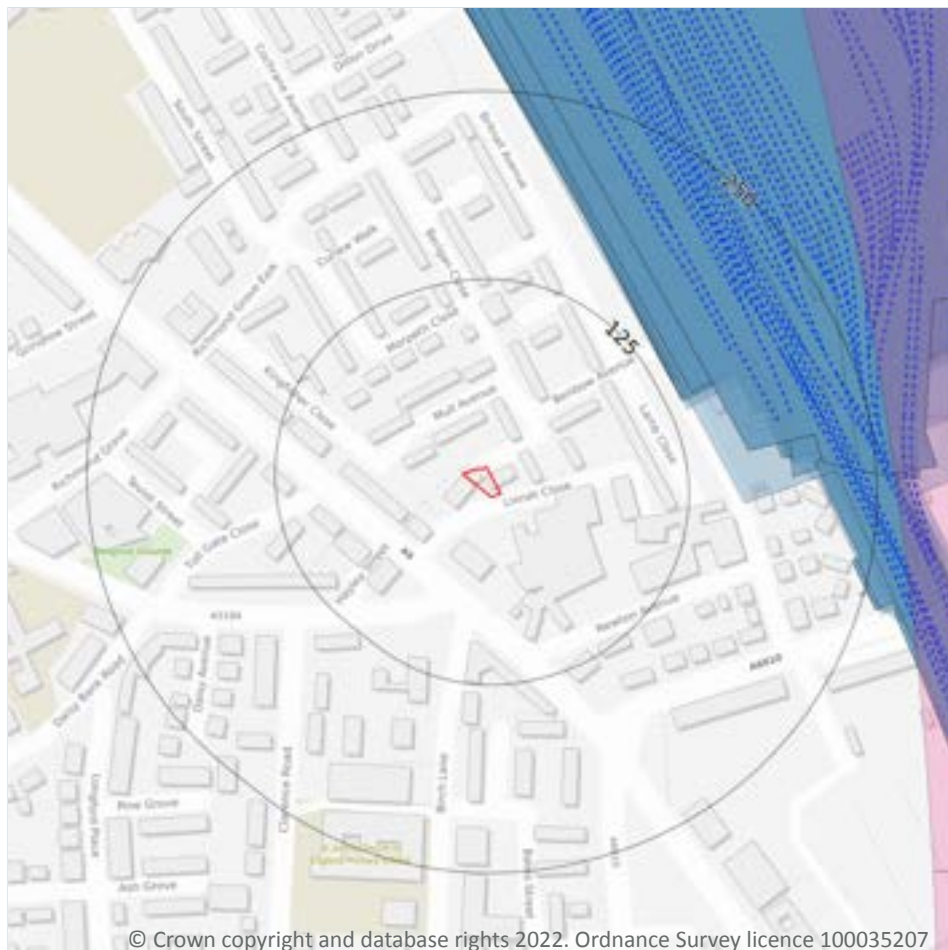
Records within 50m

0

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

This data is sourced from the British Geological Survey.

21 Railway infrastructure and projects



- Site Outline
- Search buffers in metres (m)
- C1 Crossrail 1 Stations
- Crossrail 1 Route
- C2 Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

21.1 Underground railways (London)

Records within 250m

0

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

This data is sourced from publicly available information by Groundsure.

21.2 Underground railways (Non-London)

Records within 250m

0

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

This data is sourced from publicly available information by Groundsure.

21.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m

31

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

Features are displayed on the Railway infrastructure and projects map on **page 102**

Location	Land Use	Year of mapping	Mapping scale
135m NE	Railway Sidings	1908	2500
135m NE	Railway Sidings	1938	10560
135m NE	Railway Sidings	1934	10560
135m NE	Railway Sidings	1915	10560
136m NE	Railway Sidings	1890	10560
137m NE	Railway Sidings	1893	2500
137m NE	Railway Sidings	1933	2500
137m NE	Railway Sidings	1905	10560
138m NE	Railway Sidings	1922	2500
140m NE	Railway Sidings	1923	10560
143m NE	Railway	1894	-
143m NE	Railway Sidings	1949	2500
143m NE	Railway Sidings	1960	2500
143m NE	Railway Sidings	1956	10560
143m NE	Railway Sidings	1968	10560
144m NE	Railway Sidings	1949	1250
144m NE	Railway Sidings	1976	-



Location	Land Use	Year of mapping	Mapping scale
146m NE	Railway	1909	-
158m NE	Railway Sidings	1985	10000
158m NE	Railway Sidings	1978	10000
158m NE	Railway Sidings	1991	10000
175m NE	Railway Sidings	1988	1250
175m NE	Railway Sidings	1991	1250
177m NE	Railway Sidings	1994	1250
178m NE	Railway Sidings	1981	1250
195m NE	Railway Sidings	1988	1250
195m NE	Railway Sidings	1991	1250
196m NE	Railway Sidings	1994	1250
197m NE	Railway Sidings	1981	1250
198m NE	Railway Sidings	1949	1250
224m NE	Railway Sidings	1851	10560

This data is sourced from Ordnance Survey/Groundsure.

21.5 Royal Mail tunnels

Records within 250m

0

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

This data is sourced from Groundsure/the Postal Museum.

21.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.



21.7 Railways

Records within 250m

26

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways. Features are displayed on the Railway infrastructure and projects map on **page 102**

Location	Name	Type
180m NE		rail
184m NE		rail
199m NE		rail
201m NE		rail
201m NE		rail
207m NE		rail
208m NE	Manchester-Crewe Line	rail
209m NE		rail
212m NE	Not given	Multi Track
213m NE	Manchester-Crewe Line	rail
213m NE	Not given	Multi Track
216m NE	Manchester-Crewe Line	rail
219m NE		rail
219m NE	Manchester-Crewe Line	rail
220m NE		rail
223m NE		rail
232m NE		rail
233m NE		rail
235m NE		rail
237m E		rail
237m E		rail
237m NE	Manchester-Crewe Line	rail
237m NE		rail
240m NE		rail



Location	Name	Type
241m NE		rail
246m NE		rail

This data is sourced from Ordnance Survey and OpenStreetMap.

21.8 Crossrail 1

Records within 500m **0**

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

This data is sourced from publicly available information by Groundsure.

21.9 Crossrail 2

Records within 500m **0**

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

This data is sourced from publicly available information by Groundsure.

21.10 HS2

Records within 500m **1**

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

Features are displayed on the Railway infrastructure and projects map on **page 102**

Location	Track Type	Speed (mph)	Speed (km/h)	Status
426m E	Tunnel	143mph	230kph	Current preferred consultation route

This data is sourced from HS2 Ltd.

Data providers

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Client Ref: Land_Adjacent_To_6_Earl_Walk
Report Ref: GS-9003883
Grid Ref: 386535, 395998

Map Name: County Series

Map date: 1881

Scale: 1:2,500

Printed at: 1:2,500



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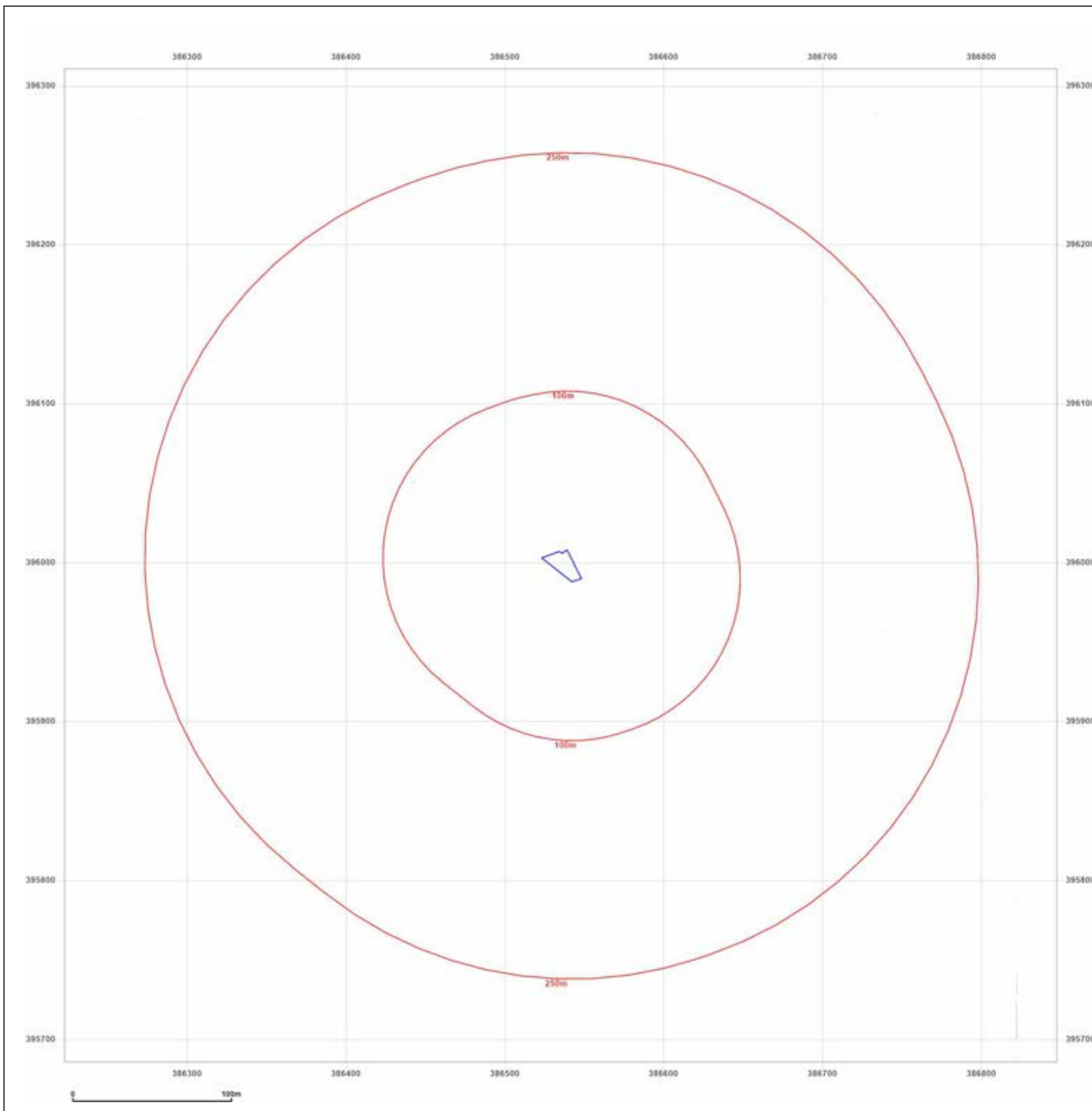


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Report Ref: GS-9003883
Grid Ref: 386535, 395998

Map Name: County Series Town Plan

Map date: 1891

Scale: 1:500

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Report Ref: GS-9003883
Grid Ref: 386535, 395998

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Report Ref: GS-9003883
Grid Ref: 386535, 395998

Map Name: County Series

Map date: 1922

Scale: 1:2,500

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Revised 1916
Edition 1922
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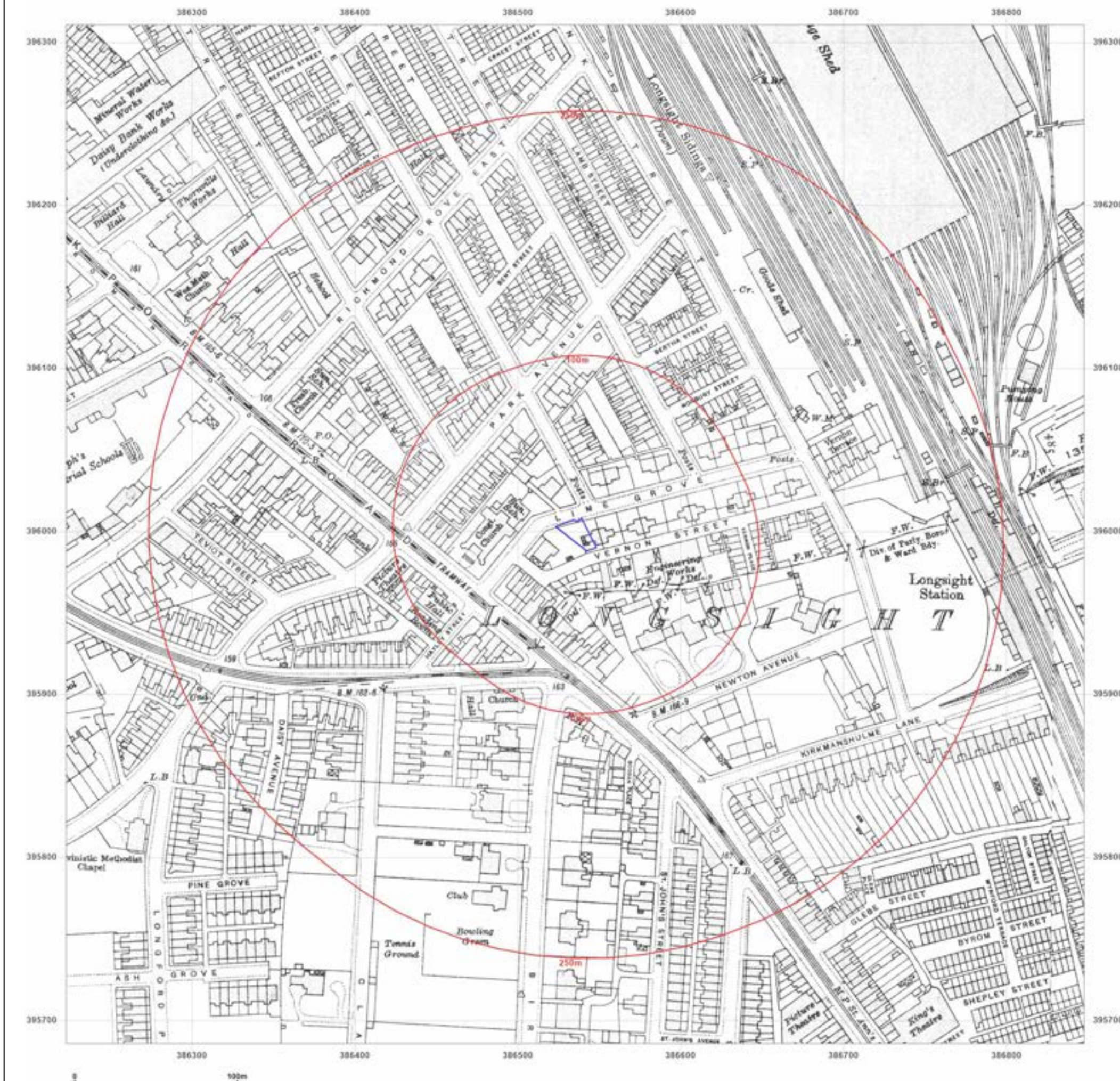


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Report Ref: GS-9003883
Grid Ref: 386535, 395998

Map Name: County Series

Map date: 1933

Scale: 1:2,500

Printed at: 1:2,500



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Surveyed 1873
Revised 1933
Edition N/A
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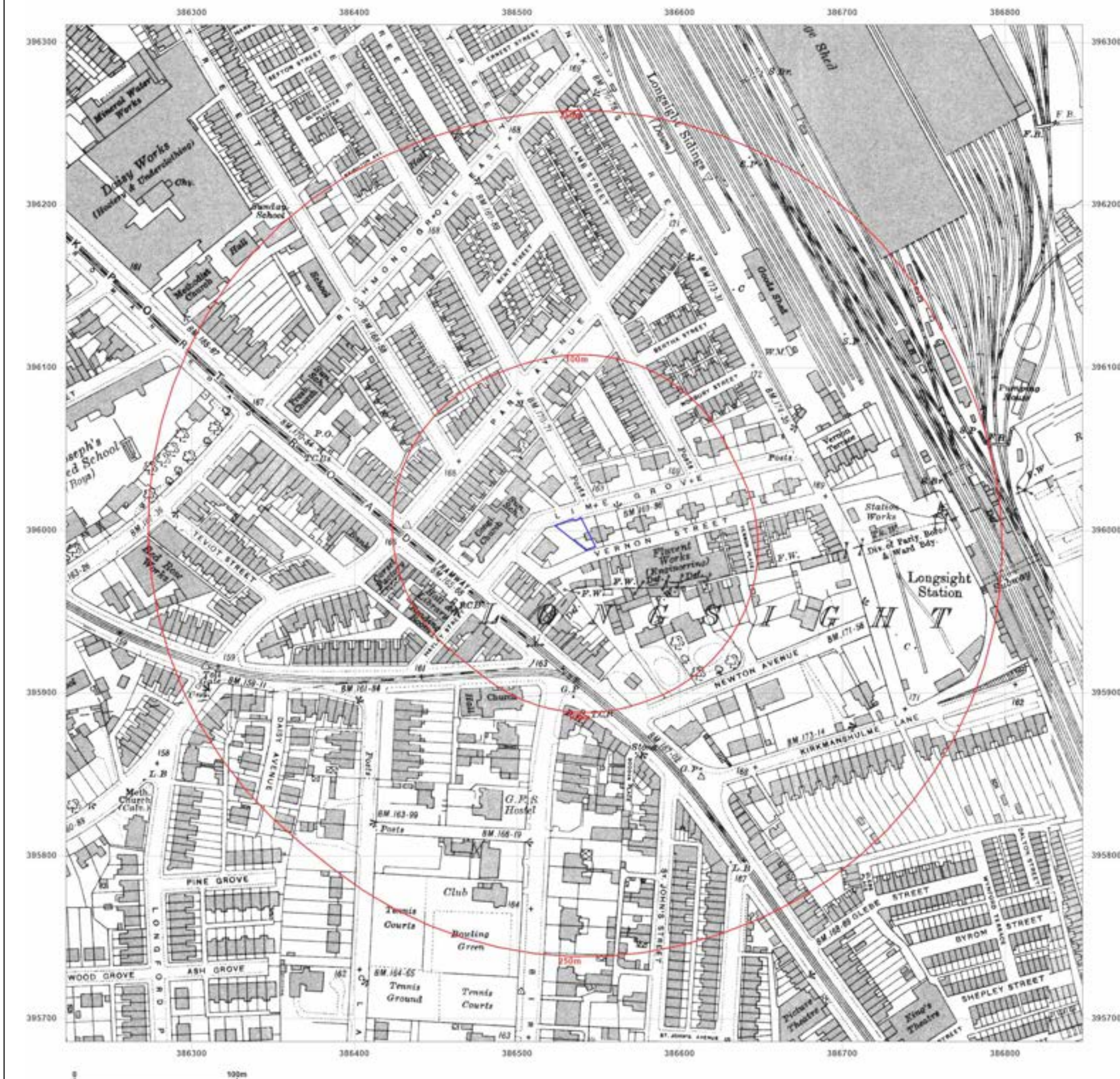


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Report Ref: GS-9003883
Grid Ref: 386535, 395998

Map Name: National Grid

Map date: 1949-1950

Scale: 1:1,250

Printed at: 1:2,000



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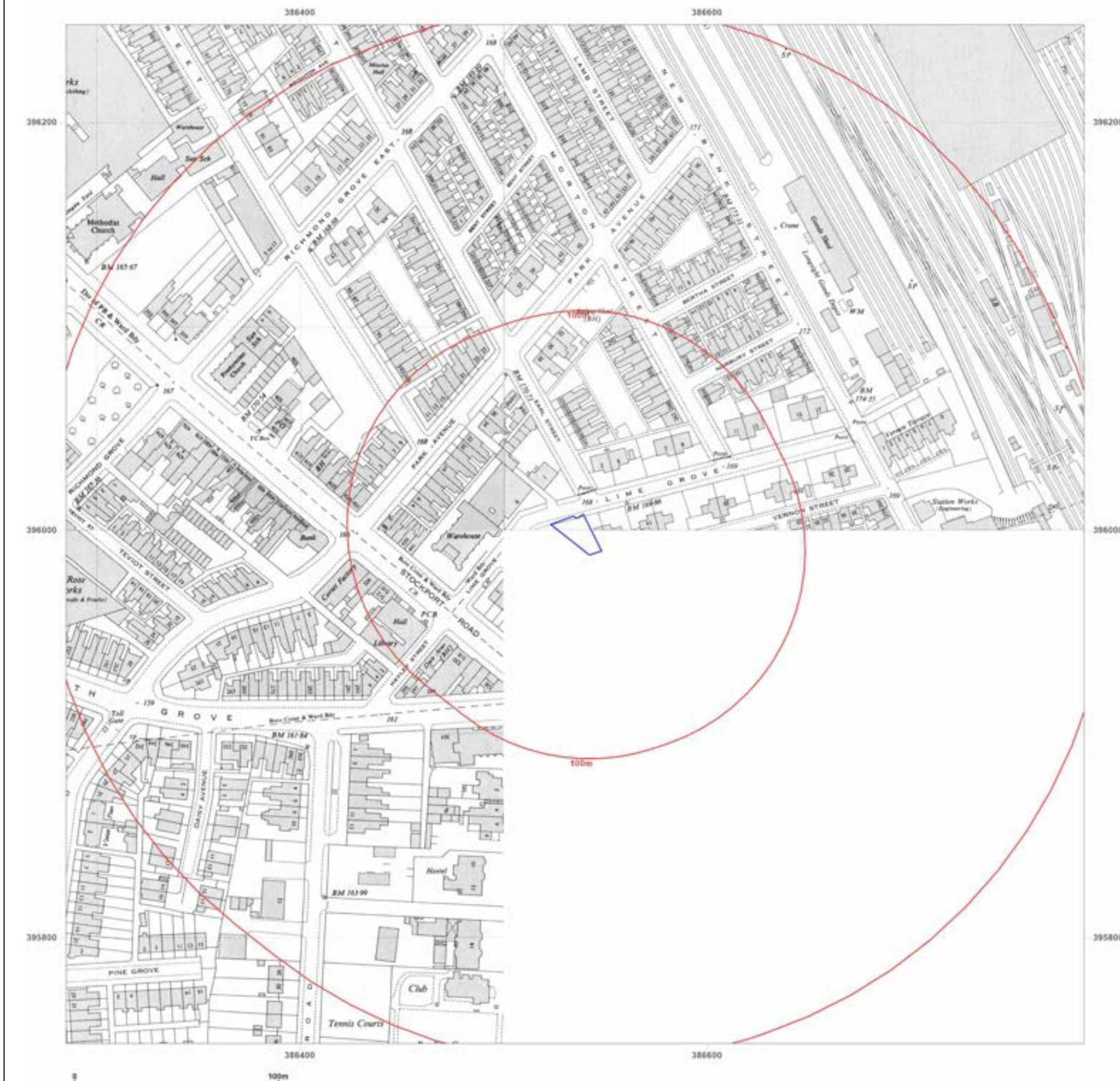


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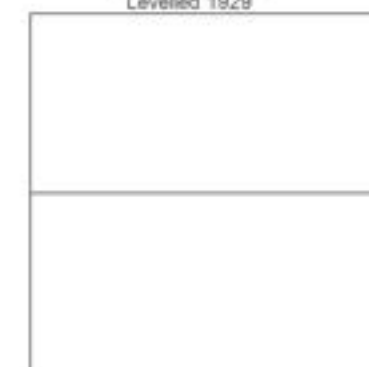
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Scale: 1:2,500

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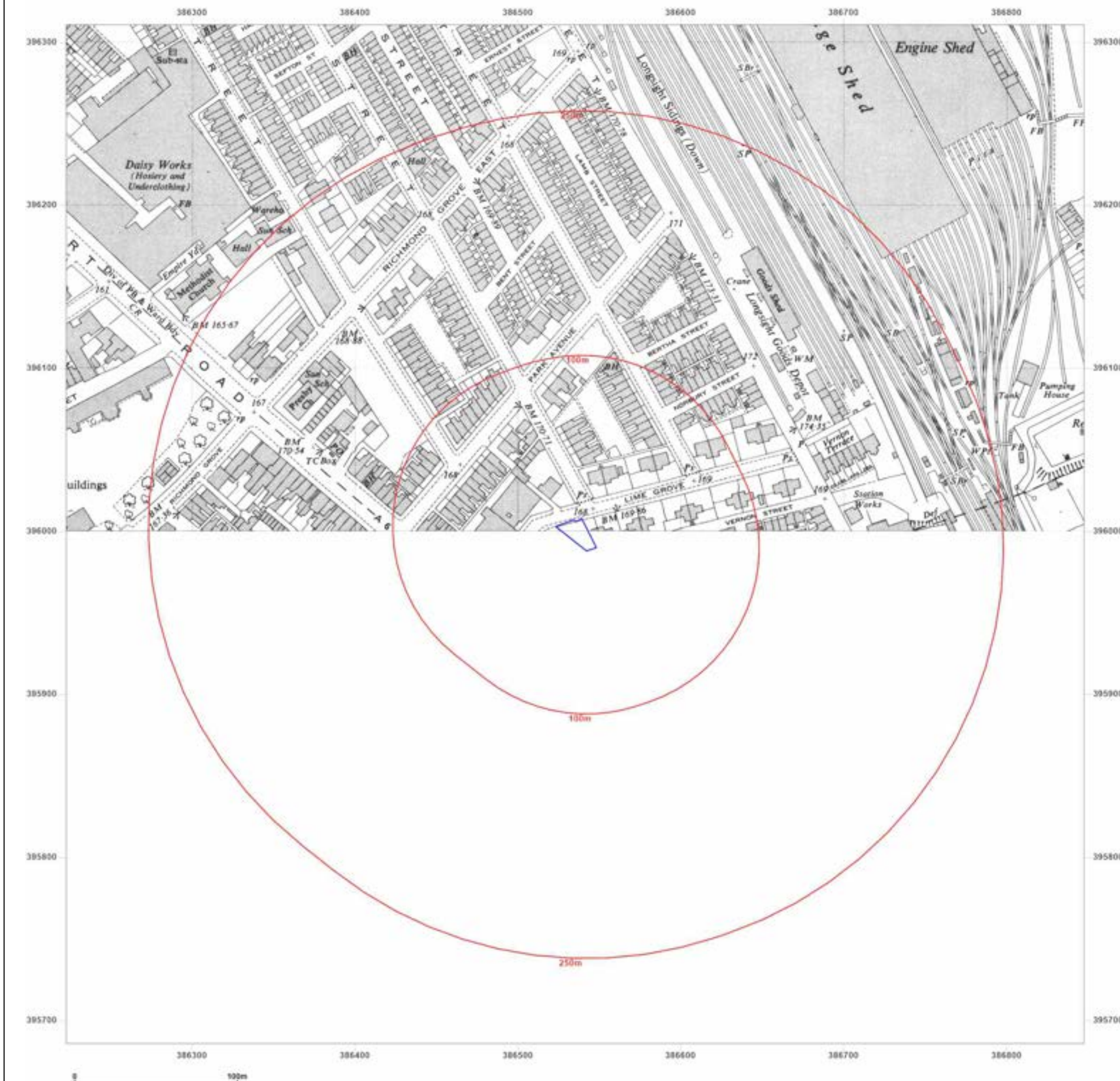


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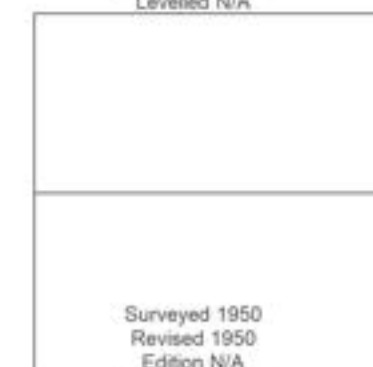
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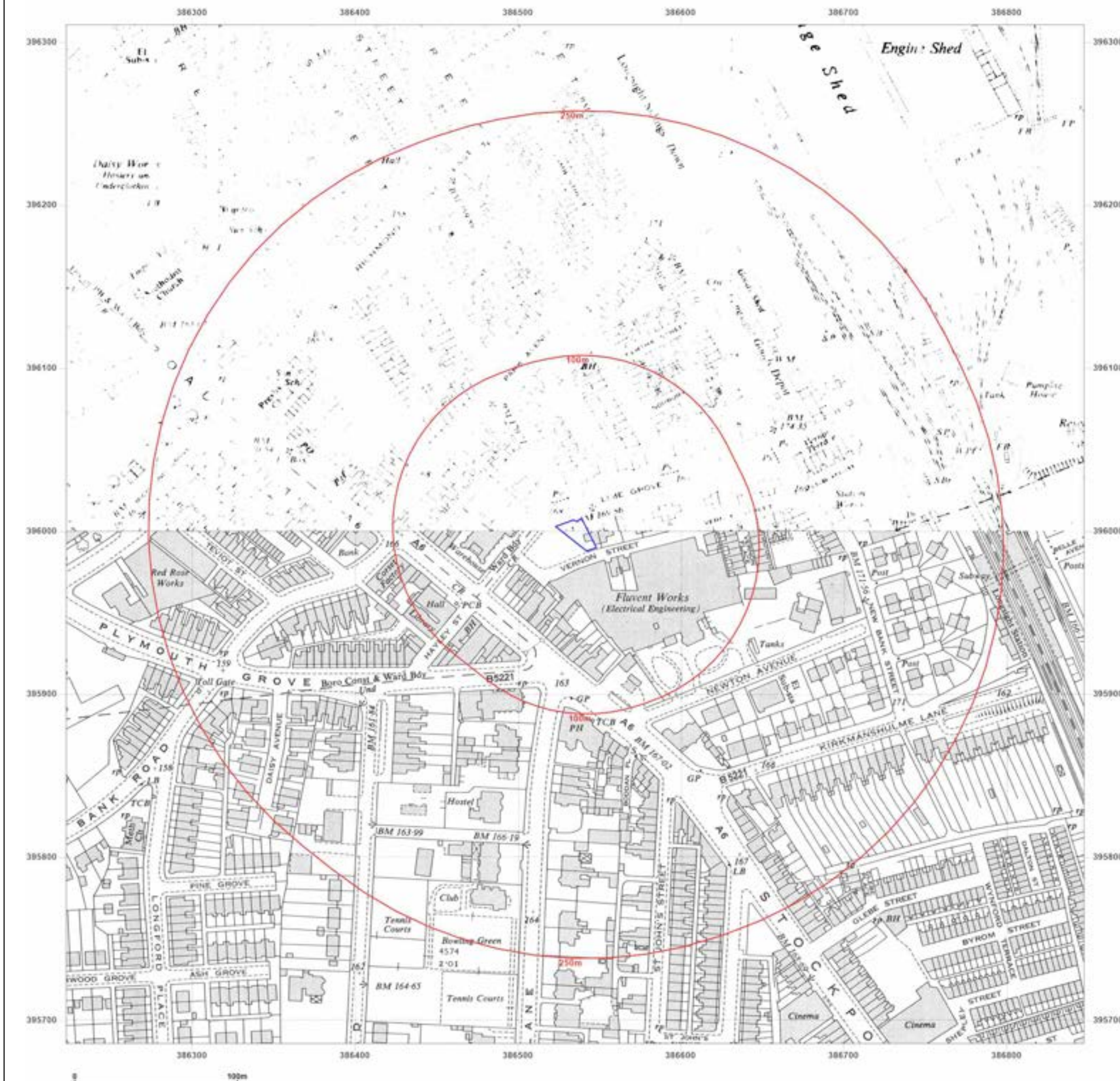


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Grid Ref: 386535, 395998

Map Name: National Grid

Map date: 1964

Scale: 1:2,500

Printed at: 1:2,500



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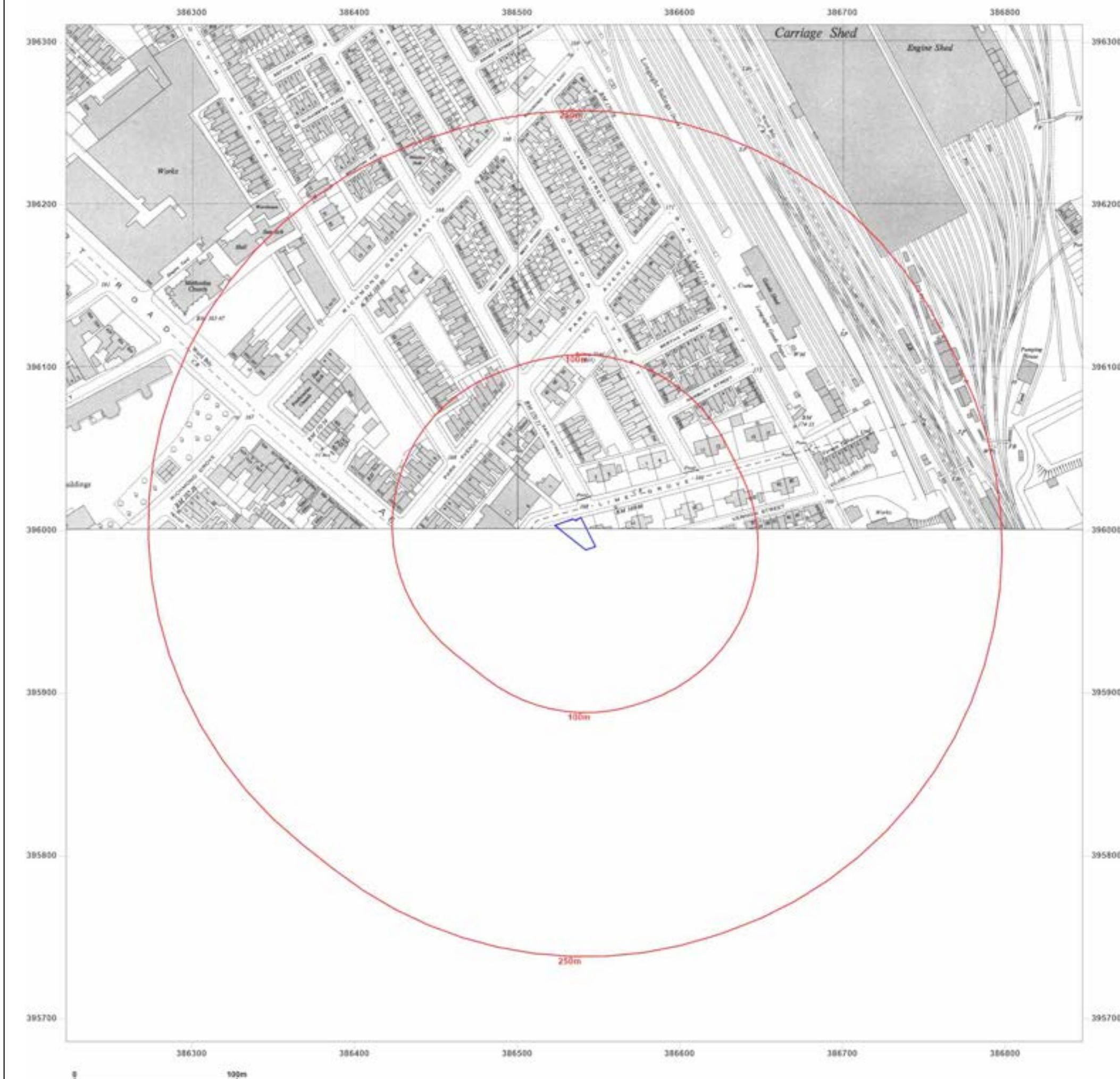


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Report Ref: GS-9003883
Grid Ref: 386535, 395998

Map Name: National Grid

Map date: 1972-1976

Scale: 1:1,250

Printed at: 1:2,000



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Report Ref: GS-9003883
Grid Ref: 386535, 395998

Map Name: National Grid

Map date: 1978-1979

Scale: 1:1,250

Printed at: 1:2,000



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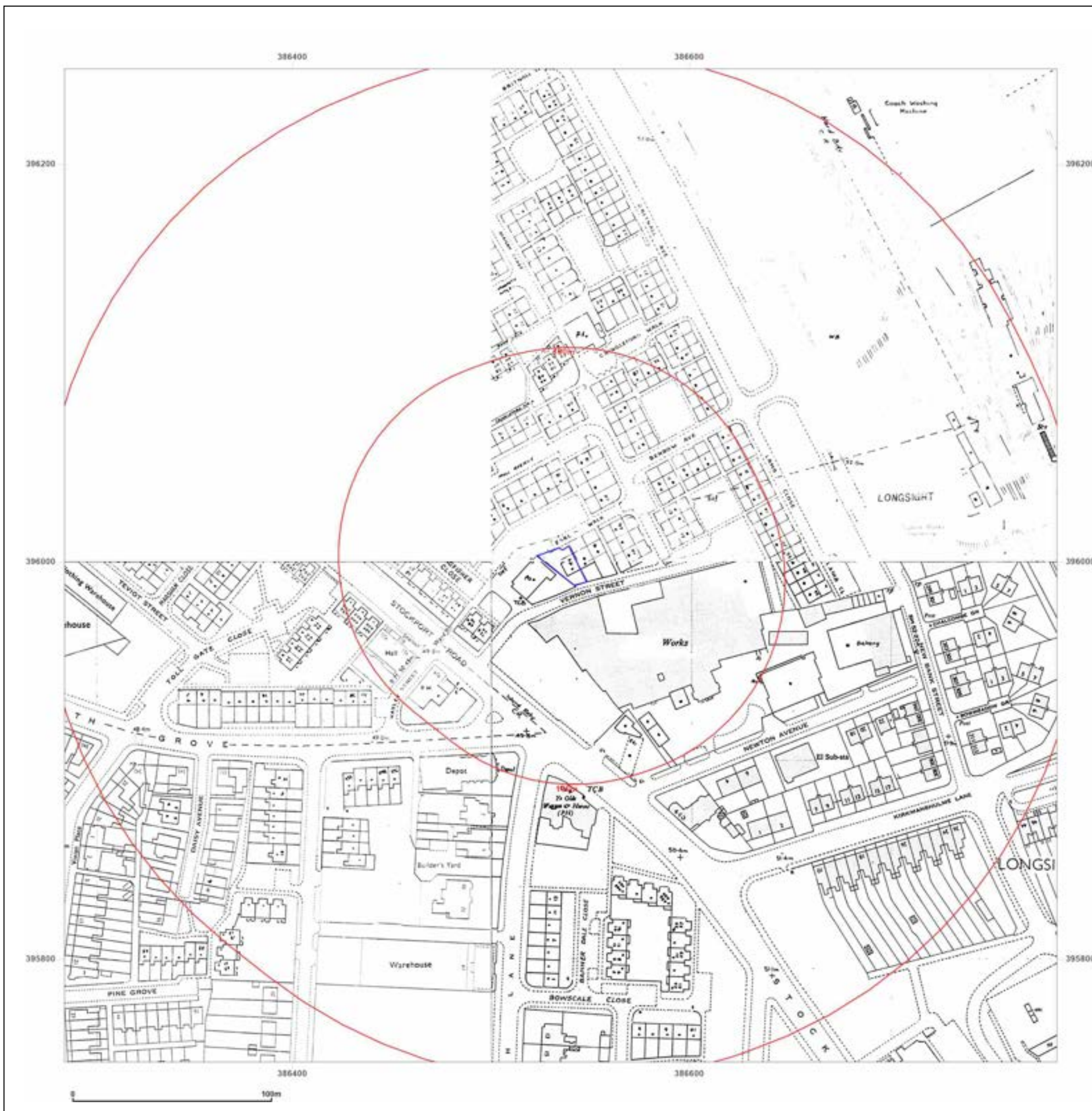


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Report Ref: GS-9003883
Grid Ref: 386535, 395998

Map Name: National Grid

Map date: 1981-1983

Scale: 1:1,250

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Report Ref: GS-9003883
Grid Ref: 386535, 395998

Map Name: National Grid

Map date: 1983-1988

Scale: 1:1,250

Printed at: 1:2,000



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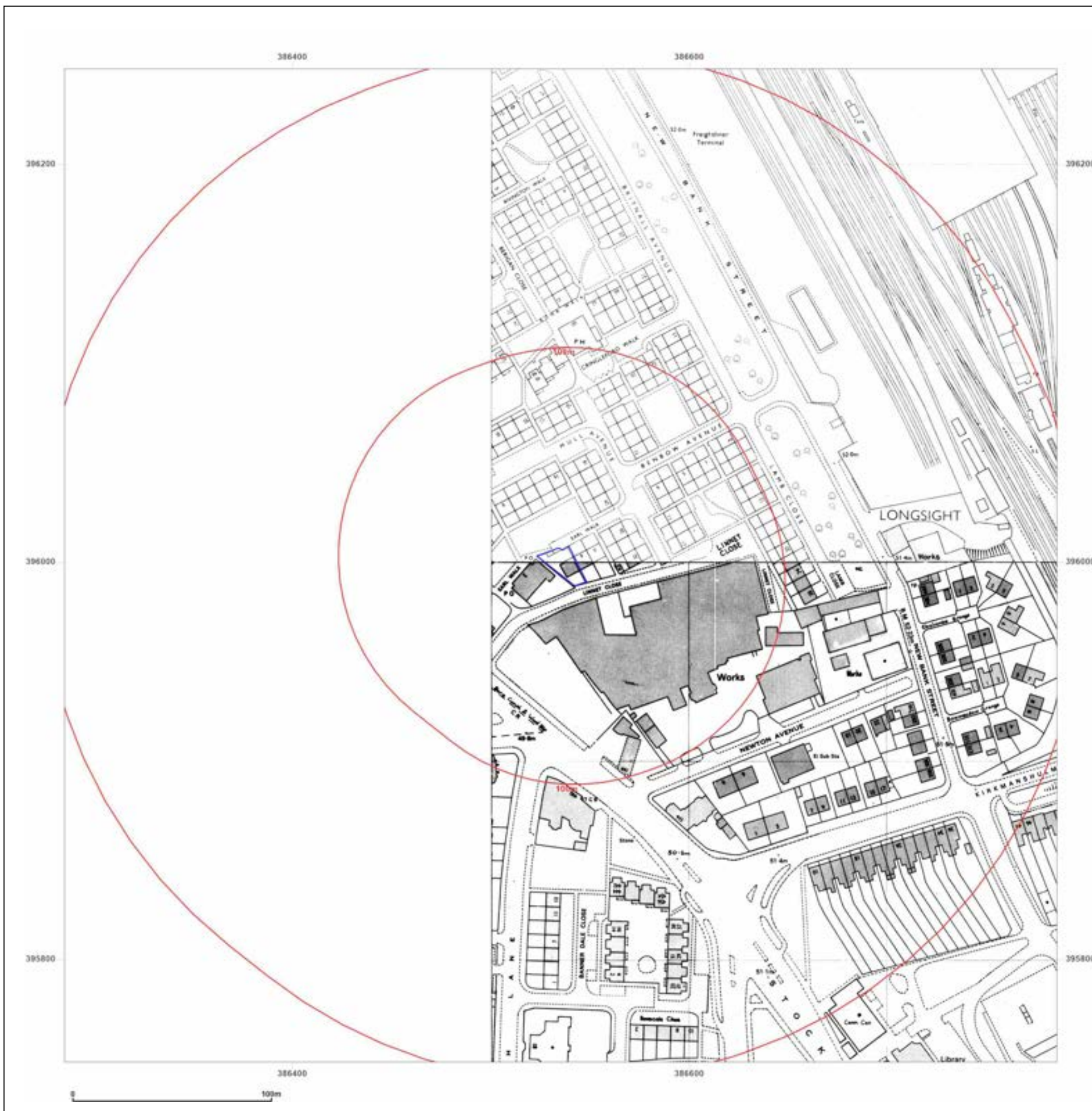


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Report Ref: GS-9003883
Grid Ref: 386535, 395998

Map Name: National Grid

Map date: 1991

Scale: 1:1,250

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M12 4PX

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Report Ref: GS-9003883
Grid Ref: 386535, 395998

Map Name: National Grid

Map date: 1991-1992

Scale: 1:1,250

Printed at: 1:2,000



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Surveyed 1992
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Site Details:

6, EARL WALK, MANCHESTER,
M12 4PX

Client Ref: Land_Adjacent_To_6_Earl_Walk
Report Ref: GS-9003883
Grid Ref: 386535, 395998

Map Name: National Grid

Map date: 1991-1993

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1992
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Surveyed 1964
Revised 1991
Edition N/A
Copyright 1991
Levelled 1964

Surveyed 1964
Revised 1992
Edition N/A
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Surveyed 1993
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Site Details:

6, EARL WALK, MANCHESTER,
M12 4PX

Client Ref: Land_Adjacent_To_6_Earl_Walk
Report Ref: GS-9003883
Grid Ref: 386535, 395998

Map Name: National Grid

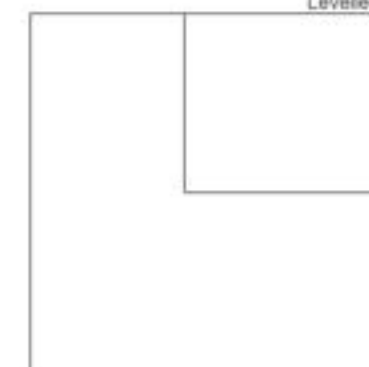
Map date: 1994

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1994
Revised 1994
Edition N/A
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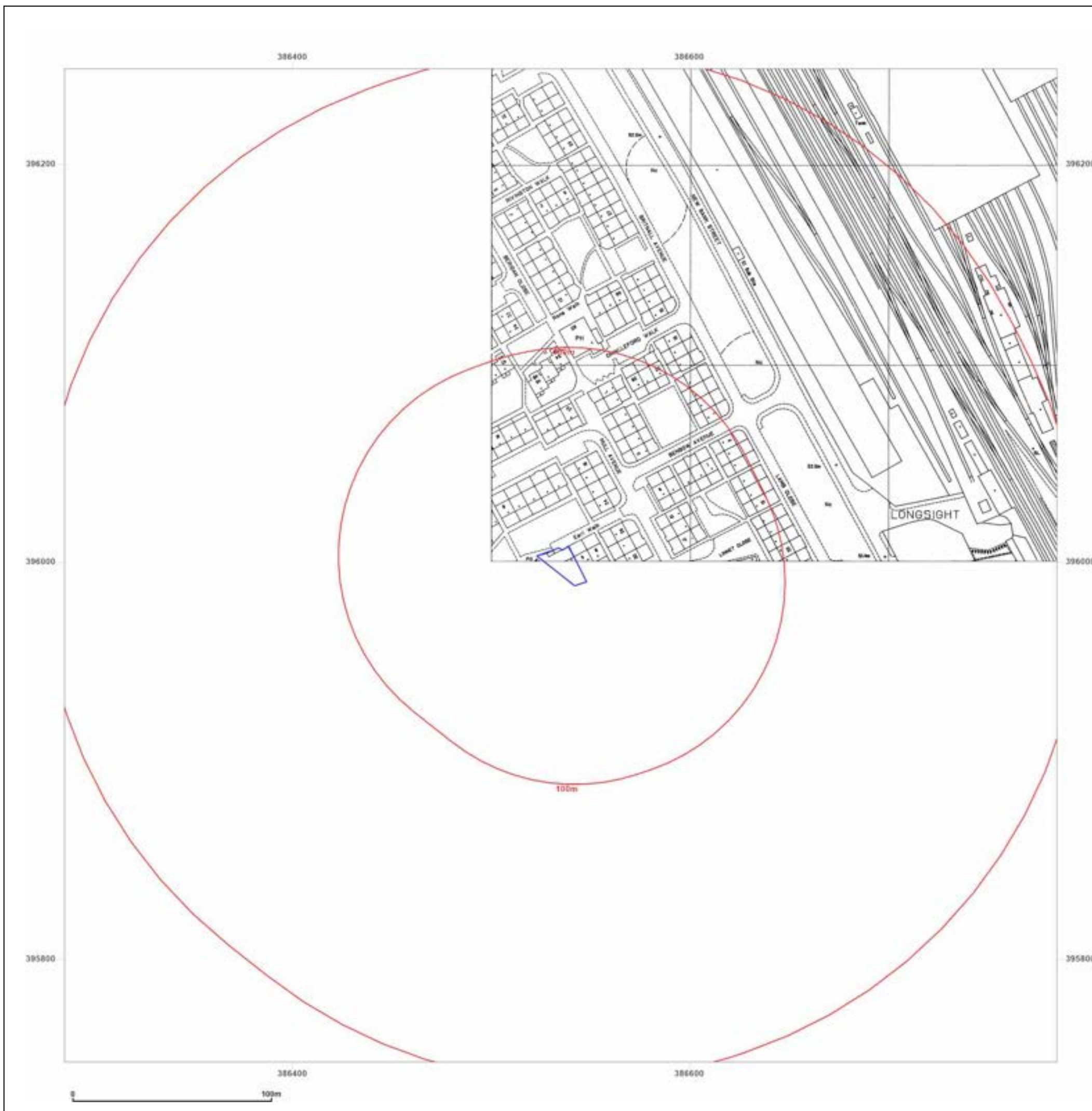


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Site Details:

6, EARL WALK, MANCHESTER,
M12 4PX

Client Ref: Land_Adjacent_To_6_Earl_Walk
Report Ref: GS-9003883
Grid Ref: 386535, 395998

Map Name: National Grid

Map date: 1992-1995

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1992 Revised 1992 Edition N/A Copyright 1992 Levelled N/A		Surveyed 1993 Revised 1993 Edition N/A Copyright 1993 Levelled N/A
Surveyed 1995 Revised 1995 Edition N/A Copyright 1995 Levelled N/A		

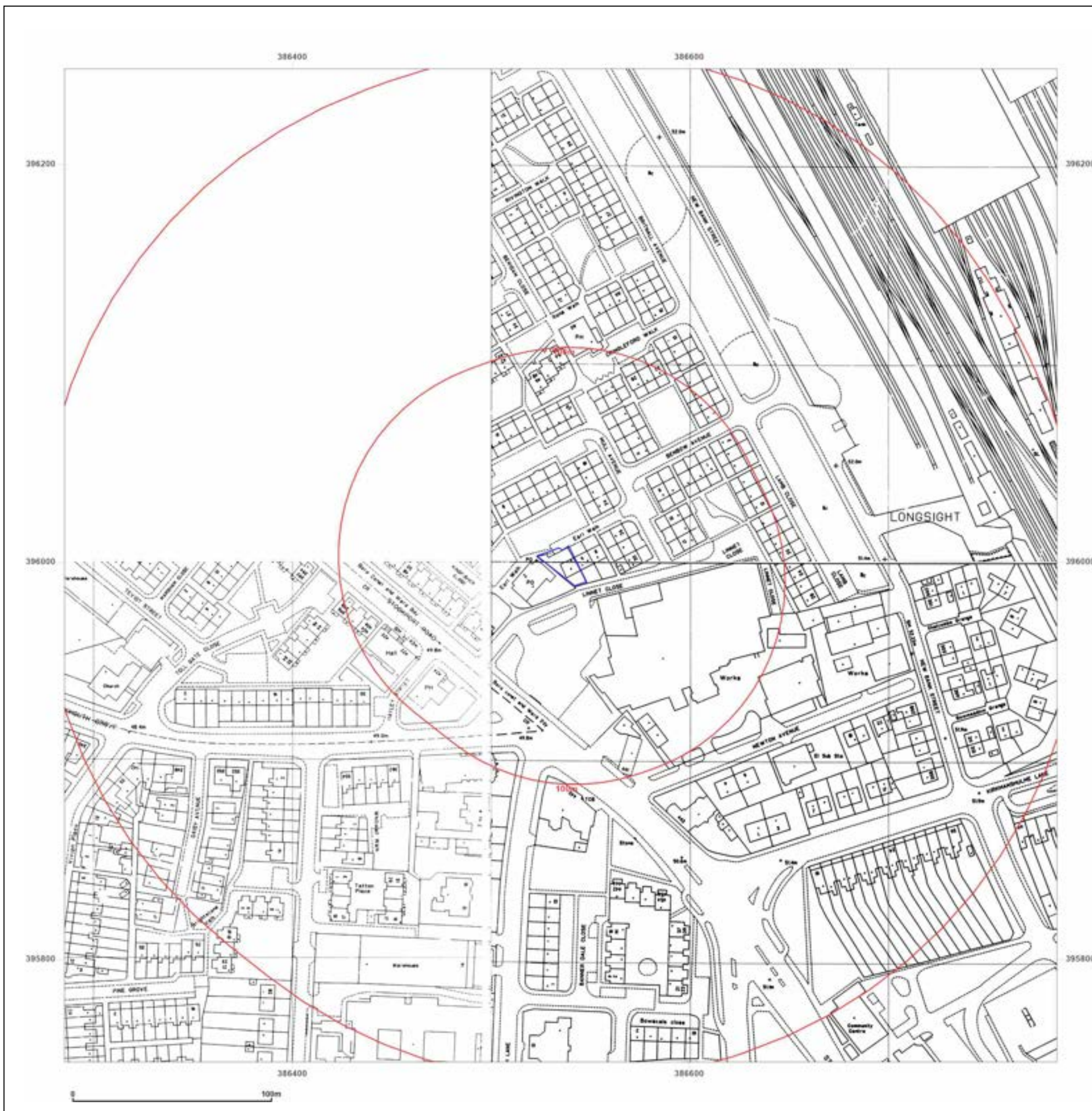


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Site Details:

6, EARL WALK, MANCHESTER,
M12 4PX

Client Ref: Land_Adjacent_To_6_Earl_Walk
Report Ref: GS-9003883
Grid Ref: 386535, 395998

Map Name: National Grid

Map date: 1994-1995

Scale: 1:1,250

Printed at: 1:2,000



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Edition N/A
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Site Details:

6, EARL WALK, MANCHESTER,
M12 4PX

Client Ref: Land_Adjacent_To_6_Earl_Walk
Report Ref: GS-9003883
Grid Ref: 386535, 395998

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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Site Details:

6, EARL WALK, MANCHESTER,
M12 4PX

Client Ref: Land_Adjacent_To_6_Earl_Walk
Report Ref: GS-9003883
Grid Ref: 386535, 395998

Map Name: County Series

Map date: 1848-1849

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1845
Revised N/A
Edition 1848
Copyright N/A
Levelled N/A

Surveyed 1845
Revised 1849
Edition 1849
Copyright N/A
Levelled N/A

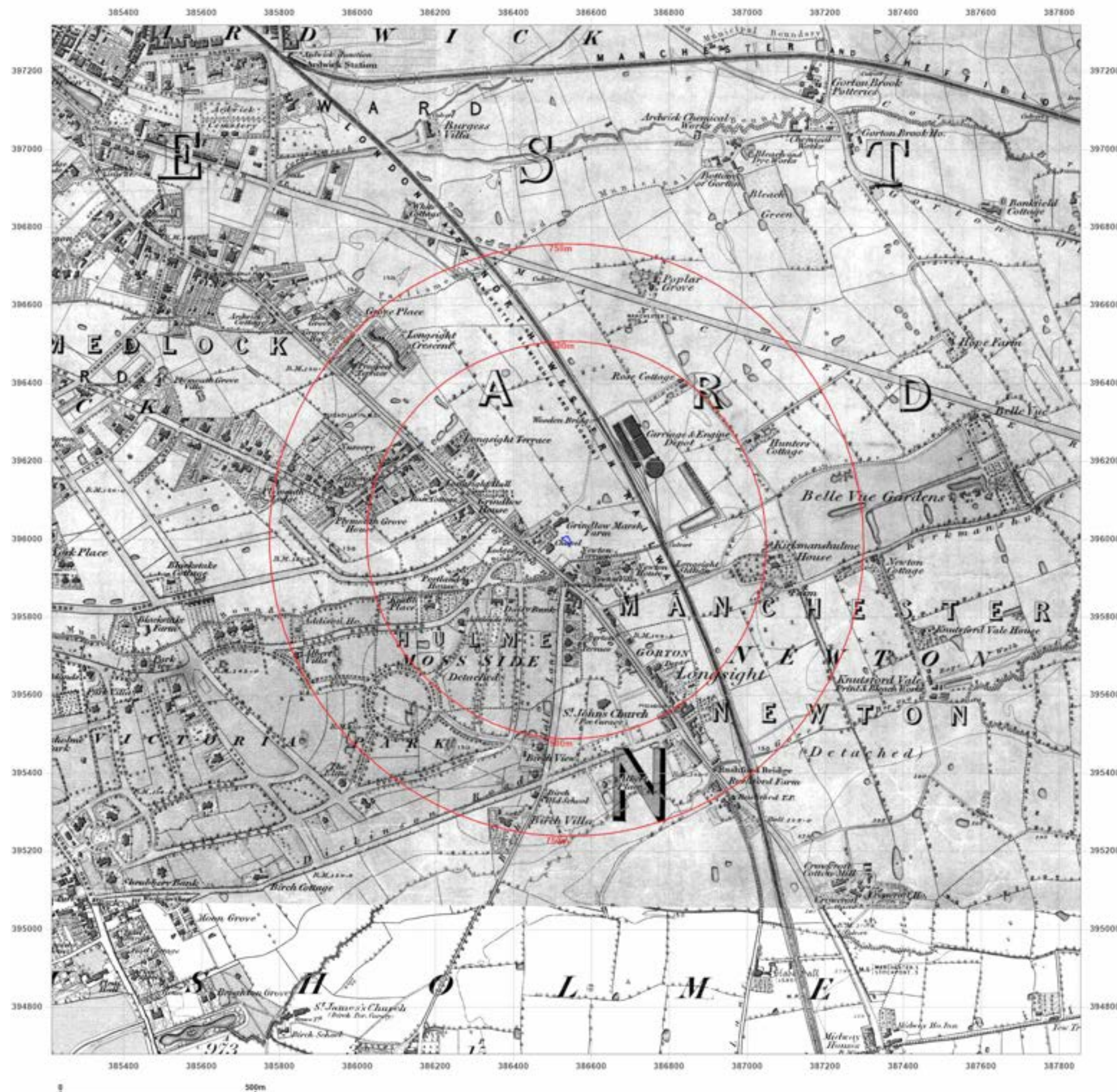


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Site Details:

6, EARL WALK, MANCHESTER,
M12 4PX

Client Ref: Land_Adjacent_To_6_Earl_Walk
Report Ref: GS-9003883
Grid Ref: 386535, 395998

Map Name: County Series

Map date: 1890-1892

Scale: 1:10,560

Printed at: 1:10,560



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Edition 1890
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Surveyed 1892
Revised 1892
Edition 1892
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Site Details:

6, EARL WALK, MANCHESTER,
M12 4PX

Client Ref: Land_Adjacent_To_6_Earl_Walk
Report Ref: GS-9003883
Grid Ref: 386535, 395998

Map Name: County Series

Map date: 1905

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1905
Edition 1905
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Surveyed 1892
Revised 1905
Edition 1905
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Site Details:

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M12 4PX

Client Ref: Land_Adjacent_To_6_Earl_Walk
Report Ref: GS-9003883
Grid Ref: 386535, 395998

Map Name: County Series

Map date: 1923

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1915
Edition 1923
Copyright N/A
Levelled 1915

Surveyed 1844
Revised 1916
Edition 1923
Copyright N/A
Levelled 1915

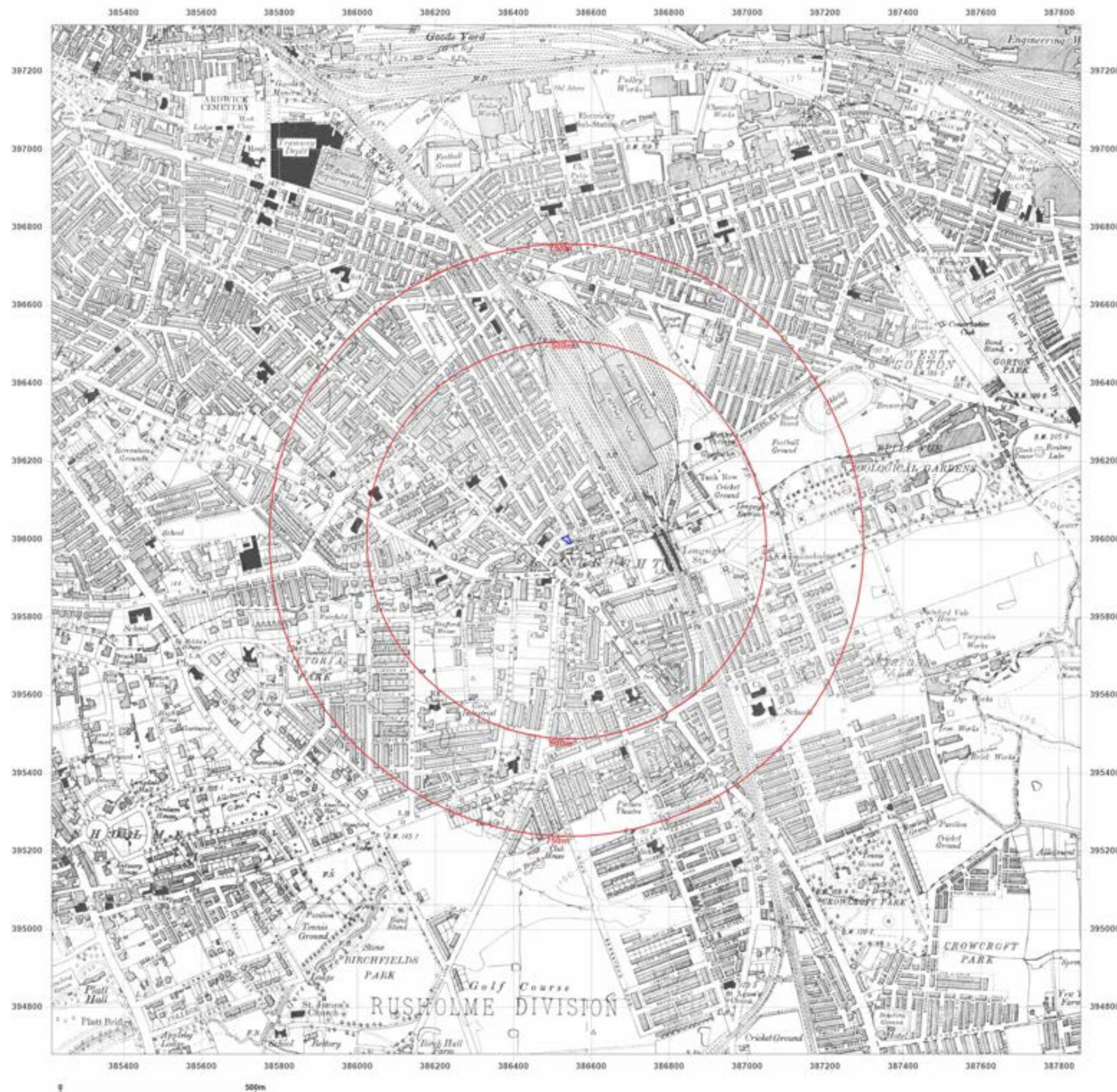


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Site Details:

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M12 4PX

Client Ref: Land_Adjacent_To_6_Earl_Walk
Report Ref: GS-9003883
Grid Ref: 386535, 395998

Map Name: County Series

Map date: 1923

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1916
Edition 1923
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Surveyed 1844
Revised 1916
Edition 1923
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Site Details:

6, EARL WALK, MANCHESTER,
M12 4PX

Client Ref: Land_Adjacent_To_6_Earl_Walk
Report Ref: GS-9003883
Grid Ref: 386535, 395998

Map Name: County Series

Map date: 1934

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1934
Edition 1934
Copyright N/A
Levelled 1927

Surveyed 1844
Revised 1934
Edition 1934
Copyright N/A
Levelled 1927

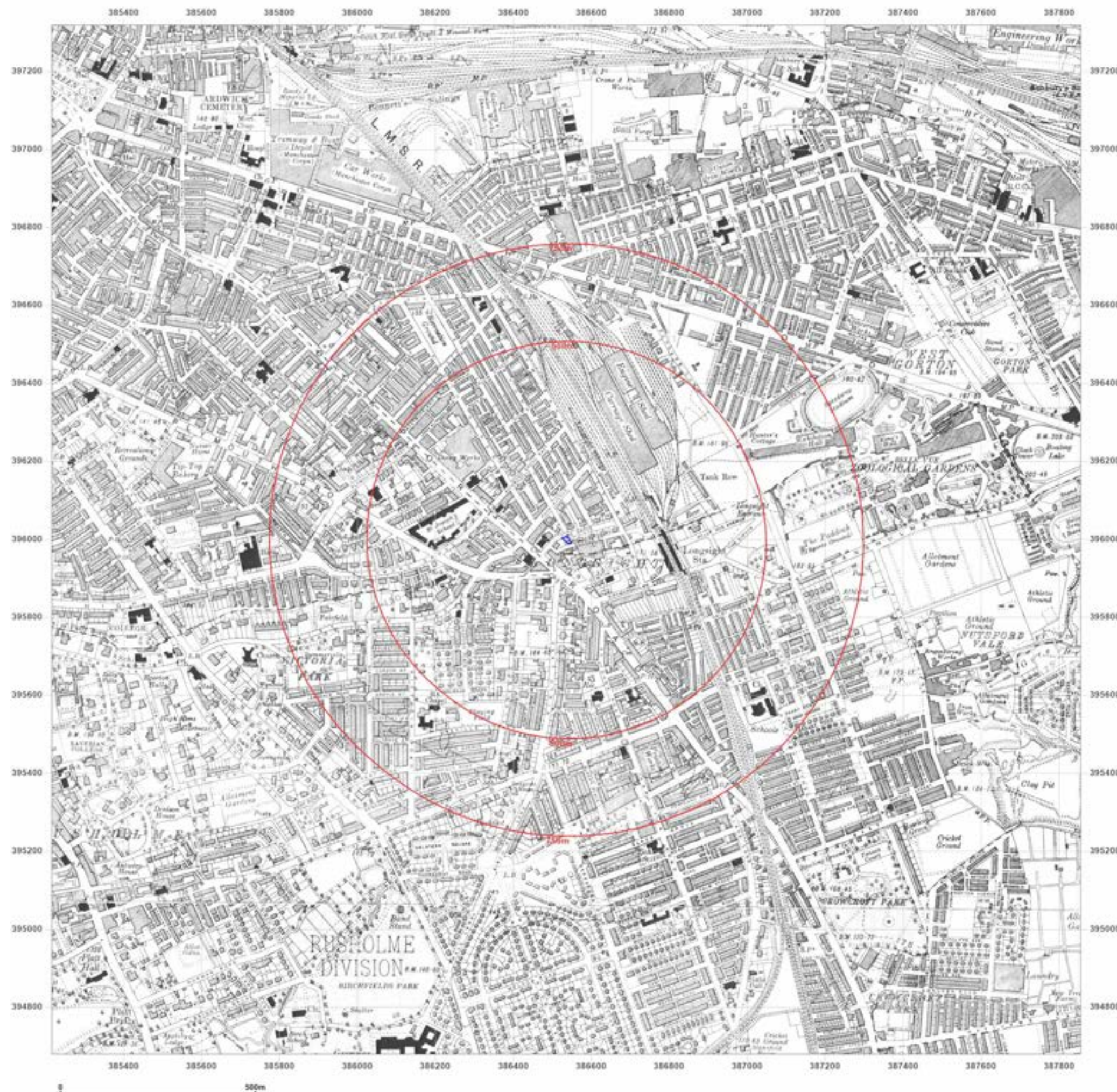


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Site Details:

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M12 4PX

Client Ref: Land_Adjacent_To_6_Earl_Walk
Report Ref: GS-9003883
Grid Ref: 386535, 395998

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



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Surveyed 1844
Revised 1938
Edition 1938
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Site Details:

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M12 4PX

Client Ref: Land_Adjacent_To_6_Earl_Walk
Report Ref: GS-9003883
Grid Ref: 386535, 395998

Map Name: Provisional

Map date: 1955-1956

Scale: 1:10,560

Printed at: 1:10,560



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



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

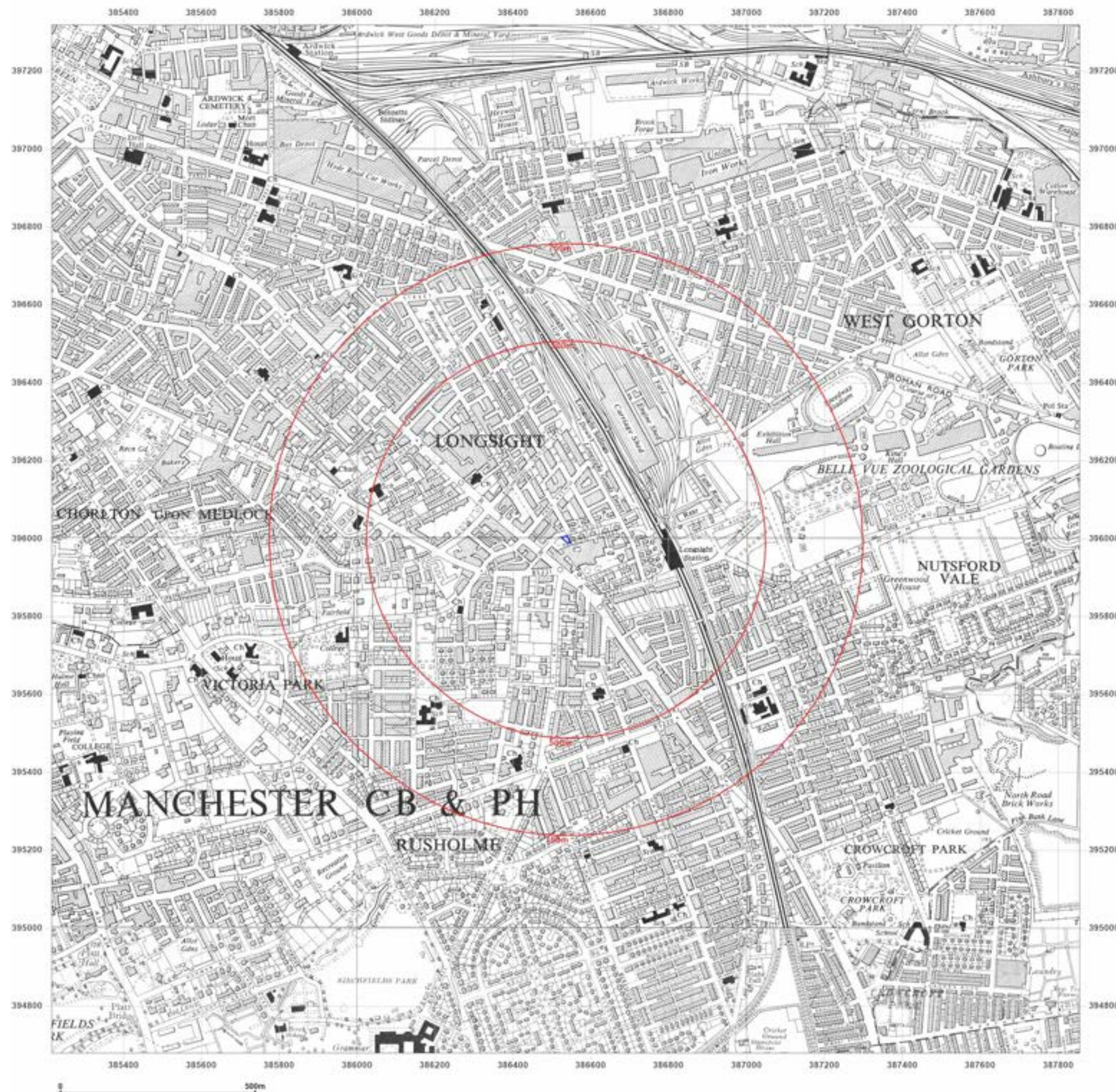


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Site Details:

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M12 4PX

Client Ref: Land_Adjacent_To_6_Earl_Walk
Report Ref: GS-9003883
Grid Ref: 386535, 395998

Map Name: Provisional

Map date: 1965-1968

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1968
Revised 1968
Edition N/A
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Surveyed 1965
Revised 1965
Edition N/A
Copyright 1965
Levelled N/A

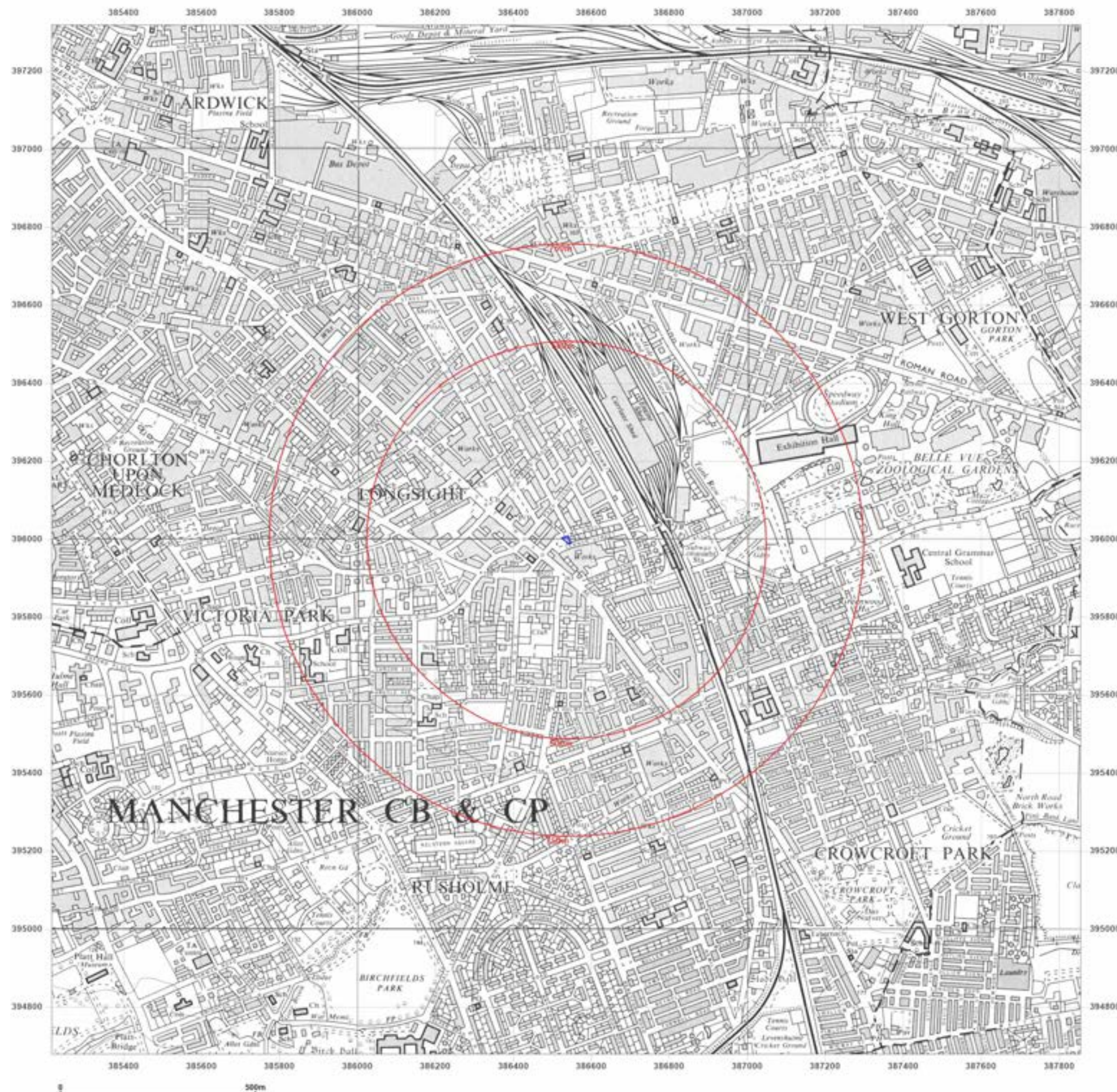


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Site Details:

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M12 4PX

Client Ref: Land_Adjacent_To_6_Earl_Walk
Report Ref: GS-9003883
Grid Ref: 386535, 395998

Map Name: National Grid

Map date: 1976-1981

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1976
Revised 1980
Edition N/A
Copyright 1981
Levelled 1976

Surveyed 1974
Revised 1975
Edition N/A
Copyright 1976
Levelled 1964

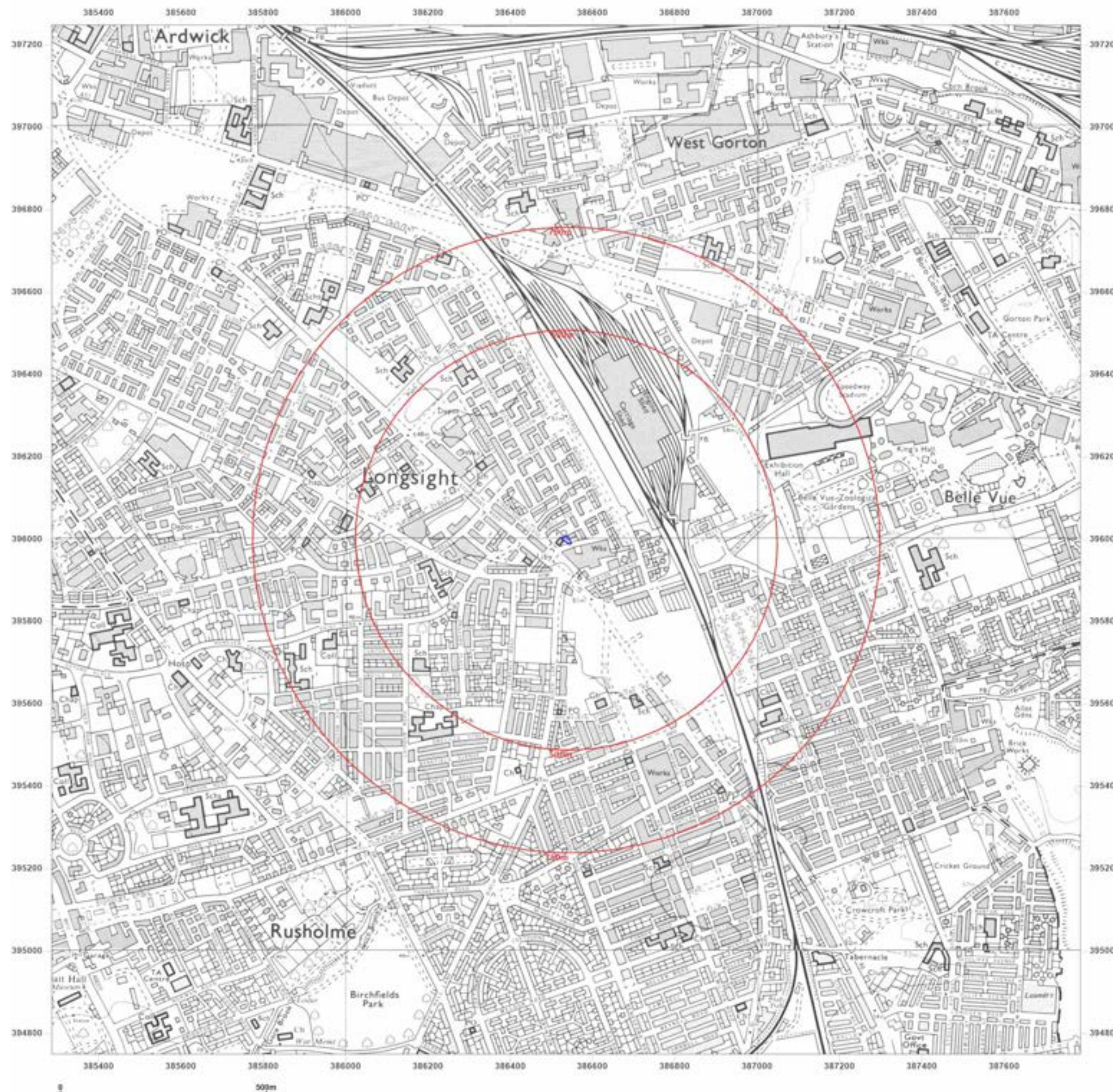


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Site Details:

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M12 4PX

Client Ref: Land_Adjacent_To_6_Earl_Walk
Report Ref: GS-9003883
Grid Ref: 386535, 395998

Map Name: National Grid

Map date: 1983-1985

Scale: 1:10,000

Printed at: 1:10,000



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

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

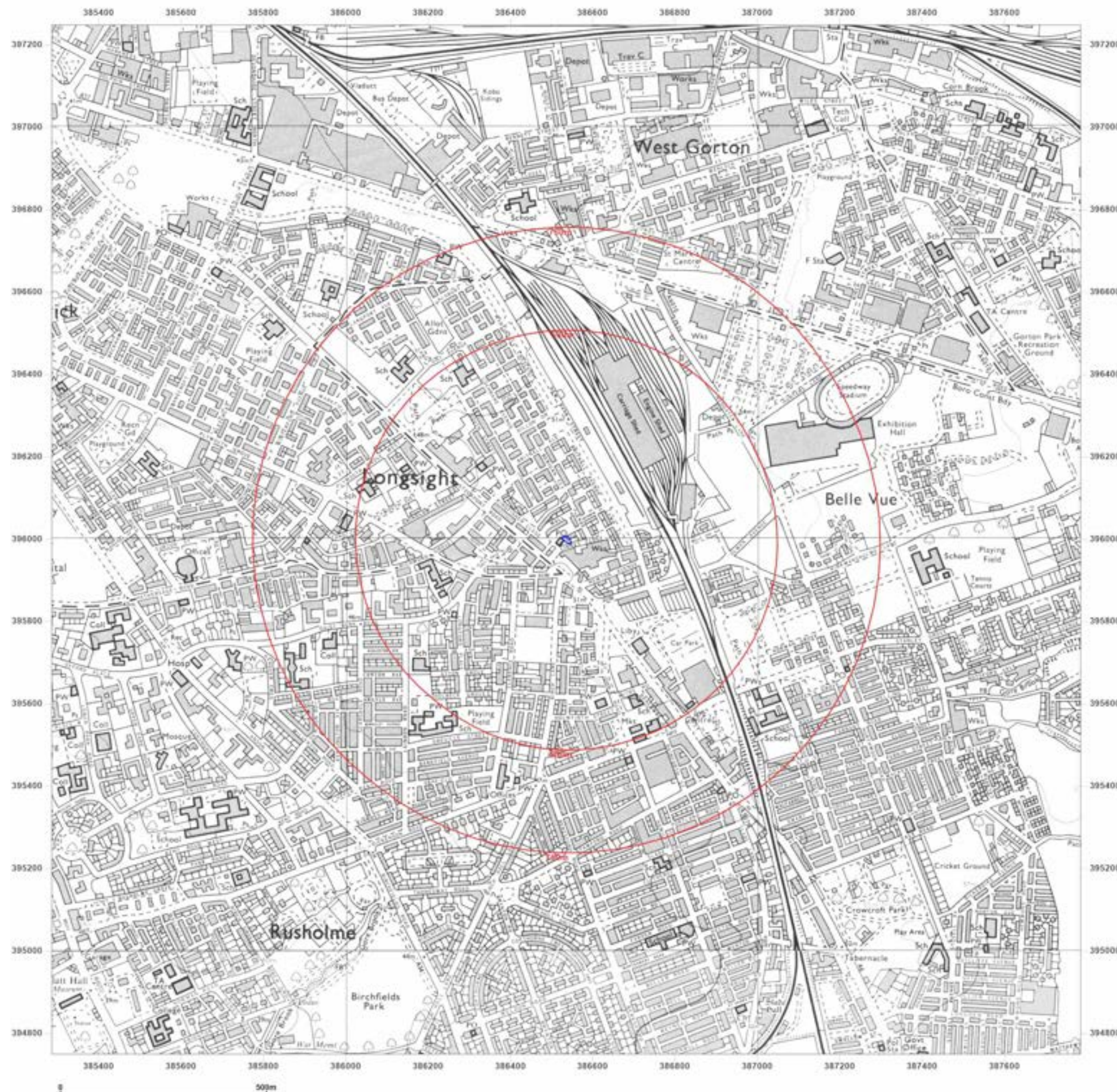


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Site Details:

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M12 4PX

Client Ref: Land_Adjacent_To_6_Earl_Walk
Report Ref: GS-9003883
Grid Ref: 386535, 395998

Map Name: National Grid

Map date: 1989-1991

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1985
Revised 1991
Edition N/A
Copyright 1991
Levelled 1981

Surveyed 1988
Revised 1989
Edition N/A
Copyright 1989
Levelled 1981

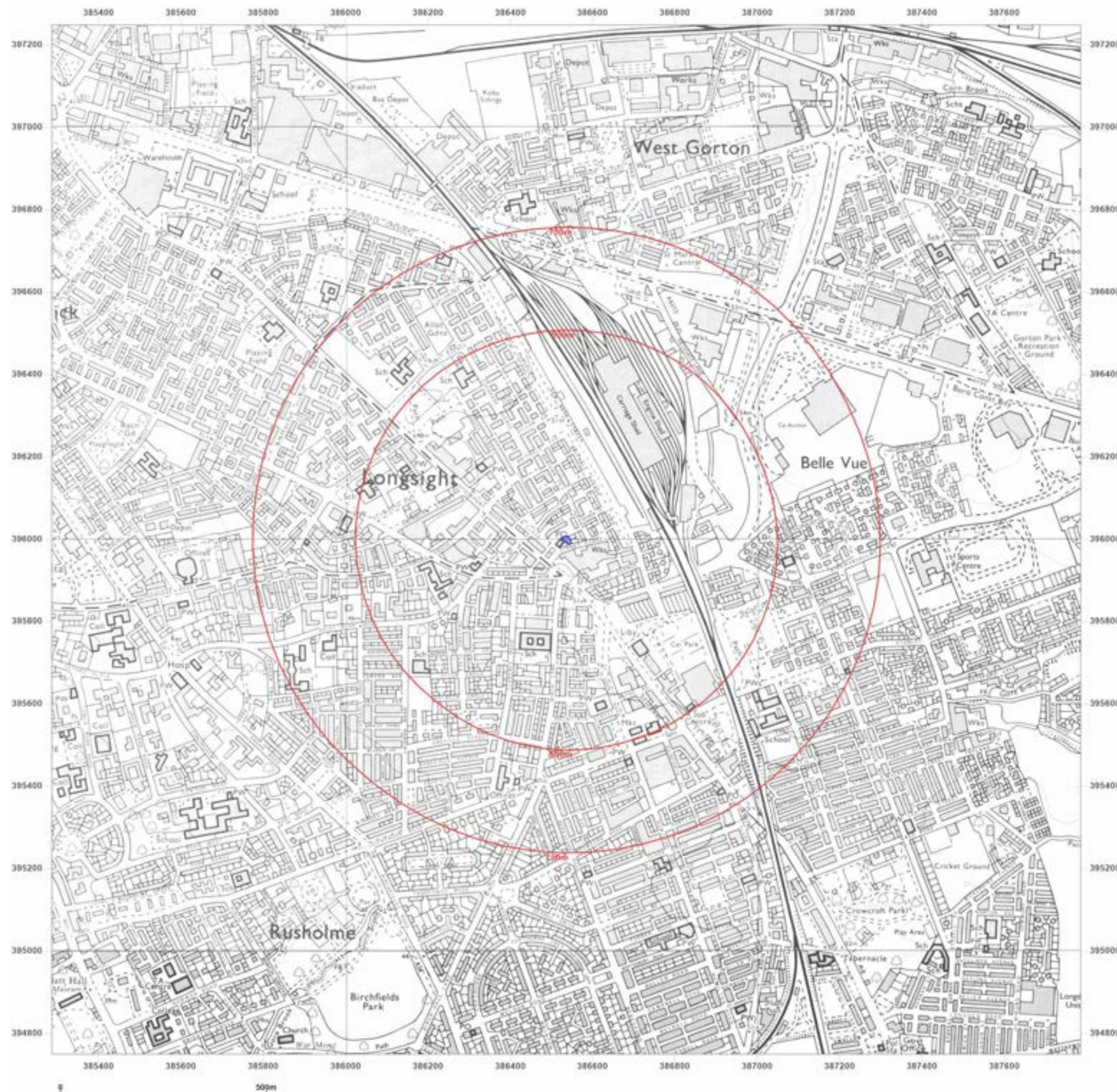


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Site Details:

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M12 4PX

Client Ref: Land_Adjacent_To_6_Earl_Walk
Report Ref: GS-9003883
Grid Ref: 386535, 395998

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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Site Details:

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M12 4PX

Client Ref: Land_Adjacent_To_6_Earl_Walk
Report Ref: GS-9003883
Grid Ref: 386535, 395998

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



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Site Details:

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M12 4PX

Client Ref: Land_Adjacent_To_6_Earl_Walk
Report Ref: GS-9003883
Grid Ref: 386535, 395998

Map Name: National Grid

Map date: 2022

Scale: 1:10,000

Printed at: 1:10,000

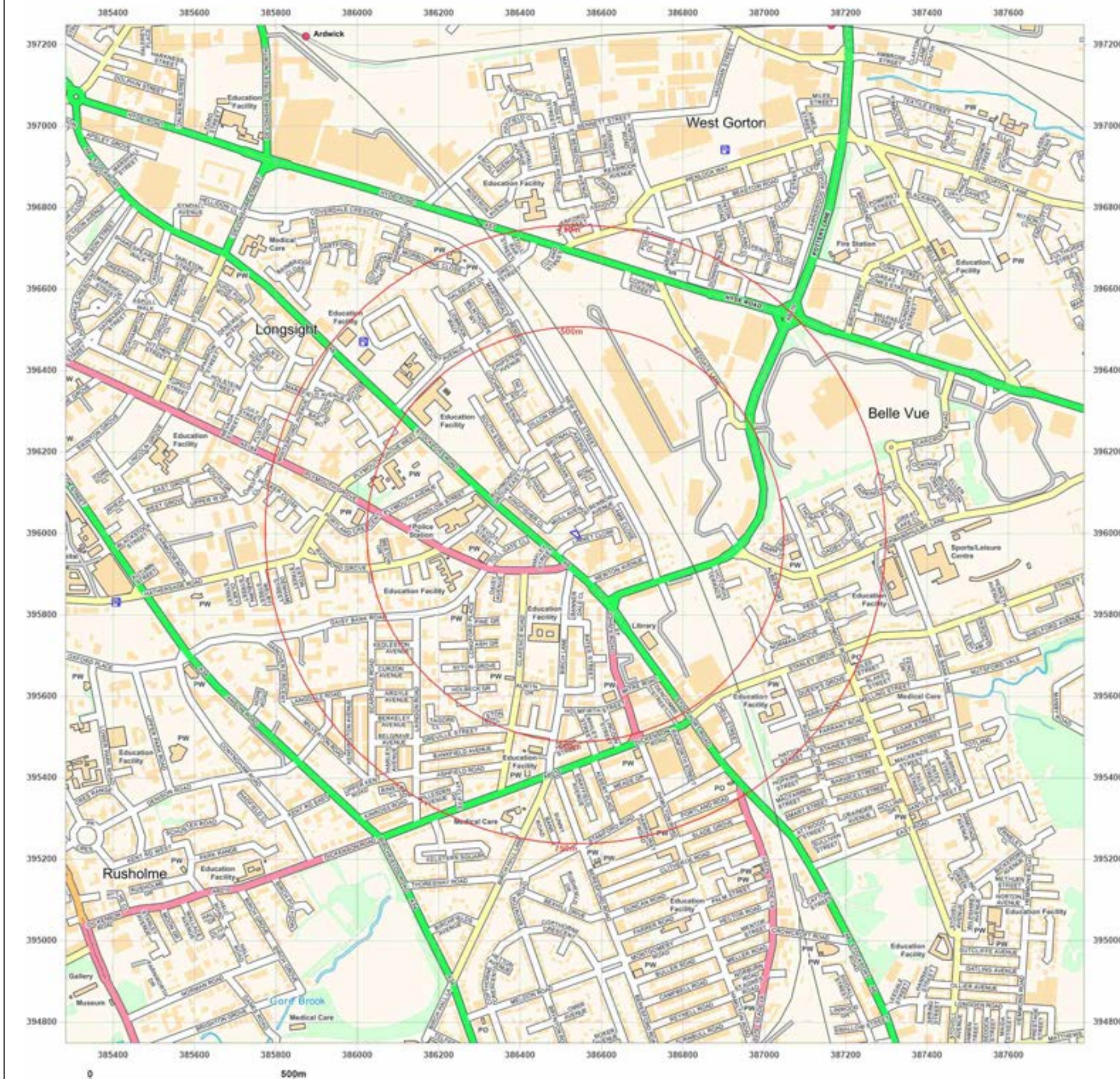


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APPENDIX D – LIMITATIONS

This report was prepared by Adeptus (registered in England: 05908395) for the use of the client, named on page 1. The report has been prepared specifically on the basis of the end use as defined by the client. Any change of end use would necessitate review of this report and its findings. Use of or reliance on this report by any third party is not permitted without our express written agreement, and where this is given, will be subject to our terms and conditions.

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

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

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