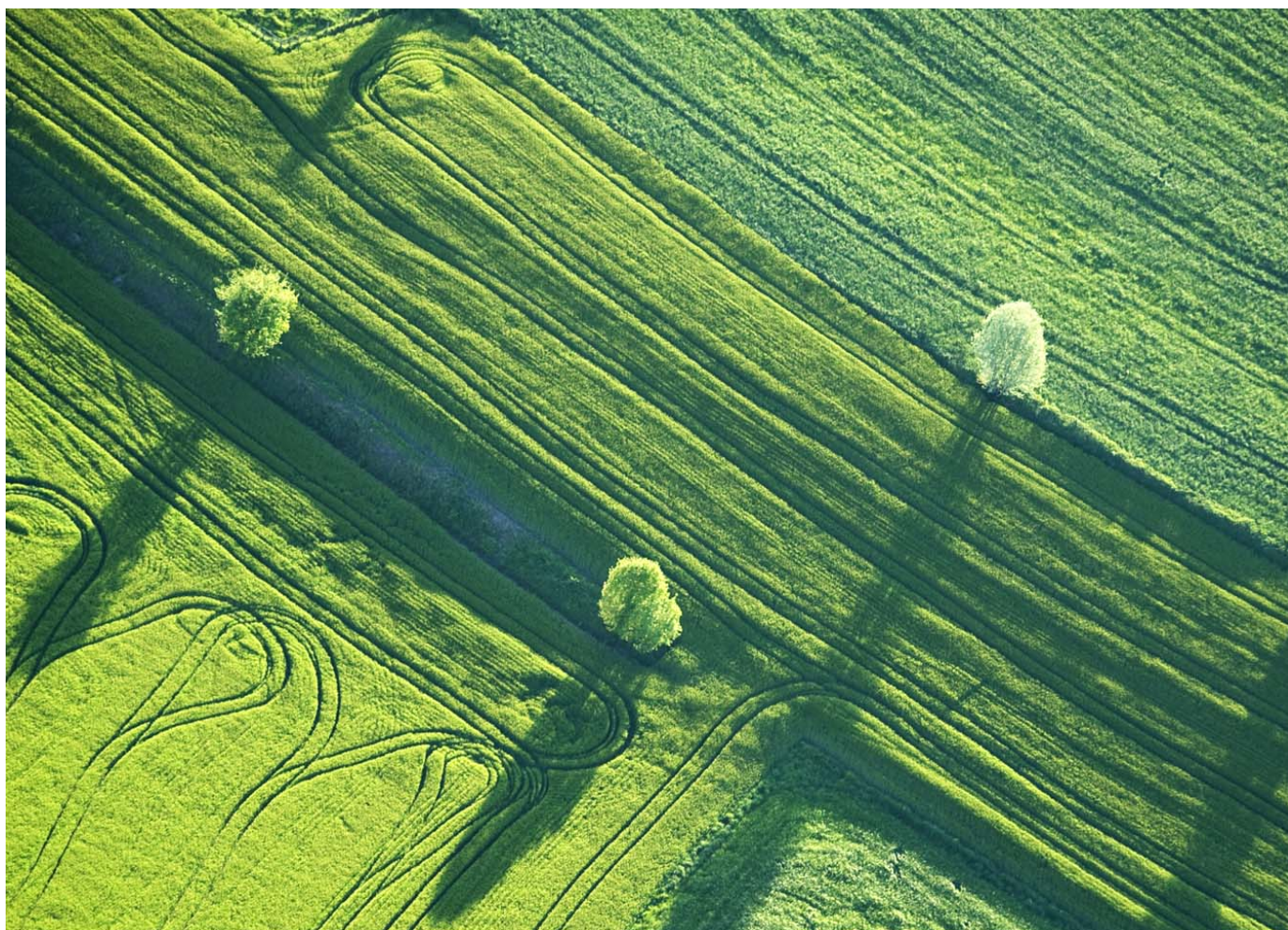




Meinhardt (UK Ltd)

St Gabriel's Development, Manchester

Preliminary Risk Assessment

11671 R01 (01)

RSK GENERAL NOTES

Project No.: 11671 R01 (01)

Title: Preliminary Risk Assessment : St Gabriel's Development, Manchester

Client: Meinhardt (UK Ltd)

Date: 11 February 2022

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Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

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EXECUTIVE SUMMARY

Commissioning and purpose of assessment	RSK Environment Limited (RSK) was commissioned by Meinhardt (UK Ltd) to carry out a Phase 1 Preliminary Risk Assessment (PRA) of the land at St Gabriel's Development, Oxford Place, Manchester, M14 5TG, grid reference 385220, 395750. The overall aim of the project was to assess land contamination sources and geotechnical constraints to the proposed development.
DESK-BASED ASSESSMENT	
Site description and proposed development	The site currently comprises three vacant buildings referred to as St Gabriel's Chapel, Woodthorpe Hall and St David's Hall, occupies an area of approximately 0.77 hectares and is being considered for development for residential use.
History of site and surrounding area	The site comprised agricultural fields in earliest available maps dated from 1848, with an open channel located in the northern section of the site. By 1893 several buildings occupied the site and the open channel was no longer shown and is assumed to have been culverted. By 1951 the site consisted of St Gabriel's Hall, Woodthorpe Hall and St David's Church which were extended and modified to their current configuration by 1999. Potential sources of contamination identified on-site comprise made ground and tank storage with a potential leak in the basement of the western building. Several potentially contaminative former and current activities have been identified in the surrounding area, including the former motor/garages (c. 10m west), former industrial works including a chimney (c. 10m to 30m west), former St Mary's hospital and laboratories (c. 100m north/ north west) and current Central Manchester University Hospital (c. 70m north).

Geology and environmental setting	The Site is underlain by Till (Devensian) over mudstone of the Manchester Marls Formation (east) and sandstone of the Chester Formation (south west) according to published geological data and previous site investigation data for the surrounding area. There is also likely to be made ground associated with former development. The site is within a coal mining reporting area. The site is not within a Development High Risk Area and there are no records of shallow workings, surface mining, mine entries or coal outcrops underlying or within the vicinity of the site. The site is not located within a radon affected area. The site is located within a medium risk area for unexploded ordnance. A pre-desk study assessment was undertaken which recommended a detailed desk study is completed for the site. A detailed UXO desk study is outside the scope of this PRA. The south western area of the site lies within Zone 3 of a groundwater Source Protection Zone (SPZ). An SPZI is located approximately 1190m to the north west of the site. Environmental receptors identified comprise: • Groundwater within Till superficial deposits classified as secondary undifferentiated aquifer • Groundwater within mudstone bedrock of the Manchester Marls Formation classified as a secondary B aquifer • Groundwater within sandstone bedrock of the Chester Formation classified as a Principal A aquifer • Surface water within the potential culvert located in the northern area of the site
Site reconnaissance findings	A site walkover was undertaken on the 2 February 2022. The key findings are as follows: • potential spillage from calorifier tank in basement of the western extension to St Gabriel's chapel building • retaining earth structure identified along the southern boundary of the central area of the St Gabriel's chapel building • basement identified in western extension of St Gabriel's building
Geotechnical constraints assessment	Geotechnical constraints at the site include: • basements identified on site • sloping retaining structure identified to the western extension of St Gabriel's building • potential rising groundwater table due to diminishing abstraction in urban area • shallow perched water likely within granular deposits of Till and made ground

Initial conceptual site model (CSM) and preliminary risk assessment (PRA)

Potentially complete contaminant linkages identified with a risk estimate of moderate to low or above include:

- on site made ground including asbestos containing materials - future residential users - oral, dermal and inhalation exposure with impacted soil and dust/fibres, ingestion of home-grown produce - **moderate**
- storage of oil/chemicals on site – future residential site users – oral, dermal and inhalation exposure with impacted soil and soil vapour, ingestion of home-grown produce, inhalation of vapours from groundwater and / or NAPL if present – **moderate/low**
- on site made ground including asbestos containing materials – adjacent residential and commercial users - oral, dermal and inhalation exposure with impacted soil and dust/fibres – **moderate/low**
- on site made ground– current/future buildings and services - direct contact with contaminated soils or groundwater and chemical attack – **moderate/low**
- on site made ground and potential storage of oils/ chemicals – secondary undifferentiated superficial aquifer – leaching from soils/ percolation to aquifer/ lateral migration of dissolved phase etc – **moderate/low**
- on site made ground and potential storage of oils/ chemicals – potential culvert on site – leaching from soils/ lateral migration of dissolved phase etc – **moderate/low**
- made ground on site – future residential users, current and future site buildings and current adjacent site users - migration and ingress of ground gases into buildings, build-up in confined spaces and explosion/ asphyxiation – **moderate**

Uncertainties and data gaps have been identified in the CSM at desk study stage and should be considered in the design of future intrusive investigation if proposed.

Recommendations including issues for further assessment

The following recommendations are made for further assessment of the site to address the risks identified above and/or* to address remaining uncertainties:

- service plans for the site should be obtained
- UU should be contacted to obtain sewer plans to help determine if the culvert is a UU asset
- the potential culvert should be located and a CCTV survey should be undertaken to determine the condition, route and potential hydraulic connectivity
- undertake an asbestos demolition/refurbishment survey on existing buildings
- a detailed UXO assessment should be completed prior to any intrusive works
- intrusive ground investigation should be undertaken to determine the ground conditions including the lateral and vertical extent of made ground
- chemical laboratory analysis of soils and groundwaters
- in-situ and laboratory geotechnical testing to aid foundation design
- gas and groundwater monitoring programme
- interpretative site investigation report with generic quantitative analysis of laboratory results

The information given in this summary is necessarily incomplete and is provided for initial briefing purposes only. The summary must not be used as a substitute for the full text of the report.

1 INTRODUCTION

1.1 Commissioning

RSK Environment Limited (RSK) was commissioned by Meinhardt (UK Ltd) to carry out a Phase 1 Preliminary Risk Assessment (PRA) of the land at St Gabriel's Development, Oxford Place, Manchester, M14 5TG. The project was carried out to an agreed brief as set out in RSK's proposal (Ref. 11671 TL01 (00), dated 7 January 2022).

RSK's service constraints are shown in [Appendix A](#).

The Site in question is being considered for development for residential use.

1.2 Objectives

The objective of the work is:

- to identify any land contamination and/or geotechnical constraints to the proposed development and to support discharge of relevant planning conditions and relevant building control requirements
- to identify the need for any additional investigation or remediation works to demonstrate that the site is suitable for its proposed use
- to evaluate potential client environment liabilities as part of the due diligence process for acquisition

1.3 Scope of works

The scope of this assessment has been developed in accordance with relevant British Standards and authoritative technical guidance as referenced through the report. The assessment of the contamination status of the site is in line with the technical approach presented in Land Contamination Risk Management (LCRM) (Environment Agency, 2021) – which supersedes CLR11 Model Procedures for Land Contamination – and in general accordance with BS 10175: 2011 + A2 2017 (BSI, 2017). It is also compliant with relevant planning policy and guidance.

A brief summary of relevant legislation and policy relating to land contamination is given in [Appendix B](#).

The scope of works for the assessment has included the following:

Desk Study:

- review of the history of development on the site and surroundings
- assessment of local geology, hydrogeology and hydrology
- assessment of the potential risks from past, present and future coal mining activities
- review of relevant information held by appropriate statutory authorities
- review of any previous site investigation reports made available

- completion of a site reconnaissance survey to assess the visual condition of the site
- development of an initial conceptual site model (CSM)
- preliminary consideration of geotechnical constraints and hazards
- identification of the need for further action, e.g. intrusive investigations, if any.

1.4 Existing reports

No existing reports relevant to the site assessment have been provided to RSK.

RSK have received two images of extracts of historical plans, one of which is dated 1938. The other is not dated but is inferred as being between late 1800s and early 1900s. The map extracts suggest a culvert, referred to as Malkin Brook culvert, flows east to west across the northern section of the site. The map extracts are presented in Appendix F and discussed further in the following sections.

1.5 Limitations

This report is subject to the RSK service constraints given in [Appendix A](#) and limitations that may be described through this document.

2 SITE DETAILS

2.1 Site location

Site location details are presented in Table 1 and a site location plan is provided on [Figure 1](#).

Table 1 Site location details

Site name	St Gabriel's Development
Full site address and postcode	Oxford Place, Manchester, M14 5TG
National Grid reference (centre of site)	385220, 395750

2.2 Site description

The Site boundary and current site layout are shown on [Figure 2](#). The Site covers an area of c. 0.77 hectares and is generally rectangular in shape. The site is separated into three separate plots which are currently occupied by three separate buildings, referred to as St Gabriel's Chapel (western plot), Woodthorpe Hall (central plot) and St David's Hall (eastern plot). All of the buildings are currently vacant. The site comprises areas of landscaping generally to the south of each building, with areas of hardstanding to the north, including a sports court in the north western area of the western plot, and parking.

2.3 Surrounding land uses

The Site is located off Oxford Place, Manchester, within a predominantly residential setting. Immediate surrounding land uses are described in Table 2.

Table 2 Surrounding land uses

North	Residential properties including apartments and terraced properties beyond which lies Hathersage Road. Beyond Hathersage Road are various hospital buildings.
East	Apartments and vacant land
South	Oxford Place Road lies adjacent to the south of the site, beyond which lies student accommodation.
West	Electrical substation adjacent to the south west and apartments directly adjacent to the west, with commercial shops beyond. Whitworth Park is located further west.

2.4 Development plans

The proposed layout of the site, at the time of preparing this report, is shown in [Appendix C](#).

The proposed development comprises four separate buildings. From the proposed development plans RSK understand that the Woodthorpe Hall building and part of St Gabriel's chapel building will undergo refurbishment with redevelopment of two new buildings proposed in the eastern and western areas of the site. It is proposed that two of the buildings will be 2 to 3 storeys, with the remaining two buildings approximately 6 to 7 storeys for student accommodation.

Soft landscaping areas are proposed adjacent to the proposed buildings, with the soft landscaped courtyard at Woodthorpe Hall being shown as being retained. Development plans indicate a bin stores area, air source heat pump compound, generator compound and electrical substation will be located along a section of the northern boundary.

No details of the proposed ground levels have been provided therefore for the purpose of this report it has been assumed that the current levels will remain unchanged.

There are no active planning applications pertaining to the site according to the Manchester Council planning portal.

3 DESK-BASED ASSESSMENT

The desktop study was designed generally to meet the objectives of a preliminary (phase 1) investigation, as defined by BS 10175:2011 + A2 2017 (BSI, 2017) and this assessment relates to LCRM Stage 1, Tier 1 preliminary risk assessment. The "vicinity" of the site for the purposes of this report is defined as locations situated within an approximate 250 m radius of the site, although certain sources and/ or sensitive targets further than 250 m may also have been considered.

The study aims principally to identify and assess the potential risks and liabilities associated with contamination of the ground, on and in the vicinity of the site. While this includes consideration of current operations and housekeeping on the site, the report does not constitute a comprehensive environmental audit of the site, as covered under ISO 14001.

3.1 Site history

3.1.1 Historical development record

The development history of the site and surrounding area based upon assessment of historical plans and records is detailed in **Table 3**. The historical maps reviewed are shown within the environmental database report in [Appendix D](#).

Table 3 Summary of historical development

Date from	Date to	Historical Land Use (on-site)	Area of site
1848	1851	The earliest available map for the site is dated 1848 and shows the site to comprise agricultural fields as part of Blackstake Farm (located to the north east). A channel runs through the northern area of the site, orientated east to west.	Entire site
1893	1938	Several buildings located on site including 'The Lodge' and 'Woodthorpe'. By 1908 all trees have been removed. By 1933 an extension to The Lodge is shown and part of the Woodthorpe building has been removed. The channel is no longer shown and assumed to be culverted.	Entire site
1951	1952	The site comprises St Gabriel's Hall, Woodthorpe and St David's Church. 'The Stone Lodge' is shown in the south western corner of the site. Unknown building structures along the northern boundary of the site.	Entire site
1970	1993	Extension to St Gabriel's Hall. The Stone Lodge is no longer shown. St David's Church is now named St David's Hall	Entire site

1999	Present	The site is shown in its current configuration with the three buildings on site (St Gabriel's, Woodthorpe and St David's Hall)	Entire site
Date from	Date to	Historical Land Use (off-site)	Distance (m) and orientation
1848	1908	Blackstake Farm	95m north east
1893	1951	Residential semi-detached properties with gardens	Adjacent to the north
1893	1908	Carriage and Tramway Co's Depot	185m south west
1893	1933	Tramway installed on the present day Oxford Road to the west	110m west
1908	1970	Laboratory	100m north
1908	1991	Depository	130m south west
1933	Present	St Mary's Hospital. From 2021 the Hospital is named as Central Manchester University Hospital.	100m north west, extends to 70m to the north by 1970
1933	1993	Whitworth Park Factory (handkerchief). From 1991 building named as a factory.	200m south west
1951	1993	Condor Works (clothing) and Britannia Quilt works with associated chimneys. Britannia works is shown as part of the motor works from 1970.	10m and 30m west
1951	1993	Motor repair works/ garages.	10m west and 100m north west
1951	1988	Coach works	185m south west
Relevant information sources: Historical OS maps ☒ Town plans ☒ Information from the Local Planning Authority ☒ Aerial photography ☒ Additional information ☐ Previous reports ☐			
Note: Reference to published historical maps provides invaluable information regarding the land use history of the site, but historical evidence may be incomplete for the period pre-dating the first edition and between successive maps.			

From aerial photography, student accommodation and/or retail shops are now located in the area of the former Condor works (clothing), Whitworth Park Factory (handkerchief) and coach works. The former motor repair works/ garages are now occupied by commercial properties.

Maps were obtained from the Client, one of which is dated September 1938, and another which is not dated but assumed to be between the late 1800s and early 1900s. The maps show a culvert located in the northern area of the site, to the north of Woodthorpe and St David's, orientated east to west. The culvert is shown to flow in a westerly direction. It is

assumed the culvert shown on these maps relates to the open channel which is shown on the earliest dated environmental database maps (1848). The maps are presented in Appendix F.

Potential contaminative land uses identified on site include potential made ground from the demolition and construction of various phases of building development on site including potential asbestos containing material. Potential contaminative land uses identified off-site include the former motor works/garages approximately 10m to the west, former industrial works including a chimney 10m and 30m to the west, former St Marys Hospital and laboratories approximately 100m to the north west/ north and Central Manchester University Hospital 70m to the north.

3.1.2 Unexploded ordnance

A review of publicly available unexploded ordnance (UXO) risk maps indicates that the site is located in an area with medium potential for wartime bombs to be present (Zetica, 2022).

A pre-desk study assessment was obtained for the site. No military activity was identified on site. No WWI bombing was identified on site. The assessment identifies several WWI and WWII strategic targets within 5km of the site and reports that WWII bombs are recorded to have fallen in close proximity to the site.

The pre-desk study assessment recommends that a detailed desk study is commissioned to assess and potentially zone the UXO hazard level on the site. The provision of a detailed UXO desk study is outside the scope of this PRA.

3.2 Information from environmental database report

Relevant environmental permits and incidents detailed within the environmental database report (see [Appendix D](#)) are summarised below in **Table 4**.

Table 4 Summary of environmental permits, landfills and incidents

Data type	Entries on-site	Entries <250m from site	Entries >250m from site of relevance	Details
Agency and hydrological				
Environmental permits – incorporating Integrated Pollution Prevention and Control, Integrated Pollution Controls, Local Authority Integrated Pollution Prevention and Control	0	5	5	Off-site <250m: 26m west- Green Brothers Ltd- permit reference 47/93, dated August 1993- PG6/23 coating of metal and plastic- authorisation revoked. 87m west- Manchester Road Garages- permit reference PG6/34 respraying of road vehicles, dated November 1993- authorisation revoked 126m south west- Tcs Rusholme- permit reference PPC/PFS/RM/024/06, dated December 1998- petrol filling station- authorised
Enforcement and prohibition notices	0	0	0	N/A
Pollution incidents to controlled waters, Prosecutions relating to controlled waters, Substantiated pollution incident register, Water Industry Act referrals	0	0	2	N/A

Data type	Entries on-site	Entries <250m from site	Entries >250m from site of relevance	Details
Discharge consents	0	0	6	Off-site >250m: 279m east- United Utilities Water Limited- effective date September 2010- discharge public sewage storm sewage overflow to the River Medlock- varied under EPR 2010
Registered radioactive substances	0	0	41	Off-site >250m: 455m north west- Central Manchester University Hospitals NHS Foundation Trust- permit reference Bz4675, dated September 2005- disposal of radioactive waste- authorisation superseded by a substantial or non-substantial variation.
Landfill and waste				
Active landfills	0	0	0	N/A
Historic / closed landfills	0	0	0	N/A

Data type	Entries on-site	Entries <250m from site	Entries >250m from site of relevance	Details
Other waste management licences	0	1	1	Off-site <250m: 170m north east- Manchester Royal infirmary- clinical waste transfer station- licence issued April 1990- license surrendered August 2012 Off-site >250m: 232m north- Central Manchester Area Health Auth- reference 00689/M01- storage of waste produced on site including contaminated rubbish/bags/sacks, domestic/Com. From hospital sources, hospital clinical wastes, medical, surgical, veterinary wastes
Potentially in-filled land (pit, quarry, pond, marsh, river, stream, dock etc)	0	4	64	Off-site <250m: 95m north east- filled ground (pond), dated 1848
Hazardous substances/ industrial land uses				
Control of Major Accident Hazards (COMAH) sites	0	0	0	N/A

Data type	Entries on-site	Entries <250m from site	Entries >250m from site of relevance	Details
Explosives sites, Notification of Installations Handling Hazardous Substances (NIHHS), Planning hazardous substance consents/enforcements	0	0	0	N/A
Contaminated land Part 2A register entries and notices	0	0	0	N/A
Contemporary trade directory entries	0	13	98	N/A
Fuel station entries	0	3	4	Off-site <250m: 182m south west – Shell Petrol Station-open
<i>Note: Entries have only been included within the table where they are located within a 250m radius of the site or, where they fall outside of this radius but are considered to comprise a significant entry.</i>				

3.3 Information from regulatory authorities

3.3.1 Planning records

There are no current planning records held by the Local Authority Planning Department pertaining to the site. There is information available on the planning portal relevant to the current assessment are summarised in **Table 5**.

Table 5 Planning information

Year	Details and application reference no.	Part of site
2014	105241/FO/2014/N2 Alterations to existing boundary treatment in north west corner of the St Gabriel's site – application approved dated May 2014	Western area of the site, along the north-west boundary of the former sports courts
2003	068293/LO/2003/N2 Listed building consent: Upgrade of fire precautions, electrical and mechanical installations and decoration throughout	St Gabriel's building
1984	22416 Construction of a covered walkway between main hall entrance – approved .	St Gabriel's building

Year	Details and application reference no.	Part of site
1990	053982/FO/CENTL1/98. Elevational alterations - approved	Woodthorpe building

3.3.2 Local Authority environmental health department information

The Environmental Health Department of Manchester City Council has no records of contamination in connection with the site. There are records of contamination issues within 25m to the west/ north west of the site.

No landfill records were recorded within 250m of the site and there were no records of Environmental Protection Act 1990 Part 2A sites determined to be statutory contaminated land within 250m of the site. The council have not identified the site or surrounding area as being contaminated land as defined under the Environmental Protection Act 1990, Part 2A. The council have not assigned a risk rating to the site and have no current proposals to investigate the site or surrounding area under the Environmental Protection Act 1990, Part 2A.

Six permits were recorded within 250m of the site the closest of which belonged to Green Brothers Limited and Manchester Garages Limited adjacent to the west of the site. All permits have been revoked except for TCS Rusholme petrol filling station which is located 125m to the south west of the site.

A waste management license is identified at the Central Manchester Area Health Authority for transferring clinical waste (waste incinerator) located 70m to the north of the site.

The local Authority provided the following reports for a site at 7 Wilmslow Road, Rusholme located approximately 13m to the west of the site:

- AMEC Earth and Environmental UK initial contamination assessment, Wilmslow Road, Fallowfield, reference J1016/V1/06.2005, dated June 2005
- AMEC Earth and Environmental UK Validation Report, Wilmslow Road, Fallowfield, reference 5788001085/V1, dated February 2006

The site at 7 Wilmslow Road was previously occupied by a motor repair works (c. 1950), and later indicated to be a garage (c. 1992). At the time of the investigation (2005) the site was occupied by a former car showroom building. A site investigation was undertaken by Geotechnics Ltd in May 2005 which comprised the drilling of 8No. boreholes to a maximum depth of 5.05m bgl. Two of the boreholes were installed with monitoring wells. The site investigation indicated the presence of free phase hydrocarbons and TPH concentrations within the perched groundwater in one borehole location. Further intrusive works were recommended to locate the source of TPH and determine the extent of contamination.

In July 2005 AMEC undertook validation works at the site comprising the excavation and removal of hydrocarbon contamination identified within underground storage tanks (USTs), ceramic pipes, subsurface chambers and infilled pits located across the site. A number of additional sources were identified during the validation works including a brick wall along the northern boundary and fragments of asbestos cement in the centre of the site. The sources identified were removed and validation samples obtained and analysed.

The validation report concludes that the remedial works were undertaken successfully, and it was deemed that there was no longer a risk to human health from hydrocarbon contamination. The risks to groundwater were minimised as far as reasonably practicable.

The site at 7 Wilmslow Road is now occupied by student accommodation.

A copy of the local Authority response is included in Appendix [E](#).

3.3.3 Site services

Buried utility services and their backfill can provide preferential pathways for gas, vapour or groundwater to migrate along to another part of the site or to a receptor. They can also represent significant constraints to development.

Obtaining a full set of service plans was outside the scope of this report. Services identified on-site during the walkover are detailed in section 4.

3.4 Site geology

3.4.1 Anticipated geological sequence

Published records (British Geological Survey, February 2022) for the area and available historical borehole logs indicate the geology of the site to be characterised by the succession recorded in **Table 6**.

There are three publicly available BGS historical boreholes located within 250 m of the site, a selection of which are presented in [Appendix F](#). Borehole reference SJEPNE38 (12.50m bgl) is located approximately 100m to the south west of the site and recorded a proven depth to bedrock. BGS borehole reference SJ89NE730 (9m bgl) and SJ89NE731 (9m bgl) are located approximately 200m and 250m to the north east and east of the site respectively and were recorded to terminate within the Till deposits.

Table 6 Site geology

Strata	Description	Estimated thickness	Permeability
Made ground	Clay gravel of brick, cinders, ash	c. 0.75m to 2.20m	Low to medium
Till, Devensian	Sedimentary deposits glaciogenic in origin. Stiff/ very stiff brown silty sandy clay.	c. 10.40m	Very low to low
Manchester Marls Formation (subcrop the eastern area of the site)	Mudstone, generally fine grained (but can include layers of coarser material). Red marl (calcareous mudstone and siltstone) with thin beds of fossiliferous marine limestone and dolomite; locally green; sandy in places especially in top part; local breccias and pebbly beds	c. 45m to 60m	Low
Chester Formation (subcrop the south western area of the site)	Sandstone ranging from coarse to fine grained	Up to 220m	Medium to high
Relevant information sources: BGS Geoindex ☒ BGS borehole logs ☒ Previous SI reports ☒			

With reference to the historical data there have clearly been several phases of construction and demolition on the site and therefore the presence of made ground should be expected.

On the Manchester Council planning portal a geotechnical and geoenvironmental desk study report produced by Arup (reference GEO-REP-001, dated May 2019), for land adjacent to the north west of the site, is available. The Arup report summarises geological findings encountered within site investigations in the surrounding area which generally comprised made ground underlain by Till comprising a firm to very stiff clay, which was underlain by sandstone of the Chester Formation. The report details a site investigation undertaken by White Young Green in 2010 on the former Royal Eye Hospital which identified probable weathered sandstone between 7.00m bgl and 7.50m bgl, with competent sandstone not proven (>16m bgl). The report also details a site investigation completed by Arup in 2017 at a site to the north west across Hathersage Road. Sandstone was recorded at depths between 12.40m bgl and 13.00m bgl.

The AMEC Earth and Environmental UK initial contamination assessment, Wilmslow Road, Fallowfield, (reference J1016/V1/06.2005, dated June 2005) obtained from the Local Authority for a site located approximately 13m to the west, recorded made ground deposits between 0.40m and 2.00m thick comprising cohesive and granular deposits with ash and brick fragments. The made ground deposits were recorded to be underlain by a stiff clay, the depth of which was not proven.

3.4.2 Radon

The environmental database report indicates that the site is not located within an 'Affected Area'. An 'Affected Area' is one with 1% or more homes above the radon Action Level of 200 Bq m⁻³. Therefore, the risk of significant ingress of radon into structures on-site is considered to be low and no radon protective measures are required within new dwellings (or extensions) at the site. Note the site-specific assessment within the environmental database report is at a higher resolution and therefore provides greater detail than that publicly available in the indicative radon atlas at www.ukradon.org.

3.5 Mining and quarrying

Evidence has been sought to identify any mining, quarrying, landfilling and land reclamation operations, past and present, which have taken place within 500m of the site.

3.5.1 Coal mining area

The site is located over Coal Measures bedrock and may therefore have been affected by coal mining activities. In these areas the assessment of mining legacy issues should be carried out in accordance with the guidance provided by the Coal Authority, who adopt a risk-based approach for the advice that they offer on proposed development sites. The Coal Authority are a statutory consultee to Local Planning Authorities in respect of building development within the defined coal mining areas of England, Wales and Scotland where a planning application is required.

An initial site appraisal has been carried out based on the information provided on the Coal Authority Interactive Viewer of the UK Coalfield areas.

This indicates the site lies within the Coal Authority Consultation Area but does not include Development High Risk areas. In these areas there is no requirement under the current planning regime to complete a Coal Mining Risk Assessment (CMRA), however in accordance with best practice we have obtained a Coal Authority Consultants Coal Mining report ([Appendix E](#)). The key findings from review of the datasets from the Coal Authority Interactive Viewer and the Coal Mining report are summarised in **Table 7**.

Table 7 Summary of key coal mining information

Item	Applicable to site?	Comment
Development High Risk Area on-site	No	N/A
Coal mine entries	No	None reported within 100m of the site

Item	Applicable to site?	Comment
Past shallow workings (recorded)	No	N/A
Probable shallow workings	No	N/A
Coal seam outcrops	No	N/A
Surface mining (opencast)	No	None reported within 500m of the site

3.6 Hydrogeology

A summary of the hydrogeological setting of the site, with respect to the anticipated geological sequence set out in Section 3.5 is presented below in **Table 8**.

Table 8 Summary of hydrogeological setting

Condition	Description
Aquifer characteristics	The site is underlain by Till deposits classified as a secondary undifferentiated aquifer. The bedrock geology underlying the site is classified as a Principal aquifer in the south western area of the site, and a Secondary B aquifer over the eastern area of the site. The presence of low permeability clay at relatively shallow depths beneath the site, while restricting downwards migration, may increase the potential for lateral migration of shallow groundwater (and therefore mobile contamination, if present).
Depth to groundwater and flow	The anticipated depth to the groundwater table is unknown. It is anticipated that perched groundwater may be encountered within granular pockets of Till deposits. Shallow groundwater in the site area is anticipated to flow in a westerly direction, i.e. towards and in the direction of flow of the potential culvert on site. It is also likely that shallow perched water may be present in any potential made ground deposits present on-site. Arup produced a geotechnical and geoenvironmental desk study report adjacent to the north west of the site, reference GE0-REP-001, dated May 2019, which is available on the Manchester Council planning portal. The report details previous investigations undertaken at the site and suggests that groundwater encountered was perched within made ground deposits and within granular horizons of Till. The Arup report suggests that groundwater within the Principal aquifer lies within the upper 5m of sandstone approximately between 21m AOD and 26m AOD, which assumes sandstone is 12m bgl. The report also describes an abstraction borehole located in the Manchester Royal Infirmary located over 150m to the north of the site, which recorded groundwater levels within the sandstone between 28m AOD and 32m AOD. AMEC Earth and Environmental UK produced an initial contamination assessment report, reference J1016/V1/06.2005, dated June 2005 for land located approximately 13m to the west of the site. No groundwater was encountered during the investigation but was recorded during return monitoring between 3.24m bgl and 3.64m bgl and deemed represent perched water within the Till deposits.

Condition	Description
	The regional direction of groundwater flow is to the west toward the Manchester Ship Canal.
Rising groundwater levels	Not applicable
Groundwater recharge/attenuation	Areas of the site are currently covered with buildings and hardstanding and therefore this will limit infiltration to ground and groundwater recharge, except where SUDS are present. There are areas of soft landscaping and therefore drainage to ground will occur.
Historical implications for hydrogeology	Rush Brook culvert (assumed to be the same as Malkin culvert) is shown to cross the northern section of the site and flows in a westerly direction. This is shown as an open channel in the earliest historical maps dated 1850, which is no longer shown on historical maps from 1893 and assumed to have been culverted.
Licensed groundwater abstractions	The environmental database report indicates that there are no groundwater abstractions within a 1km radius of the site. The nearest groundwater abstraction licence located 1103m to the north east of the site for industrial/ commercial/ public services: heat pump.
Source protection zones	Information available in the Envirocheck report / MAGIC website indicates that the south western area of the site lies within Zone 3 of the groundwater Source Protection Zone (SPZ). An SPZI is located approximately 1190m to the north west of the site.

3.7 Hydrology

A summary of the hydrology within the site area is summarised in **Table 9**.

Table 9 Summary of hydrology in site area

Condition	Description
Surface watercourses/features	An open channel, is shown to cross the northern section of the site in the earliest historical maps dated 1850. The channel is no longer shown on historical maps dated from 1893 and it is assumed to have been culverted. On plans received from the Client dated 1938, the approximate route of the culvert is shown and is named Malkin Culvert, flowing in a westerly direction. There is a sewer recorded parallel to Oxford Place to the south of the site. The Arup geotechnical and geoenvironmental desk study report adjacent to the north west of the site, reference GEO-REP-001, dated May 2019, refers to the on-site culvert as Rush Brook, a tributary of Corn Brook river, and the route of this watercourse was assumed to have become a combined sewer. The report suggests there is no evidence that the sewer continues to discharge into the Corn Brook and is likely to flow into a treatment works via the highway sewer, however it is noted that no physical investigation has been undertaken. Information obtained from the Hidden Manchester Map website (www.hidden-manchester.org.uk) indicates that Rush Brook flows along the route of Oxford Place, parallel to the south of the site, and flows in a westerly direction. The map does not show Rush Brook joining Corn Brook. Corn Brook is shown to ultimately discharge into the Manchester Ship Canal. At its nearest point the culverted Corn Brook is located 960m to the north of the site, which flows in a westerly/ south westerly direction towards the Manchester Ship Canal which is located over 3km to the north west of the site.
Surface water abstractions	There are no surface water abstractions identified by the environmental database, within a 1 km radius of the site.
Site drainage	Surface drainage from the site appears to be discharged into drainage grids on site. It is not known if surface drainage is linked to the culverted watercourse assumed to be present under the northern section of the site.
Preliminary flood risk assessment	The indicative floodplain map for the area, shows that the site does not lie within a designated floodplain from nearby Rivers. The environmental database report identifies areas of the site at low risk from surface water flooding.

3.8 Sensitive land uses

Table 10 provides a summary of any environmentally sensitive areas identified within 250 m of the site based on the environmental database report.

Table 10 Environmentally sensitive areas

Feature	Present within 250m of site?	Details	Likely pathways from site?
International designations – Ramsar wetland, Special Area of Conservation (SAC), Special Protection Area (SPA)	No	N/A	N/A
National designations – Site of Special Scientific Interest (SSSI), National Nature Reserve (NNR), ancient woodland	No	N/A	N/A
Local designations – Local Nature Reserve, Site of Importance for Nature Conservation (SINC)	No	N/A	N/A
Nearest high sensitivity development, e.g. residential	Residential	Adjacent to the north, east, south and west	Potential off-site receptor due to close proximity

4 SITE RECONNAISSANCE FINDINGS

A site reconnaissance survey was completed on 2 February 2022 by RSK. The characteristics of the site observed during the walkover and from current ordnance Survey maps are summarised in **Table 11**.

The site walkover comprised mainly external areas of the site. Access was gained into the basement of the western building named St Gabriel's.

A site plan is provided in [Figure 2](#) with field records including photos presented in [Appendix G](#) detailing the main features identified below.

Whilst the walkover summary includes consideration of current operations and housekeeping on the site as potential sources of contamination, it does not constitute a comprehensive environmental audit of the site, as covered under ISO 14001.

Table 11 Site reconnaissance findings

Feature	Description
Physical characteristics	
Access constraints	Access was gained off Oxford Place along the southern boundary of the site. The site is secure and during the site visit there was a security guard on site. There is a gated access to each building from Oxford Place.
Site topography	The topography varies slightly across the site, but is generally level with an elevation between 38m AOD, with a slight fall towards the west at an elevation of 37m AOD.
Surface cover	There are three buildings which currently occupy the site. Soft landscaped areas are generally situated to the south of the buildings, with macadam parking areas and former sports court in the north western corner of the site.
Site drainage	Several drainage covers were identified across the site. It was noted that these are most likely draining to public sewers.
Surface water	There are no streams or drainage ditches on or adjacent to the site. There was no evidence of the potential culvert in the northern section of the site from the surface.
Trees and hedges	The Site contains several mature trees and hedges along the fenced/ walled boundaries.
Invasive species	Based upon the walkover survey obvious evidence of Japanese Knotweed or other invasive species has not been identified on-site. However, it should be noted that a detailed survey of the possible presence or absence of invasive species is outside of the scope of investigation and consideration should be given to commissioning a specialist survey, as necessary. The site walkover was undertaken during a period of dieback, therefore invasive species may not be obvious on site.

Feature	Description
Existing buildings on-site	The Site contains three separate buildings referred to as St Gabriel's Chapel (west), Woodthorpe Hall (central) and St David's Hall (east). During the site walkover it was noted that the buildings were vacant. St Gabriel's comprised the former chapel building with various 2 to 4 storey extensions including a basement and an external stair case on the western face of the building. A hardstanding courtyard was present in the central area of the building. Woodthorpe Hall comprised two storey maisonettes in a 'U' shape with gardens. St David's Hall comprised a single story building with a landscaped area to the south of the building, and hardstanding to the north.
Retaining walls and adjacent buildings on or close to site boundary	In the St Gabriel's chapel plot, there is a retaining structure along the southern boundary of the central section of the building (approximately 1m in height) which slopes downwards from the building to ground level. There is a walled structure along the north western and northern boundary of the St Gabriel's Chapel plot, along the boundary of the sports court, approximately 3m in height, which separate the site from the off-site car park to the north and north west.
Basements on-site	Basements are present in the extension to the St Gabriel's Chapel building (approximately 1.50m bgl). As access was not granted to the other two buildings, it is not known if these buildings contain basements.
Made ground, earthworks and quarrying	None observed
Potentially unstable slopes on or close to site	None observed
Buried and overhead services present	There are several manhole covers on-site Overhead services were also noted.
Environmental characteristics	
Underground/above ground storage tanks and pipework	A gas room was observed in the St Gabriel's chapel western extension building within the basement. A potential leak from the calorifier was recorded. The basement was covered by concrete hardstanding that would reduce the risk of leaks migrating to underlying soils.
Potentially hazardous materials storage and use	Tanks stored in the gas room within the basement of the St Gabriel's chapel western extension building. A potential leak from the calorifier was recorded.
Asbestos-containing materials	No obvious asbestos construction materials were observed but a detailed survey of the buildings would be required to confirm the presence or otherwise of asbestos-containing materials. Given the age of the buildings, it is likely that asbestos containing material may be present.
Waste storage	None observed

Feature	Description
Fly-tipping	None observed
Electricity sub-stations/ transformers	There is an existing sub-station located adjacent to the south west of the site. The substation appears fairly recent.
Evidence of possible land contamination on-site	Potential spillage from calorifier tank in basement St Gabriel's chapel western extension building.
Potential off-site sources of ground contamination	No significant contamination sources off-site identified. Electrical substation identified adjacent to the south west of the site. Given the recent age of the substation it is not considered a source of contamination from PCBs.

Potentially significant land contamination or geotechnical issues arising from the survey are summarised below:

- potential spillage from calorifier tank in basement of the western extension to St Gabriel's chapel building
- retaining wall structure identified along the southern boundary of the central area of the St Gabriel's chapel building

5 PRELIMINARY GEOTECHNICAL CONSTRAINTS

5.1 Design class

BS EN 1997-1 defines three different Geotechnical Categories that structures may fall into, which are summarised as follows:

- Category 1: Small and relatively simple structures for which it is possible to ensure that the fundamental requirements will be satisfied on the basis of experience and qualitative geotechnical investigations; with negligible risk
- Category 2: Conventional types of structure and foundation with no exceptional risk or difficult ground or loading conditions
- Category 3: Structures or part of structures, which fall outside limits of Geotechnical Categories 1 and 2. Examples include very large or unusual structures; structures involving abnormal risks, or unusual or exceptionally difficult ground or loading conditions; structures in highly seismic areas; structures in areas of probable site instability or persistent ground movements that require separate investigation or special measures.

Based on the information provided above on the proposed development and in view of the anticipated ground conditions, a Geotechnical Category 2 has been assumed for the purposes of designing the geotechnical investigation. This should be reviewed at all stages of the investigation and revised where necessary.

5.2 Preliminary geotechnical hazards assessment

A summary of commonly occurring geotechnical hazards associated with the anticipated geology outlined in Section 3.4 above is given in **Table 12** together with an assessment of whether the site may be affected by each of the stated hazards.

Table 12 Summary of preliminary geotechnical risks that may affect site

Hazard category	Hazard status based on desk study findings and proposed development		Engineering considerations if hazard affects site
	Could be present and/or affect site	Unlikely to be present and/or affect site	
Sudden lateral changes in ground conditions	☐	☒	Likely to affect ground engineering and foundation design and construction
Shrinkable clay soils	☒	☐	Design to NHBC Standards Chapter 4 or similar

Hazard category	Hazard status based on desk study findings and proposed development		Engineering considerations if hazard affects site
	Could be present and/or affect site	Unlikely to be present and/or affect site	
Highly compressible and low bearing capacity soils, (including peat and soft clay)	☐	☒	Likely to affect ground engineering and foundation design and construction
Silt-rich soils susceptible to rapid loss of strength in wet conditions	☐	☒	Likely to affect ground engineering and foundation design and construction
Running sand at and below water table	☐	☒	Likely to affect ground engineering and foundation design and construction
Karstic dissolution features (including 'swallow holes' in Chalk terrain)	☐	☒	May affect ground engineering and foundation design and construction – refer to Section 4.1.2
Evaporite dissolution features and/or subsidence	☐	☒	May affect ground engineering and foundation design and construction
Ground subject to or at risk from landslides	☐	☒	Likely to require special stabilisation measures
Ground subject to peri-glacial valley cambering with gulls possibly present	☐	☒	Likely to affect ground engineering and foundation design and construction
Ground subject to or at risk from coastal or river erosion	☐	☒	Likely to require special protection/stabilisation measures
High groundwater table (including waterlogged ground)	☐	☒	May affect temporary and permanent works
Rising groundwater table due to diminishing abstraction in urban area	☒	☐	May affect deep foundations, basements and tunnels
Geological faults, fissures and breaklines	☐	☒	May affect ground engineering and foundation design and construction
Underground mining, including shafts and adits (e.g. coal, mineral)	☐	☒	Likely to require further assessment including potentially special stabilisation measures
Effects of extreme temperature (e.g. cold stores or brick kilns/furnaces)	☐	☒	Likely to affect ground engineering and foundation design and construction

Hazard category	Hazard status based on desk study findings and proposed development		Engineering considerations if hazard affects site
	Could be present and/or affect site	Unlikely to be present and/or affect site	
Existing sub-structures (e.g. tunnels, foundations, basements, and adjacent sub-structures)	☒	☐	Likely to affect ground engineering and foundation design and construction
Filled and made ground (including embankments, infilled ponds and quarries)	☒	☐	Likely to affect ground engineering and foundation design and construction
Adverse ground chemistry (including expansive slags and weathering of sulphides to sulphates)	☐	☒	May affect ground engineering and foundation design and construction
Site topography	☐	☒	May affect ground engineering and foundation design and construction
Note: Seismicity is not included in the above table as this is not normally a design consideration in the UK.			

6 INITIAL CONCEPTUAL SITE MODEL

In the UK land contamination is assessed using a risk-based approach taking account of the magnitude (severity of the hazard) and likelihood (probability) of occurrence. A 'receptor' is something that could be adversely affected by contamination (e.g. people, an ecological system, property or a water body). A 'pathway' is a route or means by which a receptor is or could be exposed to or affected by a contaminant. A 'contaminant source' is a hazard but it can only pose a risk to a receptor where a pathway is present. The relationship between sources, pathways and receptors are referred to as a conceptual site model. A risk can only be released where a contaminant source, pathway and receptor are all in place, referred to as a 'pollutant linkage'.

In line with LCRM (Environment Agency, 2021) and BS 10175: 2011 + A2 2017 (BSI, 2017), RSK has used information in the preceding sections to identify hazards (sources of contaminants), receptors that may be impacted and plausible linking pathways. Where all three are present this is termed a potentially complete contaminant linkage and a qualitative risk estimation is made.

6.1 Potential soil, soil vapour and groundwater linkages

6.1.1 Potential sources of contamination

Potential sources of soil and groundwater contamination identified from current activities and the history of the site and surrounding area are presented in **Table 13**. Ground gas sources are addressed in the next section.

Table 13 Potential sources of soil and groundwater contamination

Potential sources	Contaminants of concern
On-site	
Made ground (i.e. fill material) from the demolition and construction of various phases of development on site including asbestos containing material	Unknown fill material but potentially including brick, ash and clinker and containing toxic and phytotoxic metals, inorganics, polycyclic aromatic hydrocarbons (PAHs), asbestos
Storage of oils/chemicals on-site	Lube oil, diesel, kerosene, chlorinated solvents
Off-site	
Former motor works/ garages (10m west), former industrial works (10m to 30m west) and Central Manchester University Hospital (70m north)	Phytotoxic metals, petroleum hydrocarbons, fuel additives, PAHs, chlorinated solvents, asbestos

6.1.2 Sensitive receptors and linking exposure/ migration pathways

Sensitive receptors identified at or in the vicinity of the site that could be affected by the potential sources identified above comprise:

- future site users – residential users [oral, dermal and inhalation exposure with impacted soil, soil vapour and dust/fibres, ingestion of home-grown produce, inhalation of vapours from groundwater and / or NAPL if present]
- current adjacent site users – residential and commercial [migration of contamination via dust/fibre deposition, vapour or groundwater migration combined with inhalation]
- current/ future buildings and services [direct contact with contaminated soils or groundwater and chemical attack]
- groundwater in secondary undifferentiated aquifer within Till superficial deposits [leaching from soils/ percolation to aquifer/ lateral migration of dissolved phase/ NAPL etc.]
- groundwater in principal aquifer within the Chester Formation bedrock (south west) and secondary B aquifer deposits within the Manchester Marl Formation (east) [percolation through permeable strata to aquifer/ lateral migration of dissolved phase/ NAPL etc.]
- potential culverted watercourse on site [lateral migration of dissolved phase/ LNAPL / site run-off/ drainage]

Potential linking pathways are show in brackets for each item above.

Please note that construction workers and future maintenance workers have not been identified in the conceptual model as receptors because risks are considered to be managed through health and safety procedures according to the CDM Regulations.

Ecological receptors are only considered within the conceptual model in the context of statutory protected sites.

During the site walkover no discolouration or die back of existing vegetation on site was recorded and therefore it is deemed the risks to vegetation is low and this receptor has not been assessed in **Table 15** below.

6.2 Potential ground gas linkages

6.2.1 Ground gas generation potential

Potential ground gas sources identified for the site and surrounding are shown in **Table 14**.

Table 14 Potential ground gas sources

Potential sources	Indicative ground gas generation potential (CIEH, 2008)	Additional information
On-site		
Made ground with low degradable organic content	Low	Made Ground composition on site is unknown. Potential made ground from construction and demolition of various phases of development on site is likely to be of very low to low ground gas generation potential

Given the anticipated ground conditions set out above, significant potential sources of ground gas generation have been identified associated with:

- Made ground on site associated with the construction and demolition of various phases of development on site

The thickness and chemical composition of made ground at the site is unknown but likely to have low degradable matter based on previous uses on site. Due to this uncertainty it has been identified as a potential source of ground gas and will be assessed further in **Table 15** below.

6.2.2 Preferential pathways for ground gas migration

Credible preferential pathways potentially connecting the source and receptor through vertical and lateral migration are:

- potential culverted watercourse
- building foundations, piled foundations and vibro-stone columns
- construction joints and cracks within building structure
- utility routes and service penetrations into buildings

6.2.3 Sensitive receptors and linking pathways

Sensitive receptors identified at or in the vicinity of the site that could be affected by the potential ground gas sources identified above comprise:

- future site users – residential users [migration and ingress of ground gases into buildings, build-up in confined spaces and explosion/ asphyxiation]
- adjacent site users – residential users, commercial workers [migration and ingress of ground gases into buildings, build-up in confined spaces and explosion/ asphyxiation]
- current/ future buildings and services [migration and ingress of ground gases into buildings, build-up in confined spaces and explosion].

The assessment has identified receptors to include building structures and proposed end-users.

Construction workers have not been identified as receptors for the purposes of this assessment. Risks may still be present to construction workers especially where works include the entry into excavations within the ground. Construction workers should undertake appropriate risk assessments and risks should be managed through health and safety procedures and the use of PPE.

6.3 Preliminary risk assessment

The preliminary risk assessment findings and potentially complete contaminant linkages are shown in **Table 15** overleaf. The risk classification based on the combination of hazard consequence and probability using a risk matrix from CIRIA C552 (Rudland et al., 2001), a summary of which is included in [Appendix H](#). This relates to Tier 1 preliminary risk assessment in LCRM (Environment Agency, 2021).

Table 15 Risk estimation for potentially complete contaminant linkages

Potential source	Potential receptor	Possible pathway	Likelihood	Severity	Potential risk	Justification
On site: Made ground from the demolition and construction of various phases of development on site including asbestos containing material	Future residential site users	Oral, dermal and inhalation exposure with impacted soil, soil vapour and dust/fibres, ingestion of home-grown produce	Likely	Medium	Moderate	The composition and thickness of made ground on site is unknown. There have been various phases of development on site and therefore it is likely made ground will be present. Due to the ages of historic buildings on site there is the potential for asbestos containing material within made ground deposits. There are proposed landscaped areas which are currently underlying buildings or hardstanding and therefore increasing the likelihood of direct contact to future site users.

Potential source	Potential receptor	Possible pathway	Likelihood	Severity	Potential risk	Justification
	Current adjacent residential and commercial site users	Migration of contamination via dust/fibre deposition	Low	Medium	Moderate/Low	The residential and commercial properties are reasonably close to the site. The presence of asbestos fibres in made ground is unknown but, given the age of the buildings/made ground deposits, ACM is likely. The amount of soft landscaping is increasing in the proposed development and therefore, the risk of release and migration of dust/fibres is low, but nonetheless, still possible.
	Current/future buildings and services	Direct contact with contaminated soils or groundwater and chemical attack	Low	Medium	Moderate/ low	It is possible that buried concrete and underground services could come into contact with contaminants within the shallow made ground, if present; however, this risk could be mitigated through upgrading of supply pipe construction and concrete specification, if required.
	Groundwater in secondary undifferentiated aquifer within Till superficial deposits	leaching from soils/ percolation to aquifer/ lateral migration of dissolved phase/ NAPL etc.	Low	Medium	Moderate/low	The proportion of hard ground cover may be reduced following development of the site which may in turn increase infiltration and leaching of contamination in soils to groundwater.

Potential source	Potential receptor	Possible pathway	Likelihood	Severity	Potential risk	Justification
	Groundwater in principal aquifer within the Chester Formation bedrock (south west) and secondary B aquifer deposits within the Manchester Marl Formation (east)	percolation through permeable strata to aquifer/ lateral migration of dissolved phase/ NAPL etc.	Unlikely	Medium	Low	It is anticipated that the site is underlain by Till Devensian deposits primarily comprising low permeability clays which would reduce vertical migration of contaminants to the underlying bedrock aquifer.
	Potential culverted watercourse on site	lateral migration of dissolved phase/ LNAPL / site run-off/ drainage	Likely	Mild	Moderate/low	The route, condition and hydraulic connectivity of the potential culvert on site are unknown.
Storage of oils/chemicals on-site – gas room with tanks identified in basement of St Gabriel's building	Future residential site users	Oral, dermal and inhalation exposure with impacted soil and soil vapour, ingestion of home-grown produce, inhalation of vapours from groundwater and / or NAPL if present	Low	Medium	Moderate/low	The basement identified in the western building which holds tanks was underlain by concrete hardstanding which would limit migration of potential contaminants. However, access was not gained to all areas of the buildings, and it is unknown what chemicals or oils are stored on site. VOCs could be a potential contaminant of concern.

Potential source	Potential receptor	Possible pathway	Likelihood	Severity	Potential risk	Justification
	Current adjacent residential and commercial site users	Migration of vapour or impacted groundwater combined with inhalation	Unlikely	Medium	Low	It is anticipated that shallow groundwater encountered in the Till is likely to be perched and not continuous. In addition, the local geology comprises low permeability cohesive Till, therefore migration of contamination, including VOCs, to off-site sources is unlikely.
	Groundwater in secondary undifferentiated aquifer within Till superficial deposits	Leaching from soils/ percolation to aquifer/ lateral migration of dissolved phase	Low	Medium	Moderate/Low	The proportion of hard ground cover may be reduced following development of the site which may in turn increase infiltration and leaching of contamination in soils to groundwater. However, the basement identified in the western building which holds tanks was underlain by concrete hardstanding which would limit migration of potential contaminants.
	Groundwater in principal aquifer within the Chester Formation bedrock (south west) and secondary B aquifer deposits within the Manchester Marl Formation (east)	percolation through permeable strata to aquifer/ lateral migration of dissolved phase/ NAPL etc.	Unlikely	Medium	Low	It is anticipated that the site is underlain by Till Devensian deposits primarily comprising low permeability clays which would reduce vertical migration of contaminants to the underlying bedrock aquifer.

Potential source	Potential receptor	Possible pathway	Likelihood	Severity	Potential risk	Justification
	Potential culverted watercourse on site	lateral migration of dissolved phase/ LNAPL / site run-off/ drainage	Low	Medium	Moderate/low	The route, condition and hydraulic connectivity of the potential culvert on site are unknown. The basement identified in the western building which holds tanks was underlain by concrete hardstanding which would limit migration of potential contaminants. However, access to all buildings was not possible so it is uncertain if more tanks are present on site.
Off-site: Former motor works/ garages (10m west), former industrial works including chimney (10m to 30m west) and Central Manchester University Hospital (70m north), former St Mary's Hospital and associated laboratory (100m north and north west)	Future residential site users	Oral, dermal and inhalation exposure with impacted soil, soil vapour and dust/fibres, ingestion of home-grown produce, inhalation of vapours from groundwater and / or NAPL if present	Unlikely	Medium	Low	The off-site historic sources of contamination are anticipated to be downgradient of the site (west) or cross-gradient (north) therefore it is unlikely that leaching of contamination onto site would occur. The former motor works/ garages and industrial works have since been redeveloped, undergoing remediation and verification, into commercial properties and residential apartments with limited soft landscaped areas, removing any potential contaminant sources and further reducing the likelihood of potential contaminants migrating onto site.
	Current/future buildings and services	Direct contact with contaminated soils or groundwater and chemical attack	Unlikely	Medium	Low	

Potential source	Potential receptor	Possible pathway	Likelihood	Severity	Potential risk	Justification
On site: Made ground from the demolition and construction of various phases of development on site	Future residential site users and current/future buildings	Migration and ingress of ground gases into buildings, build-up in confined spaces and explosion/asphyxiation	Low likelihood	Severe	Moderate	It is unlikely that significant volumes of degradable material would be present within potential made ground on site, however the thickness and composition of potential made ground is unknown. It is understood that the future development will not have basements, which would reduce the risk of ground gas ingress.
	Current adjacent residential and commercial site users					

Risk matrix		Consequences			
		Severe	Medium	Mild	Minor
Probability	Highly likely	Very high	High	Moderate	Moderate/low
	Likely	High	Moderate	Moderate/low	Low
	Low likelihood	Moderate	Moderate/low	Low	Very low
	Unlikely	Moderate/low	Low	Very low	Very low

Potentially complete contaminant linkages with a potential risk of moderate to low or higher identified in **Table 15** comprise:

- on site made ground including asbestos containing materials - future residential users - oral, dermal and inhalation exposure with impacted soil and dust/fibres, ingestion of home-grown produce - **moderate**
- storage of oil/chemicals on site – future residential site users – oral, dermal and inhalation exposure with impacted soil and soil vapour, ingestion of home-grown produce, inhalation of vapours from groundwater and / or NAPL if present – **moderate/low**
- on site made ground including asbestos containing materials – adjacent residential and commercial users - oral, dermal and inhalation exposure with impacted soil and dust/fibres – **moderate/low**
- on site made ground– current/future buildings and services - direct contact with contaminated soils or groundwater and chemical attack – **moderate/low**
- on site made ground and potential storage of oils/ chemicals – secondary undifferentiated superficial aquifer – leaching from soils/ percolation to aquifer/ lateral migration of dissolved phase etc – **moderate/low**
- on site made ground and potential storage of oils/ chemicals – potential culvert on site – leaching from soils/ lateral migration of dissolved phase etc – **moderate/low**
- made ground on site – future residential users, current and future site buildings and current adjacent site users - migration and ingress of ground gases into buildings, build-up in confined spaces and explosion/ asphyxiation – **moderate**

These potentially complete contaminant linkages need to be assessed further through appropriate site investigation to target the identified sources of potential contamination and assess the feasibility of identified pathways.

6.4 Data gaps and uncertainties

Key data gaps and uncertainties identified in the CSM at desk study stage include:

- gaps in available historical OS maps
- access was not gained inside the buildings on site except for the basement in the western building
- the condition, route and hydraulic connectivity of the potential on-site culvert is unknown
- there are no previous investigations available for the site, therefore no information on actual concentrations of contaminants in soil and groundwater or ground gas at this stage
- groundwater depth and flow direction are conceptual at this stage

7 CONCLUSIONS AND RECOMMENDATIONS

7.1 Geo-environmental assessment

Based on the results of the Preliminary Risk Assessment the contaminant linkages that have been identified to be potentially complete (relevant contaminant linkages) and to require further action are:

- on site made ground including asbestos containing materials - future residential users - oral, dermal and inhalation exposure with impacted soil and dust/fibres, ingestion of home-grown produce - **moderate**
- storage of oil/chemicals on site – future residential site users – oral, dermal and inhalation exposure with impacted soil and soil vapour, ingestion of home-grown produce, inhalation of vapours from groundwater and / or NAPL if present – **moderate/low**
- on site made ground including asbestos containing materials – adjacent residential and commercial users - oral, dermal and inhalation exposure with impacted soil and dust/fibres – **moderate/low**
- on site made ground– current/future buildings and services - direct contact with contaminated soils or groundwater and chemical attack – **moderate/low**
- on site made ground and potential storage of oils/ chemicals – secondary undifferentiated superficial aquifer – leaching from soils/ percolation to aquifer/ lateral migration of dissolved phase etc – **moderate/low**
- on site made ground and potential storage of oils/ chemicals – potential culvert on site – leaching from soils/ lateral migration of dissolved phase etc – **moderate/low**
- made ground on site – future residential users, current and future site buildings and current adjacent site users - migration and ingress of ground gases into buildings, build-up in confined spaces and explosion/ asphyxiation – **moderate**

Data gaps and uncertainties have been considered and further assessment is considered to be required.

Should unforeseen contamination be encountered during redevelopment then specialist advice should be sought to determine the appropriate course of action.

7.2 Geotechnical assessment

The key findings of the initial geotechnical assessment are as follows:

- basements identified on site
- retaining earth structure identified to the western extension of St Gabriel's building
- potential rising groundwater table due to diminishing abstraction in urban area
- shallow perched water likely within granular deposits of Till and made ground

7.3 Recommendations

The following recommendations are made for further assessment of the site to investigate the risks identified above and to address remaining uncertainties:

- service plans for the site should be obtained
- UU should be contacted to obtain sewer plans to help determine if the culvert is a UU asset
- the potential culvert should be located and a CCTV survey should be undertaken to determine the condition, route and potential hydraulic connectivity
- a detailed UXO assessment should be completed prior to any intrusive works
- an asbestos demolition/refurbishment survey should be undertaken on the existing buildings
- intrusive ground investigation should be undertaken to determine the ground conditions including the lateral and vertical extent of made ground
- chemical laboratory analysis of soils and groundwaters
- in-situ and laboratory geotechnical testing to aid foundation design
- gas and groundwater monitoring programme
- interpretative site investigation report with generic quantitative analysis of laboratory results

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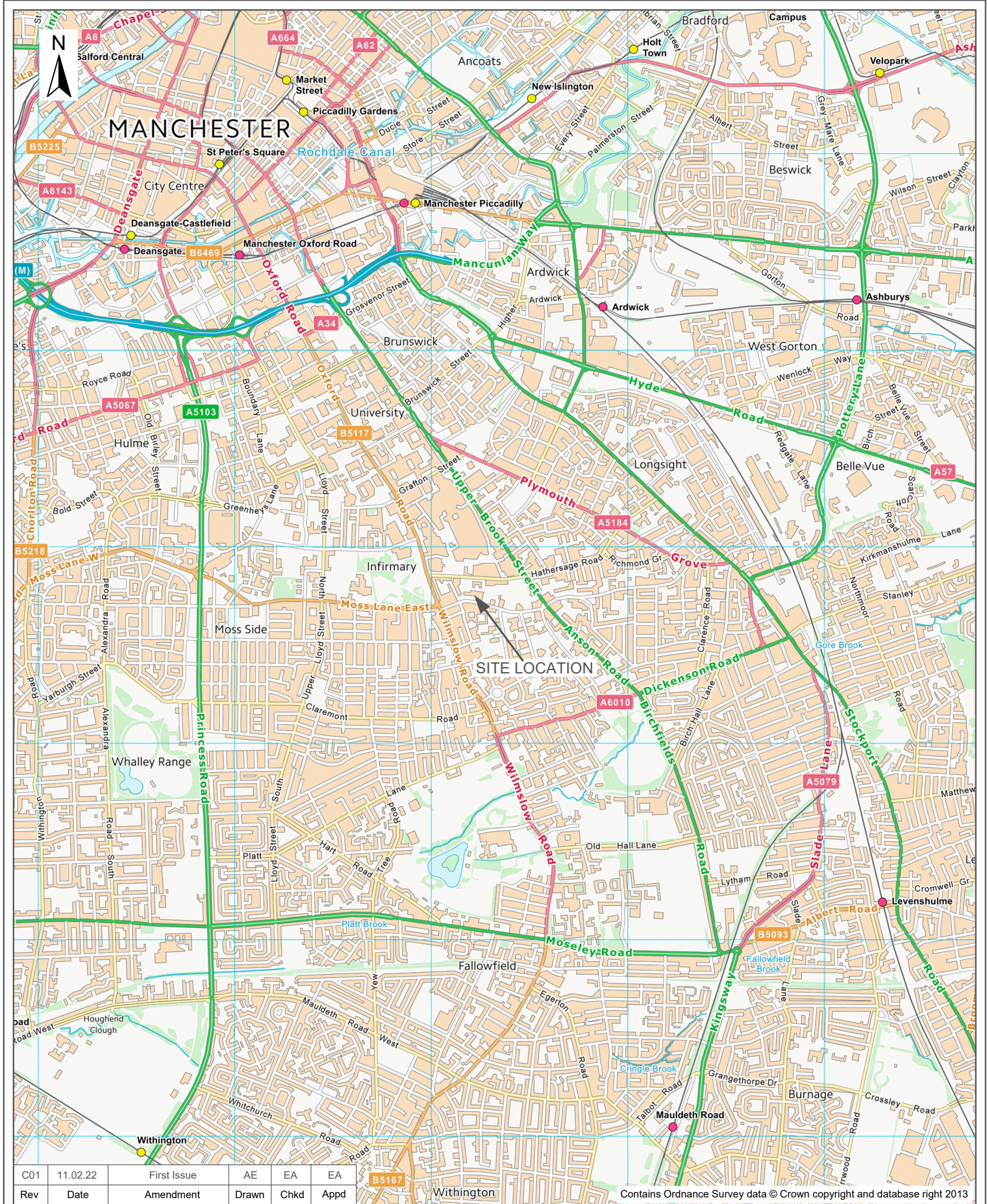
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FIGURES

FIGURE 1 SITE LOCATION PLAN



C01	11.02.22	First Issue	AE	EA	EA
Rev	Date	Amendment	Drawn	Chkd	Appd

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Manchester
M1 2EJ

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Web: www.rsk.co.uk

Client	Meinhardt (UK Ltd)
Project Name	St. Gabriel's Development
Description	Site Location Plan

Dimension	Size	Scale	Geolocation	Project ID	Drawing no.	Rev	File name
m	A4	1:25,000	385220, 395750	11671	11101	C01	11671-MA-111-SS-D-C-11101-C01

FIGURE 2 SITE LAYOUT PLAN



LEGEND

— Site boundary

Note: Base plan taken from drawing reference 10349-SHP-ZO-A-G100-XP-00-001 P01, dated 16th December 2021

C01	11.02.22	First Issue	AE	EA	EA
Rev	Date	Amendment	Drawn	Chkd	Appd



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Client Meinhardt (UK Ltd)		
Project Name St Gabriel's Development		
Description Site Layout Plan		
Project ID 11671	Drawing no. 11201	Revision C01
File name 11671-MA-112-SS-D-C-11201-C01		
Dimensions m	Scale NTS	Size A3

APPENDICES

APPENDIX A SERVICE CONSTRAINTS

1. This report and the site investigation carried out in connection with the report (together the "Services") were compiled and carried out by RSK Environment Limited (RSK) for Meinhardt (UK Ltd) (the "Client") in accordance with the terms of a contract RSK Environment Standard Terms and Conditions between RSK and the Client, dated 7th January 2022. The Services were performed by RSK with the reasonable skill and care ordinarily exercised by an environmental consultant at the time the Services were performed. Further, and in particular, the Services were performed by RSK taking into account the limits of the scope of works required by the client, the time scale involved and the resources, including financial and manpower resources, agreed between RSK and the Client.
2. Other than that, expressly contained in paragraph 1 above, RSK provides no other representation or warranty whether express or implied, in relation to the Services.
3. Unless otherwise agreed in writing, the Services were performed by RSK exclusively for the purposes of the Client. RSK is not aware of any interest of or reliance by any party other than the Client in or on the Services. Unless expressly provided in writing, RSK does not authorise, consent or condone any party other than the client relying upon the Services. Should this report or any part of this report, or otherwise details of the Services or any part of the Services be made known to any such party, and such party relies thereon that party does so wholly at its own and sole risk and RSK disclaims any liability to such parties. **Any such party would be well advised to seek independent advice from a competent environmental consultant and/or lawyer.**
4. It is RSK's understanding that this report is to be used for the purpose described in the introduction to the report. That purpose was a significant factor in determining the scope and level of the Services. Should the purpose for which the report is used, or the proposed use of the site change, this report may no longer be valid and any further use of or reliance upon the report in those circumstances by the client without RSK 's review and advice shall be at the client's sole and own risk. Should RSK be requested to review the report after the date of this report, RSK shall be entitled to additional payment at the then existing rates or such other terms as agreed between RSK and the client.
5. The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the report inaccurate or unreliable. The information and conclusions contained in this report should not be relied upon in the future without the written advice of RSK. In the absence of such written advice of RSK, reliance on the report in the future shall be at the Client's own and sole risk. Should RSK be requested to review the report in the future, RSK shall be entitled to additional payment at the then existing rate or such other terms as may be agreed between RSK and the client.
6. The observations and conclusions described in this report are based solely upon the Services which were provided pursuant to the agreement between the Client and RSK. RSK has not performed any observations, investigations, studies or testing not specifically set out or required by the contract between the client and RSK. RSK is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the Services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this report, RSK did not seek to evaluate the presence on or off site of asbestos, invasive plants, electromagnetic fields, lead paint, heavy metals, radon gas, persistent, bioaccumulative or toxic chemicals (including PFAS/ PFOS) or other radioactive or hazardous materials, unless specifically identified in the Services.
7. The Services are based upon RSK's observations of existing physical conditions at the Site gained from a visual inspection of the site together with RSK's interpretation of information, including documentation, obtained from third parties and from the Client on the history and usage of the site, unless specifically identified in the Services or accreditation system (such as UKAS ISO 17020:2012 clause 7.1.6):
 - a. The Services were based on information and/or analysis provided by independent testing and information services or laboratories upon which RSK was reasonably entitled to rely.

- b. The Services were limited by the accuracy of the information, including documentation, reviewed by RSK and the observations possible at the time of the visual inspection.
- c. The Services did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the client or third parties, including laboratories and information services, during the performance of the Services.

RSK is not liable for any inaccurate information or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to RSK and including the doing of any independent investigation of the information provided to RSK save as otherwise provided in the terms of the contract between the Client and RSK.

- 8. The intrusive environmental site investigation aspects of the Services are a limited sampling of the site at pre-determined locations based on the known historic / operational configuration of the site. The conclusions given in this report are based on information gathered at the specific test locations and can only be extrapolated to an undefined limited area around those locations. The extent of the limited area depends on the properties of the materials adjacent and local conditions, together with the position of any current structures and underground utilities and facilities, and natural and other activities on site. In addition, chemical analysis was carried out for a limited number of parameters (as stipulated in the scope between the client and RSK, based on an understanding of the available operational and historical information) and it should not be inferred that other chemical species are not present.
- 9. Any site drawing(s) provided in this report is (are) not meant to be an accurate base plan but is (are) used to present the general relative locations of features on, and surrounding, the site. Features (intrusive and sample locations etc) annotated on site plans are not drawn to scale but are centred over the approximate location. Such features should not be used for setting out and should be considered indicative only.
- 10. The comments given in this report and the opinions expressed are based on the ground conditions encountered during the site work and on the results of tests made in the field and in the laboratory. However, there may be conditions pertaining to the site that have not been disclosed by the investigation and therefore could not be taken into account. In particular, it should be noted that there may be areas of made ground not detected due to the limited nature of the investigation or the thickness and quality of made ground across the site may be variable. In addition, groundwater levels and ground gas concentrations and flows, may vary from those reported due to seasonal, or other, effects and the limitations stated in the data should be recognised.
- 11. Asbestos is often observed to be present in soils in discrete areas. Whilst asbestos-containing materials may have been locally encountered during the fieldworks or supporting laboratory analysis, the history of brownfield and demolition sites indicates that asbestos fibres may be present more widely in soils and aggregates, which could be encountered during more extensive ground works.
- 12. Unless stated otherwise, only preliminary geotechnical recommendations are presented in this report and these should be verified in a Geotechnical Design Report, once proposed construction and structural design proposals are confirmed.

APPENDIX B SUMMARY OF LEGISLATION AND POLICY RELATING TO LAND CONTAMINATION

Part IIA of the Environmental Protection Act 1990

Part IIA of the Environmental Protection Act 1990 (Part IIA) and its associated Contaminated Land Regulations 2000 (SI 2000/227), which came into force in England on 1 April 2000, formed the basis for the current regulatory framework and the statutory regime for the identification and remediation of contaminated land. Part IIA of the EPA 1990 defines contaminated land as 'any land which appears to the Local Authority in whose area it is situated to be in such a condition by reason of substances in, on or under the land, that significant harm is being caused, or that there is significant possibility of significant harm being caused, or that pollution of controlled waters is being or is likely to be caused'. Controlled waters are considered to include all groundwater, inland waters and estuaries.

In August 2006, the Contaminated Land (England) Regulations 2006 (SI 2006/1380) were implemented, which extended the statutory regime to include Part IIA of the EPA as originally introduced on 1 April 2000, together with changes intended chiefly to address land that is contaminated by virtue of radioactivity. These have been replaced subsequently by the Contaminated Land (England) (Amendment) Regulations 2012, which now exclude land that is contaminated by virtue of radioactivity.

The intention of Part IIA is to deal with contaminated land issues that are considered to cause significant harm on land that is not undergoing development (see Environmental Protection Act 1990: Part 2A Contaminated Land Statutory Guidance, April 2012). This document replaces Annex III of Defra Circular 01/2006, published in September 2006 (the remainder of this document is now obsolete).

Planning Policy

Contaminated land is often dealt with through planning because of land redevelopment. This approach was documented in Planning Policy Statement: Planning and Pollution Control PPS23, which states that it remains the responsibility of the landowner and developer to identify land affected by contamination and carry out sufficient remediation to render the land suitable for use. PPS23 was withdrawn early in 2012 and has been replaced by much reduced guidance within the National Planning Policy Framework (NPPF), reference ISBN: 978-1-5286-1033-9, February 2019.

The new framework has only limited guidance on contaminated land, as follows:

Chapter 11. Making effective use of land

- 117 Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.
- 118. Planning policies and decisions should:
 - c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land.

Chapter 15. Conserving and enhancing the natural environment

170. Planning policies and decisions should contribute to and enhance the natural and local environment by:

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Ground conditions and pollution

178. Planning policies and decisions should ensure that:

a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);

b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part 2A of the Environmental Protection Act 1990; and

c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.

179. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

Water Resources Act (WRA)

The Water Resources Act 1991 (Amendment) (England and Wales) Regulations 2009 updated the Water Resources Act 1991, which introduced the offence of causing or knowingly permitting pollution of controlled waters. The Act provides the Environment Agency with powers to implement remediation necessary to protect controlled waters and recover all reasonable costs of doing so.

Water Framework Directive (WFD)

The Water Framework Directive 2000/60/EC is designed to:

- enhance the status and prevent further deterioration of aquatic ecosystems and associated wetlands that depend on the aquatic ecosystems
- promote the sustainable use of water
- reduce pollution of water, especially by 'priority' and 'priority hazardous' substances
- ensure progressive reduction of groundwater pollution.

The WFD requires a management plan for each river basin be developed every six years.

Groundwater Directive (GWD)

The 1980 Groundwater Directive 80/68/EEC and the 2006 Groundwater Daughter Directive 2006/118/EC of the WFD are the main European legislation in place to protect groundwater. The 1980 Directive is due to be repealed in December 2013. The European legislation has been transposed into national legislation by regulations and directions to the Environment Agency.

Priority Substances Directive (PSD)

The Priority Substances Directive 2008/105/EC is a 'Daughter' Directive of the WFD, which sets out a priority list of substances posing a threat to or via the aquatic environment. The PSD establishes environmental quality standards for priority substances, which have been set at concentrations that are safe for the aquatic environment and for human health. In addition, there is a further aim of reducing (or eliminating) pollution of surface water (rivers, lakes, estuaries and coastal waters) by pollutants on the list. The WFD requires that countries establish a list of dangerous substances that are being discharged and EQS for them. In England and Wales, this list is provided in the River Basin Districts Typology, Standards and Groundwater threshold values (Water Framework Directive) (England and Wales) Directions 2010. In order to achieve the objectives of the WFD, classification schemes are used to describe where the water environment is of good quality and where it may require improvement.

Environmental Permitting Regulations (EPR)

The Environmental Permitting (England and Wales) Regulations 2016 (as amended) provide a single regulatory framework that streamlines and integrates waste management licensing, pollution prevention and control, water discharge consenting, groundwater authorisations, and radioactive substances regulation. Schedule 22, paragraph 6 of EPR 2016 states: 'the regulator must, in exercising its relevant functions, take all necessary measures - (a) to prevent the input of any hazardous substance to groundwater; and (b) to limit the input of non-hazardous pollutants to groundwater so as to ensure that such inputs do not cause pollution of groundwater.'

Notes:

- 1. The above information is provided for background but does not constitute site-specific advice*
- 2. The above summary applies to England only. Variations exist within other countries of the United Kingdom*

APPENDIX C PROPOSED DEVELOPMENT PLANS



This drawing is copyright. Do not scale off dimensions.

All dimensions to be checked on site by contractor.

Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NOTES:

- Shown landscaping is illustrative only

KEY:

Lawn	Existing Tree	Amenity Space
Block paving 01	Proposed Tree	Ancillary Space
Block Paving 02	Studio Bedrooms	Store
Tarmac with Chippings	Cluster Bedrooms	Riser
Green Roof	Accessible Studio Bedrooms	Smoke Shaft
Flat Roof	Plant	
Mixed Planting	Cluster Kitchen	

NORTH

Rev	Date	Description
P01	2022-07-08	Planning Issue

Project Title
St Gabriel's Manchester

Status
PLANNING

Drawing Title
Proposed Site Plan
Ground Floor Plan
(St Gabriel's Lower Ground Floor)

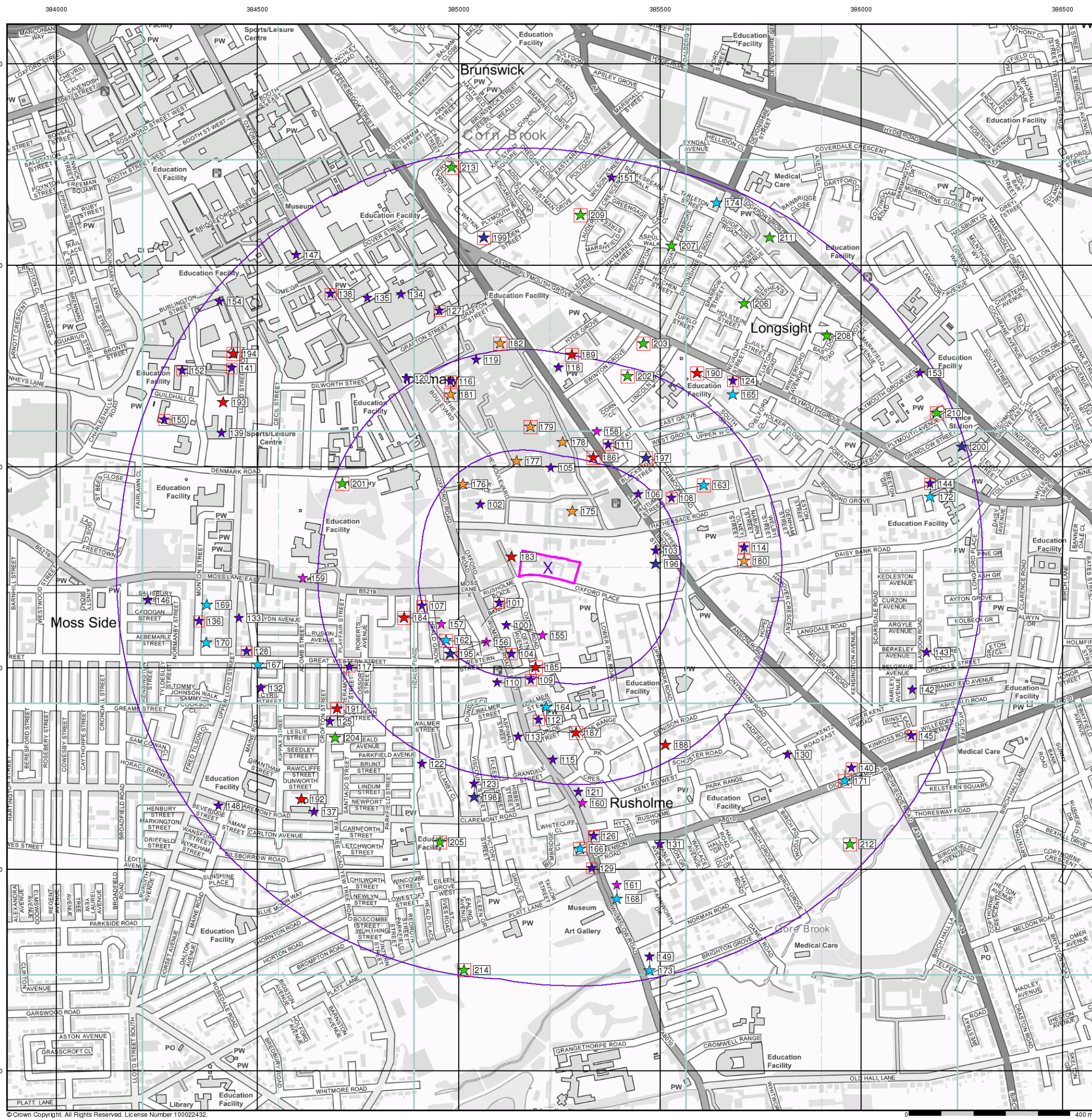
Project No 10349	Scale 1:250 @ A1
10349-SHP-Z0-A-B5D8-G100-PL-00-001	Revision P01

simpsonhaugh

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London
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APPENDIX D ENVIRONMENTAL DATABASE REPORT



RSK

Industrial Land Use Map

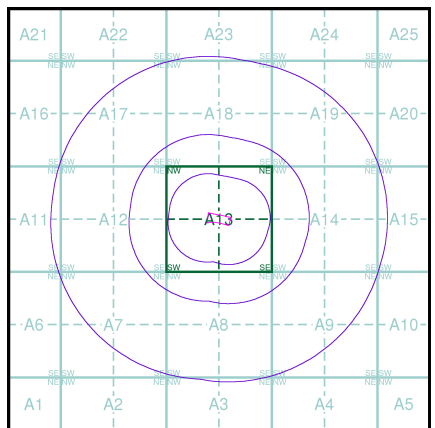
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry
- Gas Pipeline
- Points of Interest - Commercial Services
- Points of Interest - Education and Health
- Points of Interest - Manufacturing and Production
- Points of Interest - Public Infrastructure
- Points of Interest - Recreational and Environmental
- Underground Electrical Cables

Industrial Land Use Map - Slice A



Order Details

Order Number: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
Search Buffer (m): 1000

Site Details

St Gabriels, Oxford Place, Manchester, M14 5TG

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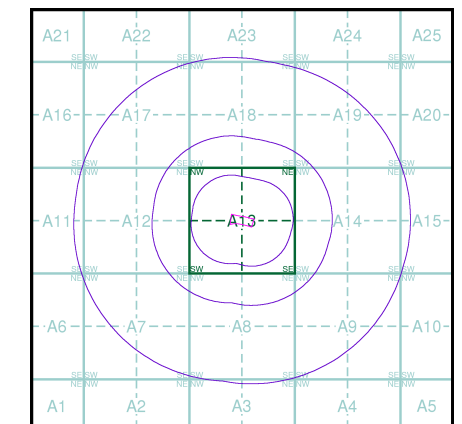
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Agency and Hydrological (Flood)

- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

Flood Map - Slice A



Order Details

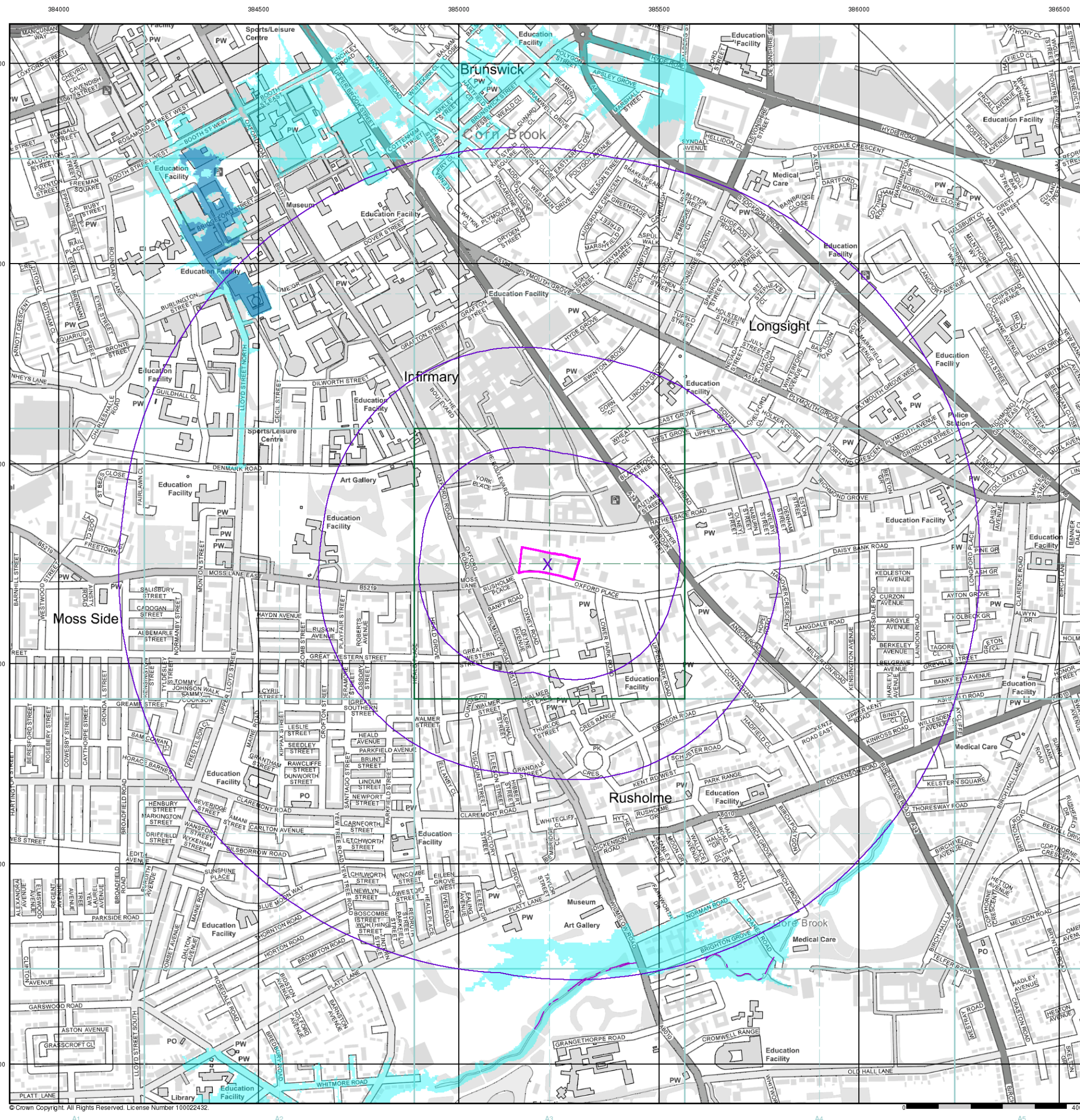
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Customer Ref: 11671
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Slice: A
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Search Buffer (m): 1000

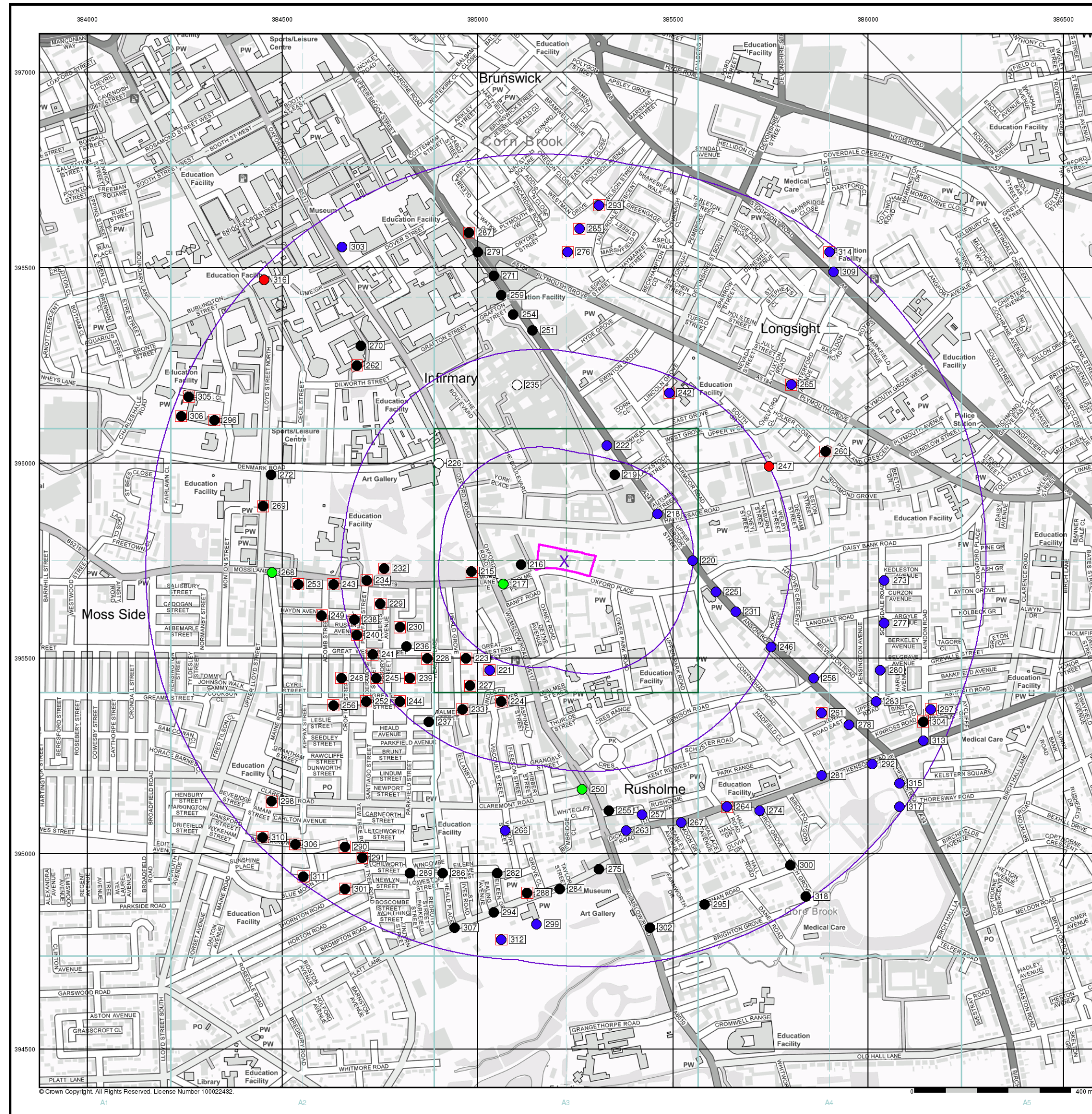
Site Details

St Gabriels, Oxford Place, Manchester, M14 5TG

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Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk





General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location

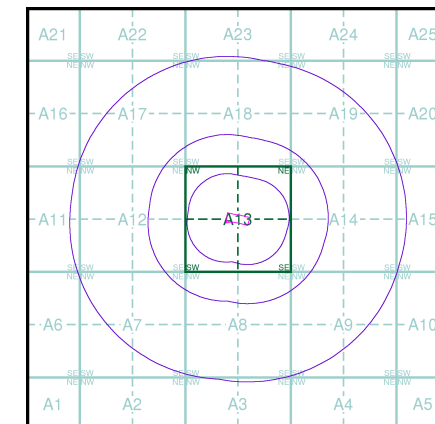
Agency and Hydrological (Boreholes)

- BGS Borehole Depth 0 - 10m
- BGS Borehole Depth 10 - 30m
- BGS Borehole Depth 30m +
- Confidential
- Other

For Borehole information please refer to the Borehole .csv file which accompanied this slice.

A copy of the BGS Borehole Ordering Form is available to download from the Support section of www.envirocheck.co.uk.

Borehole Map - Slice A



Order Details

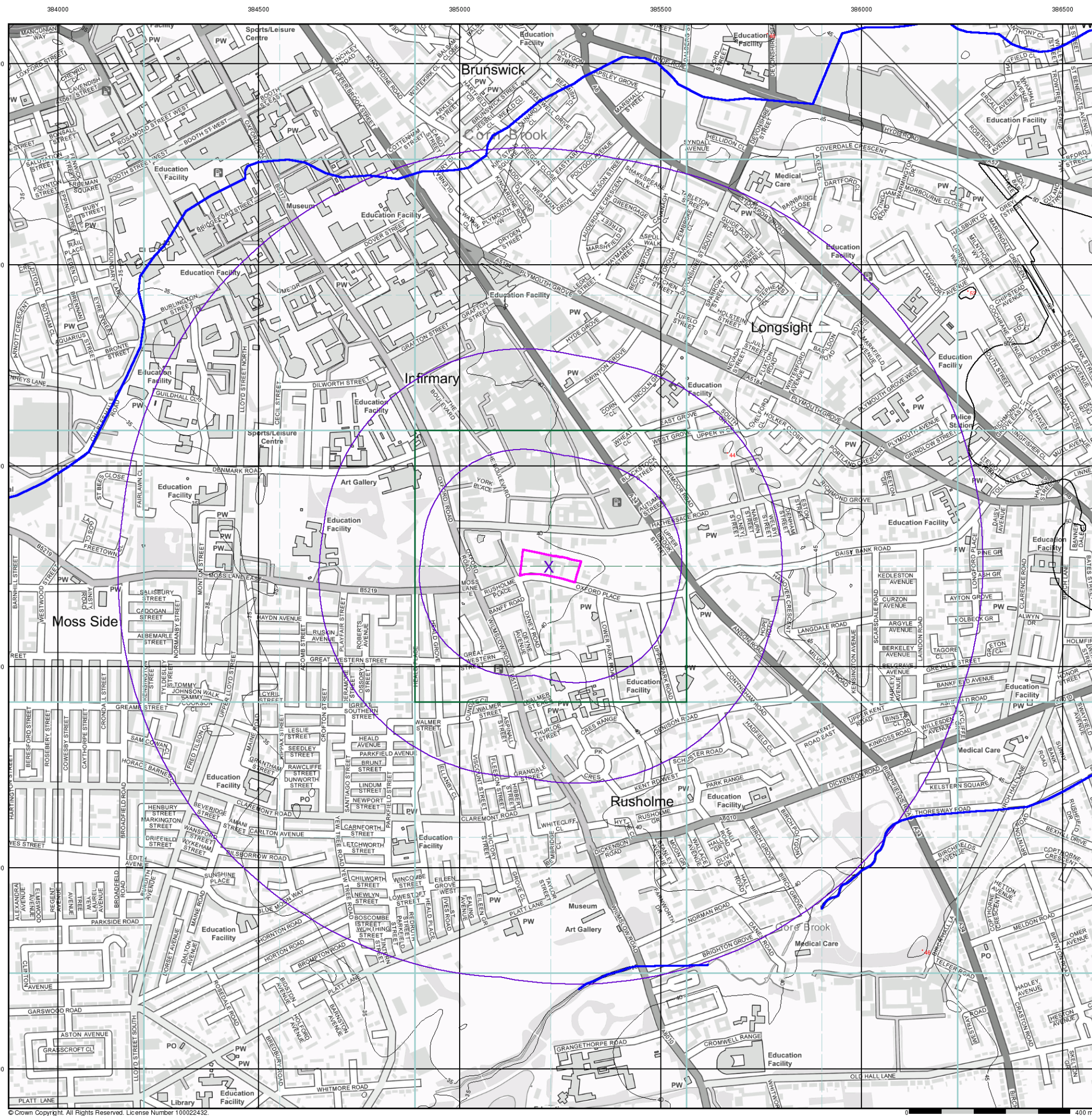
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Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
Search Buffer (m): 1000

Site Details

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General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

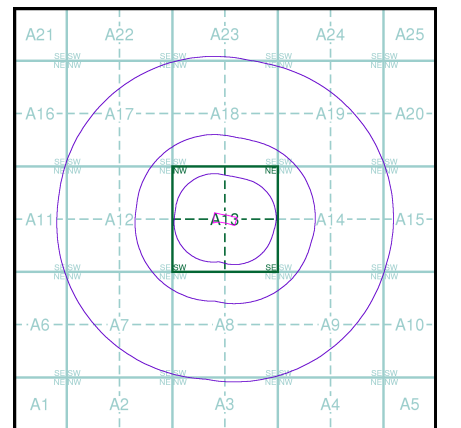
OS Water Network Data

- | | |
|--------------|-------------------------|
| Canal | Drain |
| Reservoir | Other |
| Foreshore | Lake |
| Marsh | Transfer |
| Tidal River | Lock Or Flight Of Locks |
| Inland River | Sea |

Contours (height in meters)

- | | | | | | |
|------------------|-------|-----|----|-----|-----------------|
| Standard Contour | 105 | 100 | 95 | MLW | Mean Low Water |
| Master Contour | | | | MHW | Mean High Water |
| Spot Height | 167.3 | | | | |

OS Water Network Map - Slice A



Order Details

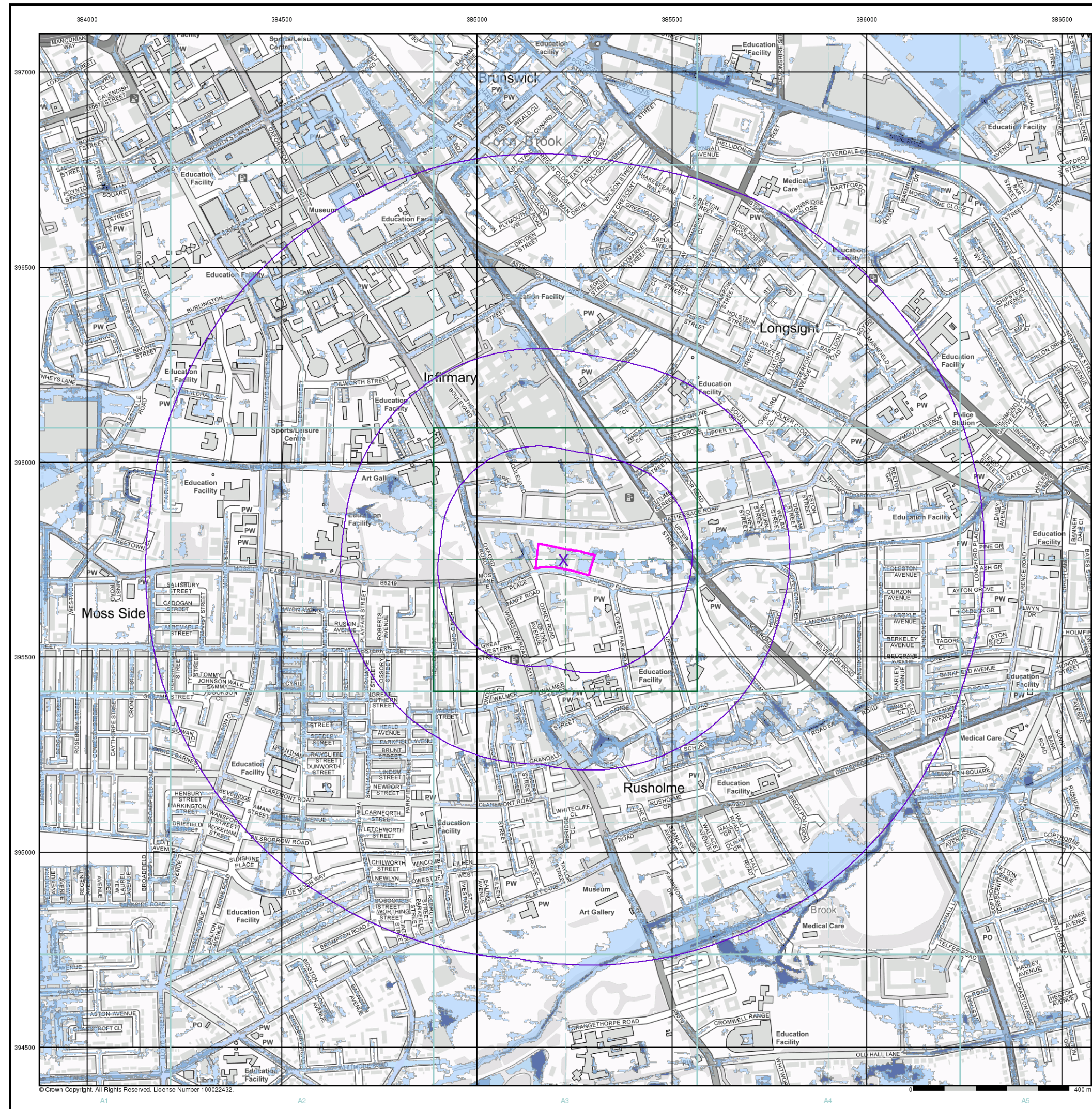
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Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
Search Buffer (m): 1000

Site Details

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Landmark
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Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Risk of Flooding from Surface Water

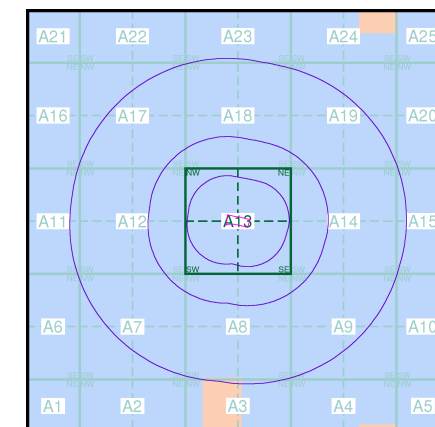
- High - 30 Year Return
- Medium - 100 Year Return
- Low - 1000 Year Return

Suitability

See the suitability map below

- National to county
- County to town
- Town to street
- Street to parcels of land
- Property

E/NRW Suitability Map - Slice A



Order Details

Order Number: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
Search Buffer (m): 1000

Site Details

St Gabriels, Oxford Place, Manchester, M14 5TG

Landmark
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Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



Envirocheck[®] Report:

Datasheet

Order Details:

Order Number:

290282449_1_1

Customer Reference:

11671

National Grid Reference:

385220, 395750

Slice:

A

Site Area (Ha):

0.77

Search Buffer (m):

1000

Site Details:

St Gabriels
Oxford Place
Manchester
M14 5TG

Client Details:

Ms J Saddington
RSK Environment Ltd
Four Ways House
57 Hilton Street
Manchester
M1 2EJ

Report Section	Page Number
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Hazardous Substances	-
Geological	23
Industrial Land Use	28
Sensitive Land Use	-
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Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination. For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency/Natural Resources Wales and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client. In this datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

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Report Version v53.0

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Agency & Hydrological					
BGS Groundwater Flooding Susceptibility	pg 1	Yes	Yes	Yes	n/a
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 1			6	
Prosecutions Relating to Controlled Waters			n/a	n/a	n/a
Enforcement and Prohibition Notices					
Integrated Pollution Controls					
Integrated Pollution Prevention And Control					
Local Authority Integrated Pollution Prevention And Control					
Local Authority Pollution Prevention and Controls	pg 2		5	4	1
Local Authority Pollution Prevention and Control Enforcements					
Nearest Surface Water Feature	pg 4				Yes
Pollution Incidents to Controlled Waters	pg 4				2
Prosecutions Relating to Authorised Processes					
Registered Radioactive Substances	pg 4			9	32
River Quality	pg 11				2
River Quality Biology Sampling Points					
Substantiated Pollution Incident Register					
River Quality Chemistry Sampling Points					
Water Abstractions	pg 11				(*22)
Water Industry Act Referrals					
Groundwater Vulnerability Map	pg 17	Yes	n/a	n/a	n/a
Groundwater Vulnerability - Soluble Rock Risk			n/a	n/a	n/a
Groundwater Vulnerability - Local Information			n/a	n/a	n/a
Bedrock Aquifer Designations	pg 17	Yes	n/a	n/a	n/a
Superficial Aquifer Designations	pg 17	Yes	n/a	n/a	n/a
Source Protection Zones	pg 17	1			
Extreme Flooding from Rivers or Sea without Defences				n/a	n/a
Flooding from Rivers or Sea without Defences				n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
OS Water Network Lines	pg 17				5

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Waste					
BGS Recorded Landfill Sites					
Historical Landfill Sites					
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)					
Licensed Waste Management Facilities (Locations)	pg 19		1		
Local Authority Landfill Coverage	pg 19	1	n/a	n/a	n/a
Local Authority Recorded Landfill Sites					
Potentially Infilled Land (Non-Water)	pg 19				1
Potentially Infilled Land (Water)	pg 19		4	8	55
Registered Landfill Sites					
Registered Waste Transfer Sites					
Registered Waste Treatment or Disposal Sites	pg 22		1		
Hazardous Substances					
Control of Major Accident Hazards Sites (COMAH)					
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents					
Planning Hazardous Substance Enforcements					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Geological					
BGS 1:625,000 Solid Geology	pg 23	Yes	n/a	n/a	n/a
BGS Estimated Soil Chemistry	pg 23	Yes	Yes	Yes	Yes
BGS Recorded Mineral Sites	pg 24				1
BGS Urban Soil Chemistry	pg 24		Yes	Yes	Yes
BGS Urban Soil Chemistry Averages	pg 26	Yes			
CBSCB Compensation District			n/a	n/a	n/a
Coal Mining Affected Areas	pg 27	Yes	n/a	n/a	n/a
Mining Instability			n/a	n/a	n/a
Man-Made Mining Cavities					
Natural Cavities					
Non Coal Mining Areas of Great Britain				n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 27	Yes	Yes	n/a	n/a
Potential for Compressible Ground Stability Hazards				n/a	n/a
Potential for Ground Dissolution Stability Hazards				n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 27	Yes	Yes	n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 27	Yes	Yes	n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 27	Yes	Yes	n/a	n/a
Radon Potential - Radon Affected Areas			n/a	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a	n/a
Industrial Land Use					
Contemporary Trade Directory Entries	pg 28		13	38	60
Fuel Station Entries	pg 38		3	1	3
Points of Interest - Commercial Services	pg 38		2	5	13
Points of Interest - Education and Health	pg 40		3	13	1
Points of Interest - Manufacturing and Production	pg 41		5	9	9
Points of Interest - Public Infrastructure	pg 43		5	6	4
Points of Interest - Recreational and Environmental	pg 45			5	22
Gas Pipelines					
Underground Electrical Cables					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Sensitive Land Use					
Ancient Woodland					
Areas of Adopted Green Belt					
Areas of Unadopted Green Belt					
Areas of Outstanding Natural Beauty					
Environmentally Sensitive Areas					
Forest Parks					
Local Nature Reserves					
Marine Nature Reserves					
National Nature Reserves					
National Parks					
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones					
Ramsar Sites					
Sites of Special Scientific Interest					
Special Areas of Conservation					
Special Protection Areas					
World Heritage Sites					

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13SW (E)	0	1	385223 395749
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SW (W)	0	1	385200 395749
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NE (NE)	98	1	385350 395850
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SW (W)	150	1	385000 395749
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A14NW (E)	486	1	385750 395950
1	Discharge Consents Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Butler Street/Woodward Street Cso 112-130 Butler Street, ., Manchester, Greater Manchester, M4 7jj Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0038 Permit Version: 2 Effective Date: 3rd September 2010 Issued Date: 3rd September 2010 Revocation Date: 4th February 2016 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge: Freshwater Stream/River Environment: Receiving Water: River Medlock Status: Varied under EPR 2010 Positional Accuracy: Located by supplier to within 10m	A14SW (E)	279	2	385580 395740
1	Discharge Consents Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Butler Street/Woodward Street Cso 112-130 Butler Street, ., Manchester, Greater Manchester, M4 7jj Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0038 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 2nd September 2010 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge: Freshwater Stream/River Environment: Receiving Water: River Medlock Status: Post National Rivers Authority Legislation where issue date > 31/08/1989 Positional Accuracy: Located by supplier to within 100m	A14SW (E)	279	2	385580 395740
2	Discharge Consents Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Oxford Road Cso, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016982917 Permit Version: 3 Effective Date: 8th November 1995 Issued Date: 8th November 1995 Revocation Date: 13th July 2005 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge: Freshwater Stream/River Environment: Receiving Water: Malkin Brook Trib Corn Bk Status: Authorisation revoked Positional Accuracy: Located by supplier to within 100m	A12NE (W)	308	2	384850 395810

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
2	Discharge Consents Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Oxford Road Cso, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 016982917 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 10th May 1995 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge: Freshwater Stream/River Environment: Receiving Water: Malkin Brook Trib Corn Bk Status: Authorisation revoked Positional Accuracy: Located by supplier to within 10m	A12NE (W)	308	2	384850 395810
2	Discharge Consents Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Oxford Road Cso, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 016982917 Permit Version: 2 Effective Date: 11th May 1995 Issued Date: Not Supplied Revocation Date: 7th November 1995 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge: Freshwater Stream/River Environment: Receiving Water: Malkin Brook Trib Corn Bk Status: Authorisation revoked Positional Accuracy: Located by supplier to within 10m	A12NE (W)	308	2	384850 395810
3	Discharge Consents Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Walmer St/Wilmslow Rd, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0382 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge: Unknown Environment: Receiving Water: Not Supplied Status: Post National Rivers Authority Legislation where issue date > 31/08/1989 Positional Accuracy: Located by supplier to within 100m	A8NW (S)	327	2	385150 395400
4	Local Authority Pollution Prevention and Controls Name: Green Brothers Ltd Location: Condor Works, Rusholme Place, MANCHESTER, Lancashire, M14 5GB Authority: Manchester City Council, Environmental Health Department Permit Reference: 47/93 Dated: 31st August 1993 Process Type: Local Authority Air Pollution Control Description: PG6/23 Coating of metal and plastic Status: Authorisation revoked Positional Accuracy: Automatically positioned to the address	A13NW (W)	26	3	385131 395784
5	Local Authority Pollution Prevention and Controls Name: Manchester Road Garages Location: Oxford Road, Rusholme, Manchester, Greater Manchester, M13 0jd Authority: Manchester City Council, Environmental Health Department Permit Reference: N/A Dated: 4th November 1993 Process Type: Local Authority Air Pollution Control Description: PG6/34 Respraying of road vehicles Status: Authorisation revoked Positional Accuracy: Located by supplier to within 10m	A13NW (W)	87	3	385069 395780

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
6	Local Authority Pollution Prevention and Controls Name: Tcs Rusholme Location: 25-33 Wilmslow Road, Rusholme, MANCHESTER, Lancashire, M14 5TB Authority: Manchester City Council, Environmental Health Department Permit Reference: PFS/39/98-99 Dated: 21st June 1999 Process Type: Local Authority Air Pollution Control Description: PG1/14 Petrol filling station Status: Authorisation revoked Positional Accuracy: Automatically positioned to the address	A13SW (SW)	125	3	385118 395606
6	Local Authority Pollution Prevention and Controls Name: Tcs - Rusholme Location: 25-33 Wilmslow Road, Rusholme, M14 5tb Authority: Manchester City Council, Environmental Health Department Permit Reference: PPC/PFS/RM/024/06 Dated: 22nd December 1998 Process Type: Local Authority Pollution Prevention and Control Description: PG1/14 Petrol filling station Status: Permitted Positional Accuracy: Located by supplier to within 10m	A13SW (SW)	126	3	385110 395607
7	Local Authority Pollution Prevention and Controls Name: Moss Side Service Station Location: Wilmslow Road, Rusholme, MANCHESTER, Lancashire, M14 5AQ Authority: Manchester City Council, Environmental Health Department Permit Reference: PFS/8/98 Dated: 22nd December 1998 Process Type: Local Authority Air Pollution Control Description: PG1/14 Petrol filling station Status: Authorised Positional Accuracy: Located by supplier to within 10m	A13SW (SW)	196	3	385071 395547
8	Local Authority Pollution Prevention and Controls Name: Save Service Station Whitworth Park Location: 490 Moss Lane East, Rusholme, MANCHESTER, Lancashire, M14 4PA Authority: Manchester City Council, Environmental Health Department Permit Reference: PFS/36/98/02 Dated: 16th December 1998 Process Type: Local Authority Air Pollution Control Description: PG1/14 Petrol filling station Status: Authorisation revoked Positional Accuracy: Automatically positioned to the address	A13SW (W)	252	3	384909 395655
9	Local Authority Pollution Prevention and Controls Name: Tesco Express Rusholme Location: 257 Upper Brook Street, Rusholme, MANCHESTER, Lancashire, M13 0HL Authority: Manchester City Council, Environmental Health Department Permit Reference: PPC/PFS/RM/031/06 Dated: 3rd March 2003 Process Type: Local Authority Air Pollution Control Description: PG1/14 Petrol filling station Status: Authorised Positional Accuracy: Automatically positioned to the address	A13NE (NE)	301	3	385371 396054
9	Local Authority Pollution Prevention and Controls Name: Tesco Express (Mancunian Service Station) Location: 257 Upper Brook Street, Victoria Park, Rusholme, Manchester, M13 0hl Authority: Manchester City Council, Environmental Health Department Permit Reference: PPC/PFS/RM/031/06 Dated: 3rd March 2003 Process Type: Local Authority Pollution Prevention and Control Description: PG1/14 Petrol filling station Status: Permitted Positional Accuracy: Located by supplier to within 10m	A13NE (N)	313	3	385353 396071
10	Local Authority Pollution Prevention and Controls Name: Manchester Royal Infirmary Location: Central Services Complex, off Hathersage Road, Rusholme, MANCHESTER, Lancashire, M13 9WL Authority: Manchester City Council, Environmental Health Department Permit Reference: Not Given Dated: 22nd May 1996 Process Type: Local Authority Air Pollution Control Description: PG5/1/Clinical waste incineration processes under 1 tonne an hour Status: Authorisation revoked Positional Accuracy: Manually positioned to the address or location	A18SW (N)	309	3	385178 396099

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
11	Local Authority Pollution Prevention and Controls Name: Wilmslow Service Station Location: 261 Wilmslow Road, Rusholme, MANCHESTER, Lancashire, M14 5NL Authority: Manchester City Council, Environmental Health Department Permit Reference: Pfs/19/98 Dated: 7th December 1998 Process Type: Local Authority Air Pollution Control Description: PG1/14 Petrol filling station Status: Authorisation revoked Positional Accuracy: Manually positioned to the address or location	A8SE (S)	758	3	385391 394960
	Nearest Surface Water Feature	A19SW (NE)	567	-	385710 396154
12	Pollution Incidents to Controlled Waters Property Type: Not Given Location: Gore Brook, Platt Fields And Birchfield Park Authority: Environment Agency, North West Region Pollutant: Miscellaneous - Inert Suspended Solids Note: Cloudy Incident Date: 26th January 1998 Incident Reference: SO980171 Catchment Area: Mersey - Non-Tidal Receiving Water: Freshwater Stream/River Cause of Incident: Other Cause Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A9NE (SE)	877	2	386000 395200
13	Pollution Incidents to Controlled Waters Property Type: Spillage; Accident - Static Site Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Chemicals - Herbicides/Fungicide Note: Malkin Brook Incident Date: 17th July 1992 Incident Reference: 92641296 Catchment Area: Bridgewater Canal Receiving Water: Not Given Cause of Incident: Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A12NW (W)	883	2	384300 396000
14	Registered Radioactive Substances Name: Central Manchester University Hospitals Nhs Foundation Trust Location: Nuclear Medicine Department, Manchester Royal Infirmary, Oxford Road, Manchester, Greater Manchester, M13 9WL Authority: Environment Agency, North West Region Permit Reference: Bz4675 Dated: 19th September 2005 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Substantial variation to authorisation under RSA Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Manually positioned to the address or location	A18SW (NW)	455	2	385004 396218
14	Registered Radioactive Substances Name: Central Manchester University Hospitals Nhs Foundation Trust Location: Nuclear Medicine Department, Manchester Royal Infirmary, Oxford Road, Manchester, Greater Manchester, M13 9WL Authority: Environment Agency, North West Region Permit Reference: Bw6051 Dated: 1st December 2003 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Manually positioned to the address or location	A18SW (NW)	455	2	385004 396218
14	Registered Radioactive Substances Name: Central Manchester University Hospitals Nhs Foundation Trust Location: Nuclear Medicine Department, Manchester Royal Infirmary, Oxford Road, Manchester, Greater Manchester, M13 9WL Authority: Environment Agency, North West Region Permit Reference: Bm2926 Dated: 19th November 2001 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Substantial variation to authorisation under RSA Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Manually positioned to the address or location	A18SW (NW)	455	2	385004 396218

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
14	Registered Radioactive Substances Name: Central Manchester University Hospitals Nhs Foundation Trust Location: Nuclear Medicine Department, Manchester Royal Infirmary, Oxford Road, Manchester, Greater Manchester, M13 9WL Authority: Environment Agency, North West Region Permit Reference: AS1266 Dated: 29th March 1995 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Authorisation under RSA Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Manually positioned to the address or location	A18SW (NW)	455	2	385004 396218
14	Registered Radioactive Substances Name: Manchester Central Hospitals Nhs Trust Location: Nuclear Medicine Department, Manchester Royal Infirmary, Oxford Road, Manchester, Greater Manchester, M13 9WL Authority: Environment Agency, North West Region Permit Reference: AB9712 Dated: 31st March 1991 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Authorisation under RSA Status: Authorisation either revoked or cancelled Positional Accuracy: Manually positioned to the address or location	A18SW (NW)	455	2	385004 396218
14	Registered Radioactive Substances Name: Central Manchester University Hospitals Nhs Foundation Trust Location: Manchester Royal Infirmary, Oxford Road, MANCHESTER, M13 9WL Authority: Environment Agency, North West Region Permit Reference: Bz5027 Dated: 19th September 2005 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Substantial variation to a registration under the Act of an open source which is also the subject of an authorisation Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Automatically positioned to the address	A18SW (NW)	458	2	384979 396212
14	Registered Radioactive Substances Name: Central Manchester University Hospitals Nhs Foundation Trust Location: Manchester Royal Infirmary, Oxford Road, Manchester, M13 9wl Authority: Environment Agency, North West Region Permit Reference: CD4508 Dated: Not Supplied Process Type: Not Supplied Description: Not Supplied Status: Application has been determined by the EA Positional Accuracy: Automatically positioned to the address	A18SW (NW)	458	2	384979 396212
14	Registered Radioactive Substances Name: Central Manchester University Hospitals Nhs Foundation Trust Location: Manchester Royal Infirmary, Oxford Road, Manchester, M13 9wl Authority: Environment Agency, North West Region Permit Reference: CD4486 Dated: Not Supplied Process Type: Not Supplied Description: Not Supplied Status: Application has been determined by the EA Positional Accuracy: Automatically positioned to the address	A18SW (NW)	458	2	384979 396212
15	Registered Radioactive Substances Name: Central Manchester And Manchester Childrens Nhs Trust Location: Manchester Royal Eye Hospital, Nelson Street, MANCHESTER, Greater Manchester, M13 9WH Authority: Environment Agency, North West Region Permit Reference: AP9353 Dated: 1st April 1991 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Registration under the Act of an open source which is also the subject of an authorisation Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Unknown	A18SW (NW)	460	2	384932 396191

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
16	Registered Radioactive Substances Name: Motac Neuroscience Ltd Location: Manchester Incubator Building, Grafton Street, MANCHESTER, M13 9XX Authority: Environment Agency, North West Region Permit Reference: BI1924 Dated: 27th July 2001 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Registration under the Act of an open source which is also the subject of an authorisation Status: Authorisation either revoked or cancelled Positional Accuracy: Manually positioned to the road within the address or location	A18SW (NW)	584	2	384934 396330
16	Registered Radioactive Substances Name: Motac Neuroscience Ltd Location: Manchester Incubator Building, Grafton Street, MANCHESTER, M13 9XX Authority: Environment Agency, North West Region Permit Reference: BI1916 Dated: 27th July 2001 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Authorisation under RSA Status: Authorisation either revoked or cancelled Positional Accuracy: Manually positioned to the road within the address or location	A18SW (NW)	584	2	384934 396330
16	Registered Radioactive Substances Name: Manchester Incubator Co Ltd Location: Manchester Incubator Building, Grafton Street, MANCHESTER, M13 9XX Authority: Environment Agency, North West Region Permit Reference: BI1932 Dated: 27th July 2001 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Authorisation under RSA Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Manually positioned to the road within the address or location	A18SW (NW)	585	2	384946 396336
16	Registered Radioactive Substances Name: Syngenta Ltd Location: Manchester Incubator Building, Grafton Street, MANCHESTER, M13 9XX Authority: Environment Agency, North West Region Permit Reference: BI2955 Dated: 27th July 2001 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Registration under the Act of an open source which is also the subject of an authorisation Status: Authorisation either revoked or cancelled Positional Accuracy: Manually positioned to the road within the address or location	A18SW (NW)	588	2	384953 396341
16	Registered Radioactive Substances Name: Syngenta Ltd Location: Manchester Incubator Building, Grafton Street, MANCHESTER, M13 9XX Authority: Environment Agency, North West Region Permit Reference: BI2963 Dated: 27th July 2001 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Authorisation under RSA Status: Authorisation either revoked or cancelled Positional Accuracy: Manually positioned to the road within the address or location	A18SW (NW)	588	2	384953 396341
17	Registered Radioactive Substances Name: Renovo Ltd Location: Manchester Incubator Building, Grafton Street, MANCHESTER, M13 9XX Authority: Environment Agency, North West Region Permit Reference: BI1959 Dated: 27th July 2001 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Registration under the Act of an open source which is also the subject of an authorisation Status: Authorisation either revoked or cancelled Positional Accuracy: Manually positioned to the road within the address or location	A18SW (N)	593	2	384984 396357

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
17	Registered Radioactive Substances Name: Renovo Ltd Location: Manchester Incubator Building, Grafton Street, MANCHESTER, M13 9XX Authority: Environment Agency, North West Region Permit Reference: BL1967 Dated: 27th July 2001 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Authorisation under RSA Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Manually positioned to the road within the address or location	A18SW (N)	593	2	384984 396357
17	Registered Radioactive Substances Name: University Of Manchester Innovation Centre (Umic) Location: 48 Grafton Street, Manchester, M13 9xx Authority: Environment Agency, North West Region Permit Reference: TB3139DJ Dated: Not Supplied Process Type: Not Supplied Description: Not Supplied Status: Application has been determined by the EA Positional Accuracy: Automatically positioned to the address	A18SW (NW)	631	2	384952 396387
18	Registered Radioactive Substances Name: National Blood Authority Location: Manchester Blood Centre, Plymouth Grove, MANCHESTER, Greater Manchester, M13 9LL Authority: Environment Agency, North West Region Permit Reference: AQ9634 Dated: 30th March 1995 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Authorisation under RSA Status: Authorisation either revoked or cancelled Positional Accuracy: Unknown	A18SE (N)	621	2	385300 396395
19	Registered Radioactive Substances Name: Renovo Ltd Location: Manchester Incubator Building, Grafton Street, Manchester, M13 9xx Authority: Environment Agency, North West Region Permit Reference: By5196 Dated: 19th October 2004 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Manually positioned to the address or location	A17SE (NW)	666	2	384859 396386
19	Registered Radioactive Substances Name: Manchester Incubator Co Ltd Location: Manchester Incubator Building, Grafton Street, Manchester, M13 9xx Authority: Environment Agency, North West Region Permit Reference: Bw6175 Dated: 1st December 2003 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Manually positioned to the address or location	A17SE (NW)	692	2	384853 396412
19	Registered Radioactive Substances Name: The University Of Manchester Location: South Campus, Oxford Road, Manchester, M13 9pl Authority: Environment Agency, North West Region Permit Reference: NP3893SR Dated: Not Supplied Process Type: Not Supplied Description: Not Supplied Status: Application has been determined by the EA Positional Accuracy: Located by supplier to within 10m	A17SE (NW)	705	2	384840 396420
19	Registered Radioactive Substances Name: Manchester Incubator Co Ltd Location: Manchester Incubator Building, Grafton Street, Manchester, M13 9XX Authority: Environment Agency, North West Region Permit Reference: By9248 Dated: 4th February 2005 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Manually positioned to the address or location	A17NE (NW)	710	2	384843 396427

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
19	Registered Radioactive Substances Name: Renovo Ltd Location: Manchester Incubator Building, Grafton Street, Manchester, M13 9XX Authority: Environment Agency, North West Region Permit Reference: By9264 Dated: 4th February 2005 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA Status: Authorisation either revoked or cancelled Positional Accuracy: Manually positioned to the address or location	A17NE (NW)	710	2	384843 396427
19	Registered Radioactive Substances Name: Manchester Incubator Co Ltd Location: Incubator Building, 48, Grafton Street, MANCHESTER, M13 9XX Authority: Environment Agency, North West Region Permit Reference: Bz3075 Dated: 23rd June 2005 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Substantial variation to authorisation under RSA Status: Application has been authorised and any conditions apply to the operator Positional Accuracy: Automatically positioned to the address	A17NE (NW)	711	2	384843 396428
20	Registered Radioactive Substances Name: Renovo Ltd Location: Manchester Incubator Building, Grafton Street, Manchester, M13 9xx Authority: Environment Agency, North West Region Permit Reference: Bw6183 Dated: 1st December 2003 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Manually positioned to the address or location	A18NW (NW)	721	2	384914 396469
21	Registered Radioactive Substances Name: Medeval Ltd Location: Skelton House, Lloyd Street North, Manchester Science Park, MANCHESTER, Greater Manchester, M15 6SH Authority: Environment Agency, North West Region Permit Reference: AC8533 Dated: 31st March 1991 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Registration under the Act of an open source which is also the subject of an authorisation Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Manually positioned to the address or location	A12NW (W)	801	2	384411 396078
21	Registered Radioactive Substances Name: Medeval Ltd Location: Skelton House, Manchester Science Park, Lloyd Street North, Manchester, Greater Manchester, M15 6sh Authority: Environment Agency, North West Region Permit Reference: Bw5853 Dated: 1st December 2003 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Manually positioned to the address or location	A12NW (W)	802	2	384409 396076
21	Registered Radioactive Substances Name: Medeval Ltd Location: Skelton House, Manchester Science Park, Lloyd Street North, Manchester, MANCHESTER, Greater Manchester, M15 6SH Authority: Environment Agency, North West Region Permit Reference: AC8525 Dated: 31st March 1991 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Authorisation under RSA Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Manually positioned to the address or location	A12NW (W)	802	2	384411 396083

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
21	Registered Radioactive Substances Name: Medeval Ltd Location: Skelton House, Lloyd Street North, Manchester Science Park, Manchester, M15 6SH Authority: Environment Agency, North West Region Permit Reference: BY5447 Dated: 12th May 2006 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Minor variation to a registration under the Act of an open source which is also the subject of an authorisation Status: Authorisation either revoked or cancelled Positional Accuracy: Automatically positioned to the address	A12NW (W)	803	2	384411 396083
21	Registered Radioactive Substances Name: Cyprotex Discovery Ltd Location: Skelton House, Manchester Science Park, Lloyd Street North, MANCHESTER, Greater Manchester, M15 6SH Authority: Environment Agency, North West Region Permit Reference: BI8023 Dated: 4th October 2001 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Authorisation under RSA Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Manually positioned to the address or location	A12NW (W)	803	2	384410 396082
21	Registered Radioactive Substances Name: Icon Development Solutions Limited Location: Skelton House, Manchester Science Park, Lloyd Street North, Manchester, M15 6sh Authority: Environment Agency, North West Region Permit Reference: BY5455 Dated: Not Supplied Process Type: Not Supplied Description: Not Supplied Status: Authorisation certificate surrendered by operator Positional Accuracy: Automatically positioned to the address	A12NW (W)	803	2	384410 396083
22	Registered Radioactive Substances Name: Central Manchester University Hospitals Nhs Foundation Trust Location: Radiological Protection Service, 327 Oxford Road, MANCHESTER, Greater Manchester, M13 9PL Authority: Environment Agency, North West Region Permit Reference: BA0536 Dated: 6th March 1998 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Minor variation to a registration under the Act of an open source which is also the subject of an authorisation Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Manually positioned to the address or location	A17NE (NW)	816	2	384706 396470
22	Registered Radioactive Substances Name: Central Manchester University Hospitals Nhs Foundation Trust Location: 327, Oxford Road, Manchester, M13 9PG Authority: Environment Agency, North West Region Permit Reference: CA6121 Dated: 26th October 2006 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Substantial variation to a registration under the Act of an open source which is also the subject of an authorisation Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Automatically positioned to the address	A17NE (NW)	818	2	384720 396482
22	Registered Radioactive Substances Name: University Of Manchester Location: 327 Oxford Road, MANCHESTER, Lancashire, M13 9PG Authority: Environment Agency, North West Region Permit Reference: Bw5900 Dated: 1st December 2003 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA Status: Authorisation either revoked or cancelled Positional Accuracy: Automatically positioned to the address	A17NE (NW)	818	2	384720 396482

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
22	Registered Radioactive Substances Name: University Of Manchester Location: 327 Oxford Road, MANCHESTER, Greater Manchester, M13 9PG Authority: Environment Agency, North West Region Permit Reference: Br5949 Dated: 28th February 2002 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Manually positioned to the address or location	A17NE (NW)	819	2	384720 396482
22	Registered Radioactive Substances Name: University Of Manchester Location: 327 Oxford Road, MANCHESTER, Greater Manchester, M13 9PG Authority: Environment Agency, North West Region Permit Reference: BI5954 Dated: 11th September 2001 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Initial variation to an authorisation under RSA Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Manually positioned to the address or location	A17NE (NW)	819	2	384720 396482
22	Registered Radioactive Substances Name: University Of Manchester Location: 327 Oxford Road, MANCHESTER, Greater Manchester, M13 9PG Authority: Environment Agency, North West Region Permit Reference: AY6961 Dated: 10th July 1997 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Manually positioned to the address or location	A17NE (NW)	819	2	384720 396482
22	Registered Radioactive Substances Name: University Of Manchester Location: 327 Oxford Road, MANCHESTER, Greater Manchester, M13 9PG Authority: Environment Agency, North West Region Permit Reference: AU1097 Dated: 16th February 1996 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Substantial variation to authorisation under RSA Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Manually positioned to the address or location	A17NE (NW)	819	2	384720 396482
22	Registered Radioactive Substances Name: University Of Manchester Location: 327 Oxford Road, MANCHESTER, Greater Manchester, M13 9PG Authority: Environment Agency, North West Region Permit Reference: AO5492 Dated: 20th October 1994 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Manually positioned to the address or location	A17NE (NW)	819	2	384720 396482
22	Registered Radioactive Substances Name: University Of Manchester Location: Health And Safety Services, Radiological Protection, 327 Oxford Road, MANCHESTER, Lancashire, M13 9PG Authority: Environment Agency, North West Region Permit Reference: AG3983 Dated: 12th February 1993 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Authorisation under RSA dated pre April 1991 Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Automatically positioned to the address	A17NE (NW)	819	2	384720 396482

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
22	Registered Radioactive Substances Name: University Of Manchester Location: Radiological Protection Service, 327 Oxford Road, MANCHESTER, Greater Manchester, M13 9PG Authority: Environment Agency, North West Region Permit Reference: AD0180 Dated: 31st March 1991 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Authorisation under RSA Status: Authorisation either revoked or cancelled Positional Accuracy: Manually positioned to the address or location	A17NE (NW)	819	2	384720 396482
	River Quality Name: Chorlton Bk GQA Grade: River Quality B Reach: Qsl At Tan Yard Brow To Cringle Bk Estimated Distance (km): 5.9 Flow Rate: Flow less than 0.31 cumecs Flow Type: River Year: 2000	A9SW (S)	883	2	385577 394877
	River Quality Name: Corn Bk GQA Grade: River Quality C Reach: Qsl At Openshaw To Msc Estimated Distance (km): 5.6 Flow Rate: Flow less than 0.31 cumecs Flow Type: River Year: 2000	A18NW (N)	972	2	385162 396762
	Water Abstractions Operator: G T Energy Uk Limited Licence Number: Nw/069/0004/005 Permit Version: 2 Location: Area Of Abstraction - Lower Carboniferous Limestone Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: Heat Pump Abstraction Type: Water may be abstracted from any point within an area Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Devonshire Street, Manchester Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 11th June 2013 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A24SW (NE)	1103	2	385729 396778
	Water Abstractions Operator: Gt Energy Limited Licence Number: Nw/069/0004/005 Permit Version: 1 Location: Area Of Abstraction - Lower Carboniferous Limestone Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: Heat Pump Abstraction Type: Water may be abstracted from any point within an area Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 17th January 2013 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A24SW (NE)	1103	2	385729 396778

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Heineken Uk Ltd Licence Number: 2569007007 Permit Version: 102 Location: Borehole At Premises Moss Side Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: General Cooling (Existing Licences Only) (High Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Premises At Moss Side, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 23rd November 2009 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A11NE (W)	1262	2	383900 395900
	Water Abstractions Operator: Heineken Uk Ltd Licence Number: 2569007007 Permit Version: 102 Location: Borehole At Premises Moss Side Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Premises At Moss Side, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 23rd November 2009 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A11NE (W)	1262	2	383900 395900
	Water Abstractions Operator: Scottish And Newcastle Uk Ltd Licence Number: 2569007007 Permit Version: 101 Location: Borehole At Premises Moss Side Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: General Cooling (Existing Licences Only) (High Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Premises At Moss Side, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 17th April 2008 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A11NE (W)	1262	2	383900 395900
	Water Abstractions Operator: Scottish And Newcastle Uk Ltd Licence Number: 2569007007 Permit Version: 101 Location: Borehole At Premises Moss Side Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Premises At Moss Side, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 17th April 2008 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A11NE (W)	1262	2	383900 395900

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Scottish Courage Brewing Ltd Licence Number: 2569007007 Permit Version: 100 Location: Borehole At Premises Moss Side Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: General Cooling (Existing Licences Only) (High Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 900 Yearly Rate (m3): 227000 Details: Premises At Moss Side, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 31st December 2003 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A11NE (W)	1262	2	383900 395900
	Water Abstractions Operator: Scottish Courage Brewing Ltd Licence Number: 2569007007 Permit Version: 100 Location: Borehole At Premises Moss Side Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Premises At Moss Side, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 31st December 2003 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A11NE (W)	1262	2	383900 395900
	Water Abstractions Operator: Heineken Uk Ltd Licence Number: 2569007007 Permit Version: 103 Location: Borehole At Premises Moss Side Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Premises At Moss Side, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 8th May 2014 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A11NW (W)	1298	2	383865 395909
	Water Abstractions Operator: Heineken Uk Ltd Licence Number: 2569007007 Permit Version: 103 Location: Borehole At Premises Moss Side Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: General Cooling (Existing Licences Only) (High Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Premises At Moss Side, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 8th May 2014 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A11NW (W)	1298	2	383865 395909

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Manchester Metropolitan University Licence Number: Nw/069/0006/003 Permit Version: 2 Location: Borehole 1 At Lower Chatham Street Authority: Environment Agency, North West Region Abstraction: Schools and Colleges: General Use (Medium Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 4th April 2014 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A21SE (NW)	1627	2	384180 397091
	Water Abstractions Operator: Manchester Metropolitan University Licence Number: Nw/069/0006/003 Permit Version: 2 Location: Borehole 1 At Lower Chatham Street Authority: Environment Agency, North West Region Abstraction: Schools and Colleges: Heat Pump Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 4th April 2014 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A21SE (NW)	1627	2	384180 397091
	Water Abstractions Operator: Manchester Metropolitan University Licence Number: Nw/069/0006/003 Permit Version: 1 Location: Borehole 1 At Lower Chatham Street Authority: Environment Agency, North West Region Abstraction: Schools and Colleges: General Use (Medium Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 1st April 2011 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A21SE (NW)	1627	2	384180 397091
	Water Abstractions Operator: Manchester Metropolitan University Licence Number: Nw/069/0006/003 Permit Version: 1 Location: Borehole 1 At Lower Chatham Street Authority: Environment Agency, North West Region Abstraction: Schools and Colleges: Heat Pump Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 1st April 2011 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A21SE (NW)	1627	2	384180 397091

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Manchester Metropolitan University Licence Number: Nw/069/0004/003 Permit Version: 1 Location: Borehole At Manchester Metropolitan University Authority: Environment Agency, North West Region Abstraction: Schools and Colleges: Heat Pump Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 1st January 2015 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A16NW (NW)	1731	2	383715 396746
	Water Abstractions Operator: Manchester Metropolitan University Licence Number: Nw/069/0004/003 Permit Version: 1 Location: Borehole At Manchester Metropolitan University Authority: Environment Agency, North West Region Abstraction: Schools and Colleges: General Use (Medium Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 1st January 2015 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A16NW (NW)	1731	2	383715 396746
	Water Abstractions Operator: Moseley Rubber Co Ltd Licence Number: 2569006001 Permit Version: 100 Location: Borehole At Premises, Broadie St, Ardwick, Manchester Authority: Environment Agency, North West Region Abstraction: Rubber: General Cooling (Existing Licences Only) (Low Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 909 Yearly Rate (m3): 331858 Details: Premises At Broadie St., Ardwick Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 8th February 1966 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1752	2	385240 397540
	Water Abstractions Operator: Dunlop Rubber Co Limited Licence Number: 2569007027 Permit Version: Not Supplied Location: Borehole, Cambridge Street, MANCHESTER Authority: Environment Agency, North West Region Abstraction: Cooling Abstraction Type: Not Supplied Source: Groundwater Daily Rate (m3): 1811 Yearly Rate (m3): 154564 Details: Licence Status: Revoked Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A21NE (NW)	1824	2	384000 397200

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Hydes Brewery Ltd Licence Number: 2569007009 Permit Version: 103 Location: Borehole At Premises, Moss Lane West Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: 46 Moss Lane West, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 19th July 2018 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(W)	1934	2	383220 395850
	Water Abstractions Operator: Hydes Brewery Ltd Licence Number: 2569007009 Permit Version: 102 Location: Borehole At Premises, Moss Lane West Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: 46 Moss Lane West Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 12th April 2006 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(W)	1934	2	383220 395850
	Water Abstractions Operator: Hydes Brewery Ltd Licence Number: 2569007009 Permit Version: 101 Location: Borehole At Premises, Moss Lane West Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: General Cooling (Existing Licences Only) (Low Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 373 Yearly Rate (m3): 66826 Details: 46 Moss Lane West, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 7th October 2000 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(W)	1934	2	383220 395850
	Water Abstractions Operator: Hydes Brewery Ltd Licence Number: 2569007009 Permit Version: 101 Location: Borehole At Premises, Moss Lane West Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: 46 Moss Lane West, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 7th October 2000 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(W)	1934	2	383220 395850

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Groundwater Vulnerability Map Combined Classification: Secondary Superficial Aquifer - Low Vulnerability Combined Vulnerability: Low Combined Aquifer: Productive Bedrock Aquifer, Productive Superficial Aquifer Pollutant Speed: Low Bedrock Flow: Well Connected Fractures Dilution: 300-550 mm/year Baseflow Index: <40% Superficial: >90% Patchiness: >10m Superficial Thickness: Low Superficial Recharge:	A13SW (E)	0	4	385223 395749
	Groundwater Vulnerability Map Combined Classification: Secondary Superficial Aquifer - Low Vulnerability Combined Vulnerability: Low Combined Aquifer: Productive Bedrock Aquifer, Productive Superficial Aquifer Pollutant Speed: Low Bedrock Flow: Well Connected Fractures Dilution: 300-550 mm/year Baseflow Index: <40% Superficial: >90% Patchiness: >10m Superficial Thickness: Low Superficial Recharge:	A13SW (SW)	0	4	385200 395738
	Groundwater Vulnerability - Soluble Rock Risk None				
	Bedrock Aquifer Designations Aquifer Designation: Principal Aquifer	A13SW (SW)	0	4	385200 395738
	Bedrock Aquifer Designations Aquifer Designation: Secondary Aquifer - B	A13SW (E)	0	4	385223 395749
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - Undifferentiated	A13SW (E)	0	4	385223 395749
23	Source Protection Zones Name: Not Supplied Source: Environment Agency, Head Office Reference: Not Supplied Type: Zone III (Total Catchment): The total area needed to support the discharge from the protected groundwater source.	A13SW (SW)	0	2	385200 395739
	Extreme Flooding from Rivers or Sea without Defences None				
	Flooding from Rivers or Sea without Defences None				
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				
24	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 6195.1 Watercourse Level: Underground Permanent: True Watercourse Name: Corn Brook Catchment Name: Mersey Primacy: 1	A18NW (N)	960	5	385021 396741

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
25	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 157.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Platt Brook Catchment Name: Mersey Primacy: 1	A8SE (S)	968	5	385434 394754
26	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 175.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Platt Brook Catchment Name: Mersey Primacy: 1	A8SE (S)	968	5	385442 394755
27	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 291.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Gore Brook Catchment Name: Mersey Primacy: 1	A9NE (SE)	994	5	386067 395095
28	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 966.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Gore Brook Catchment Name: Mersey Primacy: 1	A9NE (SE)	997	5	386081 395107

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
29	Licensed Waste Management Facilities (Locations) Licence Number: 53906 Location: Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL Operator Name: Central Manchester University Hospitals N H S Foundation Trust Operator Location: Not Supplied Authority: Environment Agency - North West Region, South Area Site Category: Clinical Waste Transfer Stations Licence Status: Surrendered Issued: 18th April 1990 Last Modified: Not Supplied Expires: Not Supplied Suspended: Not Supplied Revoked: Not Supplied Surrendered: 24th August 2012 IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 100m	A13NE (NE)	170	2	385400 395900
	Local Authority Landfill Coverage Name: Manchester City Council - Had landfill data but passed it to the relevant environment agency		0	6	385223 395749
30	Potentially Infilled Land (Non-Water) Bearing Ref: SW Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1989	A7SE (SW)	820	-	384676 395057
31	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A13NE (NE)	95	-	385312 395856
32	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A13NE (NE)	124	-	385381 395856
33	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1956	A13NW (W)	219	-	384936 395779
34	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A13NE (NE)	243	-	385428 395968
35	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1909	A18SW (N)	318	-	385105 396104
36	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A14SW (E)	355	-	385651 395696
37	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1956	A12NE (W)	377	-	384775 395762
38	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A12SE (W)	415	-	384740 395662
39	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A12SE (SW)	421	-	384792 395504
40	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A18SE (N)	448	-	385292 396220
41	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A14NW (NE)	464	-	385708 395985
42	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A19SW (NE)	470	-	385632 396096
43	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A8NW (S)	516	-	385047 395221
44	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A17SE (NW)	554	-	384714 396122

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
45	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A12NE (W)	556	-	384601 395813
46	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A8NW (S)	557	-	385013 395187
47	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A19SW (NE)	566	-	385734 396126
48	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A7NE (SW)	569	-	384880 395225
49	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A19SW (NE)	575	-	385758 396111
50	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A18SE (N)	583	-	385242 396368
51	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1895	A7NE (SW)	585	-	384676 395384
52	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A14SW (E)	607	-	385855 395498
53	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A7NE (SW)	620	-	384801 395214
54	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A12SW (W)	622	-	384532 395658
55	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A18SW (NW)	635	-	384943 396388
56	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A14SE (E)	644	-	385945 395726
57	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A14SE (E)	644	-	385942 395687
58	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A14NE (E)	673	-	385934 395989
59	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A19SW (NE)	692	-	385596 396387
60	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A18SE (NE)	694	-	385512 396422
61	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A9NW (SE)	715	-	385655 395098
62	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A18NE (N)	716	-	385502 396448
63	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A14SE (E)	718	-	385985 395539
64	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A17SE (NW)	722	-	384663 396316
65	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1895	A14SE (E)	723	-	385973 395483

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
66	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A14SE (E)	726	-	385983 395508
67	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A7NE (SW)	732	-	384814 395077
68	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A7NE (SW)	733	-	384783 395092
69	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A19SW (NE)	754	-	385877 396249
70	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A8SW (S)	761	-	385014 394978
71	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A8SW (S)	769	-	384924 394992
72	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A7NW (SW)	770	-	384498 395317
73	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A12NW (W)	780	-	384401 395976
74	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A18NE (N)	781	-	385293 396560
75	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A18NE (N)	782	-	385385 396543
76	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A19NW (NE)	808	-	385727 396448
77	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A7NE (SW)	820	-	384610 395109
78	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A12SW (W)	824	-	384329 395656
79	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1909	A14SE (E)	835	-	386069 395419
80	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A18NE (N)	838	-	385446 396589
81	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A19SE (NE)	848	-	385973 396280
82	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A17SW (NW)	849	-	384480 396301
83	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A12SW (W)	865	-	384285 395705
84	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A14SE (E)	865	-	386166 395747
85	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A19SE (NE)	870	-	385977 396309
86	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A7SE (SW)	875	-	384848 394905

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
87	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A8SW (S)	876	-	385095 394852
88	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A12NW (W)	917	-	384241 395844
89	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A7SE (SW)	946	-	384662 394916
90	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1908	A7SE (SW)	952	-	384804 394840
91	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1895	A14SE (E)	963	-	386228 395497
92	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A18NW (N)	972	-	384979 396746
93	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A7NW (SW)	983	-	384299 395234
94	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A7NW (SW)	988	-	384313 395202
95	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A8SE (S)	996	-	385563 394754
96	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1909	A9NE (SE)	999	-	386068 395089
97	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A19SE (NE)	1000	-	386094 396372
98	Registered Waste Treatment or Disposal Sites Licence Holder: Central Manchester Area Health Auth Licence Reference: 00589/M01 Site Location: Manchester Royal Infirmary, Oxford Road, Manchester, Greater Manchester, M13 9wl Operator Location: Cobbett House, Manchester, Greater Manchester Authority: Environment Agency - North West Region, South Area Site Category: Storage Max Input Rate: Undefined Waste Source: Only waste produced on site Restrictions: Licence Status: Operational as far as is knownOperational Dated: 1st April 1990 Preceded By: Not Given Licence: Superseded By: Not Given Licence: Positional Accuracy: Manually positioned to the address or location Boundary Quality: Not Supplied Authorised Waste: Contaminated Rubbish/Bags/Sacks Domestic/Com. From Hospital Sources Hospital Clinical Wastes Medical, Surgical, Veterinary Wastes	A13NE (N)	232	2	385300 396000

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Permian Rocks (Undifferentiated)	A13NE (NE)	0	1	385245 395761
	BGS 1:625,000 Solid Geology Description: Triassic Rocks (Undifferentiated)	A13SW (E)	0	1	385223 395749
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 30 - 45 mg/kg	A13SW (SW)	0	1	385200 395738
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13SW (E)	0	1	385223 395749
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 30 - 45 mg/kg	A13NE (NE)	112	1	385386 395840
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 15 - 30 mg/kg	A14NW (NE)	500	1	385741 396001
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 15 - 30 mg/kg	A14NE (E)	699	1	386000 395775

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
99	BGS Recorded Mineral Sites Site Name: Moss Side Brick Works Location: Moss Side, Manchester, Lancashire Source: British Geological Survey, National Geoscience Information Service Reference: 91151 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Quaternary, Devensian Geology: Till, Devensian Commodity: Common Clay and Shale Positional Accuracy: Located by supplier to within 10m	A7SE (SW)	984	1	384556 394942
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 385220, 395710 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured 35.50 mg/kg Concentration: Cadmium Measured 1.00 mg/kg Concentration: Chromium Measured 172.40 mg/kg Concentration: Lead Measured 579.80 mg/kg Concentration: Nickel Measured 36.30 mg/kg Concentration:	A13SW (S)	17	1	385220 395710
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 384830, 395870 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured 26.80 mg/kg Concentration: Cadmium Measured 0.60 mg/kg Concentration: Chromium Measured 74.20 mg/kg Concentration: Lead Measured 291.00 mg/kg Concentration: Nickel Measured 30.00 mg/kg Concentration:	A12NE (W)	338	1	384830 395870
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 385330, 395260 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured 10.30 mg/kg Concentration: Cadmium Measured 0.30 mg/kg Concentration: Chromium Measured 40.70 mg/kg Concentration: Lead Measured 78.80 mg/kg Concentration: Nickel Measured 16.70 mg/kg Concentration:	A8NE (S)	453	1	385330 395260
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 385180, 396250 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured 16.10 mg/kg Concentration: Cadmium Measured 0.30 mg/kg Concentration: Chromium Measured 113.70 mg/kg Concentration: Lead Measured 124.30 mg/kg Concentration: Nickel Measured 27.40 mg/kg Concentration:	A18SW (N)	460	1	385180 396250

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 385800, 395730 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured 25.50 mg/kg Concentration: Cadmium Measured 0.60 mg/kg Concentration: Chromium Measured 77.20 mg/kg Concentration: Lead Measured 327.90 mg/kg Concentration: Nickel Measured 30.50 mg/kg Concentration:	A14SW (E)	499	1	385800 395730
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 384830, 395220 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured 18.10 mg/kg Concentration: Cadmium Measured 0.90 mg/kg Concentration: Chromium Measured 106.60 mg/kg Concentration: Lead Measured 165.80 mg/kg Concentration: Nickel Measured 22.70 mg/kg Concentration:	A7NE (SW)	599	1	384830 395220
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 385740, 395280 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured 33.60 mg/kg Concentration: Cadmium Measured 1.50 mg/kg Concentration: Chromium Measured 107.60 mg/kg Concentration: Lead Measured 261.90 mg/kg Concentration: Nickel Measured 101.00 mg/kg Concentration:	A9NW (SE)	625	1	385740 395280
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 385730, 396260 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured 22.20 mg/kg Concentration: Cadmium Measured 1.40 mg/kg Concentration: Chromium Measured 52.90 mg/kg Concentration: Lead Measured 178.90 mg/kg Concentration: Nickel Measured 24.90 mg/kg Concentration:	A19SW (NE)	658	1	385730 396260
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 384760, 396320 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured 36.70 mg/kg Concentration: Cadmium Measured 1.70 mg/kg Concentration: Chromium Measured 88.30 mg/kg Concentration: Lead Measured 690.30 mg/kg Concentration: Nickel Measured 42.60 mg/kg Concentration:	A17SE (NW)	663	1	384760 396320

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 385270, 396620 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 16.60 mg/kg Cadmium Measured Concentration: 1.20 mg/kg Chromium Measured Concentration: 70.10 mg/kg Lead Measured Concentration: 411.70 mg/kg Nickel Measured Concentration: 33.30 mg/kg	A18NE (N)	837	1	385270 396620
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 386140, 395780 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 25.50 mg/kg Cadmium Measured Concentration: 0.90 mg/kg Chromium Measured Concentration: 63.00 mg/kg Lead Measured Concentration: 445.30 mg/kg Nickel Measured Concentration: 28.40 mg/kg	A14NE (E)	839	1	386140 395780
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 384720, 396660 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 117.40 mg/kg Cadmium Measured Concentration: 2.50 mg/kg Chromium Measured Concentration: 361.90 mg/kg Lead Measured Concentration: 1513.50 mg/kg Nickel Measured Concentration: 129.20 mg/kg	A17NE (NW)	974	1	384720 396660
	BGS Urban Soil Chemistry Averages Source: British Geological Survey, National Geoscience Information Service Sample Area: Manchester Count Id: 300 Arsenic Minimum Concentration: 3.00 mg/kg Arsenic Average Concentration: 28.00 mg/kg Arsenic Maximum Concentration: 1008.00 mg/kg Cadmium Minimum Concentration: 0.30 mg/kg Cadmium Average Concentration: 1.40 mg/kg Cadmium Maximum Concentration: 80.30 mg/kg Chromium Minimum Concentration: 29.00 mg/kg Chromium Average Concentration: 92.00 mg/kg Chromium Maximum Concentration: 1252.00 mg/kg Lead Minimum Concentration: 20.00 mg/kg Lead Average Concentration: 270.00 mg/kg Lead Maximum Concentration: 2687.00 mg/kg Nickel Minimum Concentration: 5.00 mg/kg Nickel Average Concentration: 32.00 mg/kg Nickel Maximum Concentration: 137.00 mg/kg	A13SW (E)	0	1	385223 395749

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Coal Mining Affected Areas Description: In an area which may be affected by coal mining activity. It is recommended that a coal mining report is obtained from the Coal Authority. Contact details are included in the Useful Contacts section of this report.	A13SW (E)	0	7	385223 395749
	Non Coal Mining Areas of Great Britain No Hazard				
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (E)	0	1	385223 395749
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (W)	150	1	385000 395749
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (E)	0	1	385223 395749
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (W)	150	1	385000 395749
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (E)	0	1	385223 395749
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (W)	150	1	385000 395749
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (E)	0	1	385223 395749
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (W)	150	1	385000 395749
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (E)	0	1	385223 395749
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (W)	150	1	385000 395749
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (E)	0	1	385223 395749
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (W)	150	1	385000 395749
	Radon Potential - Radon Affected Areas Affected Area: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	A13SW (E)	0	1	385223 395749
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13SW (E)	0	1	385223 395749

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
100	Contemporary Trade Directory Entries Name: Rusholme Service Station Location: 25-33, Wilmslow Road, Manchester, M14 5TB Classification: Petrol Filling Stations - 24 Hour Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (SW)	125	-	385118 395606
101	Contemporary Trade Directory Entries Name: Shell Location: 8, Wilmslow Road, Manchester, M14 5TP Classification: Petrol Filling Stations Status: Active Positional Accuracy: Automatically positioned to the address	A13SW (SW)	144	-	385059 395615
101	Contemporary Trade Directory Entries Name: Scrap Car Now Today Cash Rusholme Location: Wilmslow Road, Manchester, Lancashire, m14 5tp Classification: Car Breakers & Dismantlers Status: Inactive Positional Accuracy: Manually positioned within the geographical locality	A13SW (SW)	154	-	385056 395604
101	Contemporary Trade Directory Entries Name: Manchester Flatpack Location: Suite 611,6 Wilmslow Road, Manchester, Greater Manchester, M14 5TP Classification: Boxes & Cartons Status: Active Positional Accuracy: Manually positioned within the geographical locality	A13SW (SW)	154	-	385056 395604
101	Contemporary Trade Directory Entries Name: Mail Boxes Etc Location: 6, Wilmslow Road, Manchester, M14 5TP Classification: Copying & Duplicating Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (SW)	154	-	385056 395604
101	Contemporary Trade Directory Entries Name: United Halal Centre Location: 6, Wilmslow Road, Manchester, M14 5TP Classification: Meat - Wholesale Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (SW)	154	-	385056 395604
102	Contemporary Trade Directory Entries Name: Andrology Laboratory Within Old St Marys Hospital Location: St. Marys Hospital, Hathersage Road, Manchester, M13 0JH Classification: Laboratories Status: Active Positional Accuracy: Automatically positioned to the address	A13NW (NW)	156	-	385053 395906
103	Contemporary Trade Directory Entries Name: Tesco Petrol Station Location: Upper Brook Street, Manchester, Greater Manchester, M13 0HL Classification: Petrol Filling Stations Status: Active Positional Accuracy: Automatically positioned to the address	A13NE (E)	190	-	385489 395791
104	Contemporary Trade Directory Entries Name: Photolink Location: 55, Wilmslow Road, Manchester, M14 5TB Classification: Photographic Processors Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (SW)	193	-	385131 395535
104	Contemporary Trade Directory Entries Name: Photo Zone Location: 69, Wilmslow Road, Manchester, M14 5TB Classification: Photographic Processors Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (S)	214	-	385139 395512
104	Contemporary Trade Directory Entries Name: Photozone Location: 69, Wilmslow Road, Manchester, Lancashire, M14 5TB Classification: Photo & Digital Imaging Bureaus Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (S)	214	-	385139 395512
105	Contemporary Trade Directory Entries Name: Central Manchester Foundation Trust Location: Manchester Royal Infirmary, Oxford Road, MANCHESTER, M13 9WL Classification: Hospitals Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (N)	216	-	385228 395997

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
106	Contemporary Trade Directory Entries Name: Jason Wang Ltd Location: Victoria Hall, 281, Upper Brook Street, Manchester, Lancashire, M13 0FZ Classification: Leisure & Sportswear Manufacturers & Wholesalers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (NE)	224	-	385447 395931
107	Contemporary Trade Directory Entries Name: Save Service Station Location: 490, Moss Lane East, Manchester, M14 4PA Classification: Petrol Filling Stations Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (W)	252	-	384909 395655
107	Contemporary Trade Directory Entries Name: Whitworth Autos Location: 6 Heald Gro, Manchester, M14 4PB Classification: Garage Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (SW)	261	-	384918 395608
108	Contemporary Trade Directory Entries Name: Band Box Laundry Location: 72, Hathersage Road, Manchester, M13 0FN Classification: Dry Cleaners Status: Active Positional Accuracy: Automatically positioned to the address	A13NE (NE)	256	-	385523 395889
108	Contemporary Trade Directory Entries Name: Automach Location: 90a, Carmoor Road, Manchester, M13 0FB Classification: Car Body Repairs Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (NE)	278	-	385528 395922
108	Contemporary Trade Directory Entries Name: Spencer Cleaners (Manchester) Ltd Location: 64, Hathersage Road, Manchester, M13 0FN Classification: Laundries & Launderettes Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (NE)	279	-	385547 395895
108	Contemporary Trade Directory Entries Name: Carmoor Road Garage Location: 90, Carmoor Road, Manchester, M13 0FB Classification: Garage Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (NE)	282	-	385521 395938
108	Contemporary Trade Directory Entries Name: Carmoor Road Garage Location: 90, Carmoor Road, Manchester, M13 0FB Classification: Garage Services Status: Active Positional Accuracy: Automatically positioned to the address	A13NE (NE)	283	-	385522 395939
108	Contemporary Trade Directory Entries Name: P Rafter Location: 90, Carmoor Road, Manchester, M13 0FB Classification: Garage Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (NE)	283	-	385522 395939
109	Contemporary Trade Directory Entries Name: Oxford Garage Location: Unit 3, Dagenham Road Industrial Estate, Manchester, M14 5ED Classification: Garage Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (S)	258	-	385179 395470
109	Contemporary Trade Directory Entries Name: Star Snacks Location: Unit 4, Dagenham Road Industrial Estate, Manchester, M14 5ED Classification: Food Products - Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (S)	268	-	385182 395461

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
109	Contemporary Trade Directory Entries Name: Shisha House Ltd Location: Unit 7 Walmer Street East, Rusholme, Manchester, Greater Manchester, M14 5SS Classification: Catering Equipment Status: Inactive Positional Accuracy: Manually positioned within the geographical locality	A13SW (S)	292	-	385208 395429
110	Contemporary Trade Directory Entries Name: Rusholme Service Station Location: 10 Wilmslow Road, Manchester, Greater Manchester, M14 5TQ Classification: Petrol Filling Stations Status: Inactive Positional Accuracy: Manually positioned to the address or location	A13SW (S)	265	-	385115 395464
111	Contemporary Trade Directory Entries Name: Mancunian Service Station Location: 257, Upper Brook Street, Manchester, M13 0HL Classification: Petrol Filling Stations - 24 Hour Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (NE)	301	-	385371 396054
111	Contemporary Trade Directory Entries Name: Tesco Express Location: 257, Upper Brook Street, Manchester, M13 0HL Classification: Petrol Filling Stations Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (NE)	301	-	385371 396054
111	Contemporary Trade Directory Entries Name: Esso Location: 257, Upper Brook Street, Manchester, M13 0HL Classification: Petrol Filling Stations Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (N)	322	-	385343 396083
111	Contemporary Trade Directory Entries Name: Esso Location: 257, Upper Brook Street, Manchester, M13 0HL Classification: Petrol Filling Stations Status: Active Positional Accuracy: Automatically positioned to the address	A13NE (N)	322	-	385343 396083
112	Contemporary Trade Directory Entries Name: Euro Testing Station Location: Walmer St East, Rusholme, Manchester, Lancashire, M14 5SS Classification: Garage Services Status: Inactive Positional Accuracy: Manually positioned to the address or location	A13SW (S)	304	-	385204 395418
112	Contemporary Trade Directory Entries Name: Euro Testing Station Location: 5-7, Walmer Street East, Manchester, M14 5SS Classification: Mot Testing Centres Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (S)	307	-	385197 395416
112	Contemporary Trade Directory Entries Name: Mona Lisa (Manchester) Ltd Location: Unit 2, Walmer Street East, Rusholme, Manchester, M14 5SS Classification: Food Products - Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A8NW (S)	352	-	385198 395370
113	Contemporary Trade Directory Entries Name: K & C Cleaning Location: 76, Wilmslow Road, Manchester, Lancashire, M14 5AL Classification: Commercial Cleaning Services Status: Inactive Positional Accuracy: Manually positioned to the address or location	A8NW (S)	397	-	385147 395329
114	Contemporary Trade Directory Entries Name: Care Fertility Manchester Location: Victoria Park Hospital, 110-112, Daisy Bank Road, Manchester, M14 5QH Classification: Hospitals Status: Inactive Positional Accuracy: Automatically positioned to the address	A14NW (E)	409	-	385709 395799

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
114	Contemporary Trade Directory Entries Name: Manchester Lifestyle Hospital Location: Victoria Park Hospital, 110-112, Daisy Bank Road, Manchester, M14 5QH Classification: Hospitals Status: Inactive Positional Accuracy: Automatically positioned to the address	A14NW (E)	409	-	385709 395799
115	Contemporary Trade Directory Entries Name: Eastern Gold Location: 161, Wilmslow Road, Manchester, M14 5AP Classification: Jewellery Manufacturers & Repairers Status: Active Positional Accuracy: Automatically positioned to the address	A8NE (S)	442	-	385234 395272
116	Contemporary Trade Directory Entries Name: Manchester Royal Infirmary Location: MANCHESTER ROYAL INFIRMARY, OXFORD ROAD, MANCHESTER, M13 9WL Classification: Hospitals Status: Active Positional Accuracy: Automatically positioned to the address	A18SW (NW)	458	-	384979 396212
116	Contemporary Trade Directory Entries Name: Central Manchester Healthcare Trust Location: Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL Classification: Hospitals Status: Inactive Positional Accuracy: Automatically positioned to the address	A18SW (NW)	458	-	384979 396212
116	Contemporary Trade Directory Entries Name: Manchester Royal Eye Hospital Location: Manchester Royal Infirmary, Oxford Rd, Manchester, Lancashire, M13 9WL Classification: Hospitals Status: Inactive Positional Accuracy: Manually positioned within the geographical locality	A18SW (NW)	458	-	384979 396212
116	Contemporary Trade Directory Entries Name: St Mary'S Hospital Location: Manchester Royal Infirmary, Oxford Rd, Manchester, Lancashire, M13 9WL Classification: Hospitals Status: Inactive Positional Accuracy: Manually positioned within the geographical locality	A18SW (NW)	458	-	384979 396212
116	Contemporary Trade Directory Entries Name: Manchester Royal Infirmary Location: K20, Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL Classification: Hospitals Status: Active Positional Accuracy: Automatically positioned to the address	A18SW (NW)	458	-	384979 396212
116	Contemporary Trade Directory Entries Name: Manchester Childrens Hospital Location: Manchester Royal Infirmary, Oxford Rd, Manchester, Lancashire, M13 9WL Classification: Hospitals Status: Inactive Positional Accuracy: Manually positioned within the geographical locality	A18SW (NW)	458	-	384979 396212
116	Contemporary Trade Directory Entries Name: Royal Manchester Childrens Hospital Location: Manchester, M13 9WL Classification: Hospitals Status: Inactive Positional Accuracy: Automatically positioned to the address	A18SW (NW)	487	-	384944 396228
116	Contemporary Trade Directory Entries Name: Central Manchester Hospital Location: The Lodge Atm, Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL Classification: Hospitals Status: Inactive Positional Accuracy: Automatically positioned to the address	A18SW (NW)	487	-	384944 396228
116	Contemporary Trade Directory Entries Name: Manchester Royal Infirmary Location: The Lodge Atm, Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL Classification: Hospitals Status: Inactive Positional Accuracy: Automatically positioned to the address	A18SW (NW)	487	-	384944 396228

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
116	Contemporary Trade Directory Entries Name: The Kellgren Centre Location: Manchester Royal Infirmary, Oxford Road, Manchester, Greater Manchester, M13 9WL Classification: Hospitals Status: Active Positional Accuracy: Automatically positioned to the address	A18SW (NW)	487	-	384944 396228
117	Contemporary Trade Directory Entries Name: Diamond Plus Cleaning Location: 309, Great Western Street, Manchester, M14 4BZ Classification: Cleaning Services - Domestic Status: Active Positional Accuracy: Automatically positioned to the address	A12SE (SW)	462	-	384731 395533
117	Contemporary Trade Directory Entries Name: Domestic Care Location: 352, Great Western Street, Manchester, M14 4BY Classification: Washing Machines - Servicing & Repairs Status: Inactive Positional Accuracy: Automatically positioned to the address	A12SE (SW)	477	-	384728 395503
117	Contemporary Trade Directory Entries Name: Domestic Care Appliance Ltd Location: 352, Great Western Street, Manchester, M14 4BY Classification: Domestic Appliances - Servicing, Repairs & Parts Status: Inactive Positional Accuracy: Automatically positioned to the address	A12SE (SW)	477	-	384728 395503
118	Contemporary Trade Directory Entries Name: The Rennie Tool Co Ltd Location: 227, Upper Brook Street, Manchester, M13 0HB Classification: Engineers - General Status: Inactive Positional Accuracy: Automatically positioned to the address	A18SE (N)	464	-	385248 396246
119	Contemporary Trade Directory Entries Name: Nuffield Health Diagnostic Location: Nelson Street, Manchester, Greater Manchester, M13 9NQ Classification: Hospitals Status: Active Positional Accuracy: Manually positioned to the address or location	A18SW (N)	488	-	385043 396265
120	Contemporary Trade Directory Entries Name: Nuffield Health Diagnostic Location: Nelson Street, Manchester, Greater Manchester, M13 9NQ Classification: Hospitals Status: Inactive Positional Accuracy: Manually positioned within the geographical locality	A17SE (NW)	516	-	384870 396219
121	Contemporary Trade Directory Entries Name: Amee Location: 195-197, Wilmslow Road, Manchester, M14 5AQ Classification: Catering Equipment Status: Inactive Positional Accuracy: Automatically positioned to the address	A8NE (S)	519	-	385298 395192
122	Contemporary Trade Directory Entries Name: Northern 14 Dust Fairies & Handyman Services Location: 133, Heald Place, Manchester, M14 4AT Classification: Commercial Cleaning Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A8NW (SW)	524	-	384908 395262
123	Contemporary Trade Directory Entries Name: Rubbish Removals Location: 52, Viscount Street, Manchester, M14 5UH Classification: Rubbish Clearance Status: Inactive Positional Accuracy: Automatically positioned to the address	A8NW (S)	527	-	385038 395212
124	Contemporary Trade Directory Entries Name: Baby Britain Location: First Floor Flat, Plymouth Court Business Centre, 164, Plymouth Grove, Manchester, M13 0AF Classification: Children & Babywear - Manufacturers & Wholesalers Status: Inactive Positional Accuracy: Automatically positioned to the address	A19SW (NE)	563	-	385641 396211

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
124	Contemporary Trade Directory Entries Name: New Motor Repair Zone Ltd Location: Unit 7-8 166a Plymouth Grove, Manchester, Greater Manchester, M13 0AF Classification: Garage Services Status: Inactive Positional Accuracy: Manually positioned within the geographical locality	A19SW (NE)	580	-	385660 396217
124	Contemporary Trade Directory Entries Name: Corporate Identity Ltd Location: 166, Plymouth Grove, Manchester, M13 0AF Classification: Clothing & Fabrics - Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A19SW (NE)	589	-	385681 396212
124	Contemporary Trade Directory Entries Name: Shannon & Sons Ltd Location: 166, Plymouth Grove, Manchester, M13 0AF Classification: Children & Babywear - Manufacturers & Wholesalers Status: Inactive Positional Accuracy: Automatically positioned to the address	A19SW (NE)	589	-	385681 396212
125	Contemporary Trade Directory Entries Name: U Products Co Ltd Location: Unity House, 42, Great Southern Street, Manchester, M14 4EZ Classification: Packaging & Wrapping Equipment & Supplies Status: Inactive Positional Accuracy: Automatically positioned to the address	A7NE (SW)	593	-	384679 395366
126	Contemporary Trade Directory Entries Name: El Rached Import & Export Ltd Location: 8, Rusholme Grove West, Manchester, M14 5BT Classification: Coal & Smokeless Fuel Merchants & Distributors Status: Inactive Positional Accuracy: Automatically positioned to the address	A8NE (S)	615	-	385353 395099
126	Contemporary Trade Directory Entries Name: Rusholme Pharmacy Location: 239, Wilmslow Road, Manchester, M14 5LW Classification: Chemists' & Pharmacists' Suppliers & Wholesalers Status: Inactive Positional Accuracy: Automatically positioned to the address	A8NE (S)	630	-	385335 395082
126	Contemporary Trade Directory Entries Name: Baloché M O T Centre Location: Manchester, Greater Manchester, M14 5LW Classification: Mot Testing Centres Status: Inactive Positional Accuracy: Manually positioned within the geographical locality	A8NE (S)	636	-	385338 395077
127	Contemporary Trade Directory Entries Name: Manchester Incubator Building Ltd Location: 48, Grafton Street, Manchester, M13 9XX Classification: Laboratories Status: Inactive Positional Accuracy: Automatically positioned to the address	A18SW (NW)	631	-	384952 396387
127	Contemporary Trade Directory Entries Name: Nanoco Technologies Ltd Location: 48, Grafton Street, Manchester, M13 9XX Classification: Laboratories Status: Active Positional Accuracy: Automatically positioned to the address	A18SW (NW)	631	-	384952 396387
127	Contemporary Trade Directory Entries Name: Genedrive Diagnostics Location: 48 Grafton Street, Manchester, Greater Manchester, M13 9XX Classification: Medical Equipment Manufacturers Status: Active Positional Accuracy: Automatically positioned to the address	A18SW (NW)	631	-	384952 396387
128	Contemporary Trade Directory Entries Name: Caribbean Style Agency Location: 235, Great Western Street, Manchester, M14 4LQ Classification: Freight Forwarders Status: Active Positional Accuracy: Automatically positioned to the address	A12SW (W)	676	-	384502 395537
128	Contemporary Trade Directory Entries Name: Oudscen Location: 2, Maine Road, Manchester, M14 4DW Classification: Perfume Suppliers Status: Inactive Positional Accuracy: Automatically positioned to the address	A12SW (W)	702	-	384462 395585

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
128	Contemporary Trade Directory Entries Name: Henson Hardware Location: 227-229, Great Western Street, Manchester, M14 4LG Classification: Hardware Status: Inactive Positional Accuracy: Automatically positioned to the address	A12SW (W)	702	-	384473 395541
128	Contemporary Trade Directory Entries Name: Olympics Ltd Location: 37-39 Upper Lloyd St, Manchester, Lancashire, M14 4HY Classification: Domestic Appliances - Servicing, Repairs & Parts Status: Inactive Positional Accuracy: Manually positioned to the address or location	A12SW (W)	703	-	384462 395584
129	Contemporary Trade Directory Entries Name: Charles Wilson Auto Engineers Location: 160-164, Wilmslow Road, Manchester, M14 5LQ Classification: Car Breakdown & Recovery Services Status: Active Positional Accuracy: Automatically positioned to the address	A8SE (S)	680	-	385301 395031
129	Contemporary Trade Directory Entries Name: Strand Location: 172, Wilmslow Road, Manchester, M14 5LQ Classification: Dry Cleaners Status: Inactive Positional Accuracy: Automatically positioned to the address	A8SE (S)	709	-	385330 395003
130	Contemporary Trade Directory Entries Name: H & M Location: 76, Conyngham Road, Manchester, M14 5EA Classification: Cleaning Services - Domestic Status: Inactive Positional Accuracy: Automatically positioned to the address	A9NW (SE)	680	-	385816 395284
131	Contemporary Trade Directory Entries Name: Bicycle Doctor Location: 68-70, Dickenson Road, Manchester, M14 5HF Classification: Cycle Accessories, Manufacturers & Wholesalers Status: Active Positional Accuracy: Automatically positioned to the address	A8SE (S)	682	-	385499 395062
132	Contemporary Trade Directory Entries Name: Best Cleaning Manchester Location: 4, Gascoyne Street, Manchester, M14 4FU Classification: Cleaning Services - Domestic Status: Inactive Positional Accuracy: Automatically positioned to the address	A12SW (SW)	699	-	384508 395449
133	Contemporary Trade Directory Entries Name: Stevies Ironing Service Location: 23a, Upper Lloyd Street, Manchester, M14 4HY Classification: Ironing & Home Laundry Services Status: Active Positional Accuracy: Automatically positioned to the address	A12SW (W)	704	-	384454 395624
134	Contemporary Trade Directory Entries Name: Epistem Ltd Location: 48, Grafton Street, Manchester, M13 9XX Classification: Laboratories Status: Active Positional Accuracy: Automatically positioned to the address	A17NE (NW)	711	-	384843 396428
135	Contemporary Trade Directory Entries Name: Road Runners Removals Location: Kreativ House, 2 Acker St, Rochdale, Lancashire, OL16 1HZ Classification: Road Haulage Services Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A17SE (NW)	736	-	384773 396418
136	Contemporary Trade Directory Entries Name: A & Co Shutters Location: 69a, Monton Street, Manchester, M14 4LS Classification: Roller Shutter Manufacturers Status: Active Positional Accuracy: Automatically positioned to the address	A12SW (W)	766	-	384391 395623

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
136	Contemporary Trade Directory Entries Name: Greenheys M O T Station Location: Unit 4 Monton Street, Monton Trading Estate, Manchester, Greater Manchester, M14 4LS Classification: Mot Testing Centres Status: Active Positional Accuracy: Manually positioned within the geographical locality	A12SW (W)	790	-	384369 395610
136	Contemporary Trade Directory Entries Name: Greenhey'S M O T Station Ltd Location: Unit 4 Monton Street, Monton Trading Estate, Manchester, Greater Manchester, M14 4LS Classification: Mot Testing Centres Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A12SW (W)	804	-	384354 395616
136	Contemporary Trade Directory Entries Name: Greenheys Workshop Location: Monton St, Manchester, M14 4LS Classification: Garage Services Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A12SW (W)	815	-	384350 395571
137	Contemporary Trade Directory Entries Name: Hawler Laundry Location: 341 Claremont Road, Manchester, Greater Manchester, M14 7NB Classification: Dry Cleaners Status: Active Positional Accuracy: Automatically positioned to the address	A7NE (SW)	776	-	384640 395142
138	Contemporary Trade Directory Entries Name: U Print Location: Manchester Students Union Oxford Road, Manchester, Greater Manchester, M13 9PR Classification: Copying & Duplicating Services Status: Inactive Positional Accuracy: Manually positioned within the geographical locality	A17NE (NW)	797	-	384681 396429
138	Contemporary Trade Directory Entries Name: U-Print Location: Steve Biko Building, Oxford Road, Manchester, M13 9PR Classification: Printers Status: Active Positional Accuracy: Automatically positioned to the address	A17NE (NW)	801	-	384676 396430
139	Contemporary Trade Directory Entries Name: Qiagen Location: Skelton House, Lloyd Street North, Manchester Science Park, Manchester, M15 6SH Classification: Chemists' & Pharmacists' Suppliers & Wholesalers Status: Active Positional Accuracy: Automatically positioned to the address	A12NW (W)	803	-	384411 396083
140	Contemporary Trade Directory Entries Name: Zain Cargo & Travel Location: 145, Dickenson Road, Manchester, Lancashire, M14 5HZ Classification: Freight Forwarders Status: Inactive Positional Accuracy: Automatically positioned to the address	A9NE (SE)	817	-	385958 395246
140	Contemporary Trade Directory Entries Name: Roniloid Co Ltd Location: 145a, Dickenson Road, Manchester, M14 5HZ Classification: Refrigerators & Freezers - Servicing & Repairs Status: Inactive Positional Accuracy: Automatically positioned to the address	A9NE (SE)	828	-	385976 395252
141	Contemporary Trade Directory Entries Name: W M Engineering Ltd Location: Enterprise House, Lloyd Street North, Manchester Science Park, Manchester, M15 6SE Classification: Engineers - General Status: Inactive Positional Accuracy: Automatically positioned to the address	A17SW (NW)	853	-	384435 396244
141	Contemporary Trade Directory Entries Name: Sensalyse Ltd Location: Enterprise House, Lloyd Street North, Manchester Science Park, Manchester, M15 6SE Classification: Laboratories Status: Inactive Positional Accuracy: Automatically positioned to the address	A17SW (NW)	853	-	384435 396244

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
141	Contemporary Trade Directory Entries Name: Ellab Validation & Monitoring Solutions Location: Unit 9, Kilburn House, Lloyd Street North, Manchester, M15 6SE Classification: Temperature Monitoring Systems Manufacturers Status: Active Positional Accuracy: Automatically positioned to the address	A17SW (NW)	878	-	384428 396278
142	Contemporary Trade Directory Entries Name: M S Launderette Location: 40, Laidon Road, Manchester, M14 5DP Classification: Laundries & Launderettes Status: Inactive Positional Accuracy: Automatically positioned to the address	A14SE (E)	880	-	386126 395446
143	Contemporary Trade Directory Entries Name: Outreach Hygiene Ltd Location: 27, Tagore Close, Manchester, M13 0YS Classification: Cleaning Materials & Equipment Status: Active Positional Accuracy: Automatically positioned to the address	A14SE (E)	889	-	386163 395538
144	Contemporary Trade Directory Entries Name: Richard Kelly Location: 20, Richmond Grove, Manchester, M13 0DP Classification: Garage Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A14NE (E)	891	-	386170 395957
144	Contemporary Trade Directory Entries Name: East To West Car Sales Location: 20, Richmond Grove, Manchester, M13 0DP Classification: Car Dealers Status: Inactive Positional Accuracy: Automatically positioned to the address	A14NE (E)	891	-	386170 395957
145	Contemporary Trade Directory Entries Name: Gorton Bros Ltd Location: 72-76, Laidon Road, Manchester, M14 5DG Classification: Commercial Cleaning Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A9NE (SE)	920	-	386124 395331
145	Contemporary Trade Directory Entries Name: Appliance Repairs & Spares Location: 183, Dickenson Road, Manchester, M13 0YN Classification: Domestic Appliances - Servicing, Repairs & Parts Status: Inactive Positional Accuracy: Automatically positioned to the address	A9NE (SE)	924	-	386113 395298
146	Contemporary Trade Directory Entries Name: Dot Vehicle Repairs Location: Salisbury St, Manchester, M14 4ND Classification: Garage Services Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A12SW (W)	924	-	384228 395668
147	Contemporary Trade Directory Entries Name: Esso Location: Oxford Road, Manchester, Greater Manchester, M13 9NR Classification: Petrol Filling Stations Status: Active Positional Accuracy: Manually positioned within the geographical locality	A17NE (NW)	925	-	384596 396525
148	Contemporary Trade Directory Entries Name: Aayo Travel Cargo Location: 304, Claremont Road, Manchester, M14 4EP Classification: Cargo Handling Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A7NW (SW)	939	-	384403 395157
149	Contemporary Trade Directory Entries Name: M E S Location: 273-275 Wilmslow Road, Manchester, Greater Manchester, M14 5JQ Classification: Garage Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A8SE (S)	947	-	385473 394782

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
150	Contemporary Trade Directory Entries Name: Ossur (Uk) Ltd Location: Synergy House, Guildhall Close, Manchester Science Park, Manchester, M15 6SY Classification: Disability Equipment - Manufacturers & Suppliers Status: Inactive Positional Accuracy: Automatically positioned to the address	A17SW (W)	948	-	384268 396116
150	Contemporary Trade Directory Entries Name: Relisys Location: Synergy House, Guildhall Close, Manchester Science Park, Manchester, M15 6SY Classification: Computer Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A17SW (W)	948	-	384268 396116
150	Contemporary Trade Directory Entries Name: Sasc Location: Synergy House, Guildhall Close, Manchester Science Park, Manchester, Lancashire, M15 6SY Classification: Chemical Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A17SW (W)	948	-	384268 396116
151	Contemporary Trade Directory Entries Name: Campus Print Ltd Location: Linac Building, Wilton St, Manchester, M13 9LN Classification: Printers Status: Inactive Positional Accuracy: Manually positioned within the geographical locality	A18NE (N)	952	-	385380 396717
152	Contemporary Trade Directory Entries Name: Ipec Location: Rutherford House, 40, Pencroft Way, Manchester Science Park, MANCHESTER, M15 6SZ Classification: Electronic Engineers Status: Inactive Positional Accuracy: Automatically positioned to the address	A17SW (NW)	957	-	384312 396239
152	Contemporary Trade Directory Entries Name: Pharmalogical Location: Rutherford House, 40, Pencroft Way, Manchester Science Park, Manchester, Lancashire, M15 6SZ Classification: Chemists' & Pharmacists' Suppliers & Wholesalers Status: Inactive Positional Accuracy: Manually positioned to the address or location	A17SW (NW)	957	-	384312 396239
152	Contemporary Trade Directory Entries Name: Igm Resins Location: Rutherford House, 40, Pencroft Way, Manchester Science Park, Manchester, M15 6GG Classification: Chemicals - Distributors & Wholesalers Status: Inactive Positional Accuracy: Automatically positioned to the address	A17SW (NW)	957	-	384312 396239
152	Contemporary Trade Directory Entries Name: Zilico Location: Rutherford House, 40, Pencroft Way, Manchester Science Park, Manchester, M15 6SZ Classification: Medical Equipment Manufacturers Status: Active Positional Accuracy: Automatically positioned to the address	A17SW (NW)	959	-	384310 396238
153	Contemporary Trade Directory Entries Name: Nazirs Ltd Location: 324-328, Stockport Road, Manchester, M13 0LE Classification: Food Products - Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A19SE (NE)	967	-	386146 396232
154	Contemporary Trade Directory Entries Name: Lig Biowise Ltd Location: Williams House, Lloyd Street North, Manchester Science Park, Manchester, M15 6SE Classification: Laboratories Status: Active Positional Accuracy: Automatically positioned to the address	A17SW (NW)	975	-	384405 396410

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
155	Fuel Station Entries Name: Rusholme Service Station Location: 25-33, Wilmslow Road , Rusholme , Manchester, Greater Manchester, M14 5TB Brand: Obsolete Premises Type: Not Applicable Status: Obsolete Positional Accuracy: Manually positioned to the address or location	A13SW (SW)	122	-	385119 395608
156	Fuel Station Entries Name: Mfg Rusholme Location: 10, Wilmslow Road , Rusholme , Manchester, Greater Manchester, M14 5TQ Brand: Shell Premises Type: Petrol Station Status: Open Positional Accuracy: Manually positioned to the address or location	A13SW (SW)	182	-	385069 395564
157	Fuel Station Entries Name: Save Whitworth Park Location: 490, Moss Lane East Heald Grove & Heald Place, Rusholme , Manchester, Greater Manchester, M14 4PA Brand: Obsolete Premises Type: Not Applicable Status: Obsolete Positional Accuracy: Located by supplier to within 100m	A13SW (SW)	227	-	384957 395608
158	Fuel Station Entries Name: Rusholme Express Location: 257, Upper Brook Street , Rusholme , Manchester, Greater Manchester, M13 0HL Brand: Esso Premises Type: Petrol Station Status: Open Positional Accuracy: Manually positioned to the address or location	A13NE (N)	326	-	385343 396087
159	Fuel Station Entries Name: Cordingley Service Station Location: 353, Moss Lane East , , Manchester, Greater Manchester, M14 4PY Brand: OBSOLETE Premises Type: Not Applicable Status: Obsolete Positional Accuracy: Approximate location provided by supplier	A12SE (W)	538	-	384612 395722
160	Fuel Station Entries Name: Save Don Location: 205, Wilmslow Road , Handforth , Wilmslow, Cheshire East, SK9 3JX Brand: Obsolete Premises Type: Not Applicable Status: Obsolete Positional Accuracy: Automatically positioned to the address	A8NE (S)	539	-	385307 395172
161	Fuel Station Entries Name: Wilmslow Service Station Location: 261-263, Wilmslow Road , Rusholme , Manchester, Greater Manchester, M14 5LN Brand: Obsolete Premises Type: Not Applicable Status: Obsolete Positional Accuracy: Manually positioned to the address or location	A8SE (S)	758	-	385392 394960
162	Points of Interest - Commercial Services Name: Car Wash Location: 10 Wilmslow Road, Rusholme, Manchester, Lancashire, M14 5TQ Category: Personal, Consumer and other Services Class Code: Vehicle Cleaning Services Positional Accuracy: Positioned to address or location	A13SW (SW)	182	8	385069 395564
162	Points of Interest - Commercial Services Name: Shell Rusholme Location: 10 Wilmslow Road, Rusholme, Manchester, M14 5TQ Category: Personal, Consumer and other Services Class Code: Vehicle Cleaning Services Positional Accuracy: Positioned to address or location	A13SW (SW)	203	8	385059 395545
163	Points of Interest - Commercial Services Name: Carmoor Road Garage Location: 90 Carmoor Road, Manchester, M13 0FB Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13NE (NE)	282	8	385521 395938

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
163	Points of Interest - Commercial Services Name: Carmoor Road Garage Location: 90 Carmoor Road, Manchester, M13 0FB Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13NE (NE)	282	8	385521 395938
163	Points of Interest - Commercial Services Name: Pat Rafter Location: 90 Carmoor Road, Manchester, M13 0FB Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13NE (NE)	283	8	385522 395939
163	Points of Interest - Commercial Services Name: P Rafter Location: 90 Carmoor Road, Manchester, M13 0FB Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13NE (NE)	283	8	385522 395939
164	Points of Interest - Commercial Services Name: Euro Testing Station Location: Unit 4a, Walmer Street East, Rusholme, Manchester, M14 5SS Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A8NW (S)	335	8	385218 395382
165	Points of Interest - Commercial Services Name: Motor Repair Zone Location: 166 Plymouth Grove, Manchester, M13 0AF Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A19SW (NE)	589	8	385681 396212
166	Points of Interest - Commercial Services Name: Baloch M O T Centre Location: 1 Dickinson Road, Manchester, M14 5LW Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A8NE (S)	639	8	385358 395076
166	Points of Interest - Commercial Services Name: Charles Wilson Location: 160-164 Wilmslow Road, Manchester, M14 5LQ Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A8SE (S)	643	8	385302 395068
166	Points of Interest - Commercial Services Name: Chas Wilson Location: 160-164 Wilmslow Road, Manchester, M14 5LQ Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A8SE (S)	643	8	385302 395068
167	Points of Interest - Commercial Services Name: Caribbean Style Agency Location: 235 Great Western Street, Manchester, M14 4LQ Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A12SW (W)	677	8	384501 395536
168	Points of Interest - Commercial Services Name: Super Quick Shine (Manchester) Ltd Location: 263 Wilmslow Road, Manchester, M14 5LN Category: Personal, Consumer and other Services Class Code: Vehicle Cleaning Services Positional Accuracy: Positioned to address or location	A8SE (S)	758	8	385392 394960
169	Points of Interest - Commercial Services Name: Greenheys M O T Station Location: Unit 4 Monton Street, Monton Trading Estate, Manchester, M14 4LS Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A12SW (W)	779	8	384374 395656
170	Points of Interest - Commercial Services Name: Greenheys MOT Station Location: Monton Street, Manchester, M14 4LS Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A12SW (W)	794	8	384373 395563

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
171	Points of Interest - Commercial Services Name: Zain Cargo & Travel Location: 145 Dickenson Road, Manchester, M14 5HZ Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A9NE (SE)	817	8	385958 395246
171	Points of Interest - Commercial Services Name: Zain Cargo & Travel Location: 145 Dickenson Road, Manchester, M14 5HZ Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A9NE (SE)	817	8	385958 395246
172	Points of Interest - Commercial Services Name: Richard Kelly Location: 20 Richmond Grove, Manchester, M13 0DP Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14NE (E)	891	8	386170 395957
173	Points of Interest - Commercial Services Name: M E S Location: 273-275 Wilmslow Road, Manchester, M14 5JQ Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A8SE (S)	947	8	385473 394782
174	Points of Interest - Commercial Services Name: Auto-Chip Windscreen Location: 111 Devonshire Street South, Manchester, M13 9HY Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A19NW (NE)	956	8	385640 396655
175	Points of Interest - Education and Health Name: Edale House Location: Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A13NE (NE)	120	8	385282 395889
176	Points of Interest - Education and Health Name: York House Location: Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A13NW (NW)	222	8	385010 395956
177	Points of Interest - Education and Health Name: Royal Manchester Children's Hospital Location: Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A13NW (N)	223	8	385147 396013
178	Points of Interest - Education and Health Name: Paediatric Emergency Department - Royal Manchester Children's Hospital Location: Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL Category: Health Practitioners and Establishments Class Code: Accident & Emergency Department Positional Accuracy: Positioned to address or location	A13NE (N)	285	8	385260 396060
179	Points of Interest - Education and Health Name: St Mary's Hospital Location: St. Marys Hospital, Hathersage Road, Manchester, M13 0JH Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A13NW (N)	299	8	385208 396085
179	Points of Interest - Education and Health Name: Manchester Royal Eye Hospital Location: Manchester Royal Eye Hospital, Nelson Street, Manchester, M13 9WH Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A18SW (N)	309	8	385178 396099
179	Points of Interest - Education and Health Name: Royal Manchester Children's Hospital Location: Royal Manchester Children's Hospital, Oxford Road, Manchester, M13 9WL Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A18SW (N)	309	8	385178 396099

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
179	Points of Interest - Education and Health Name: St Mary's Hospital Location: Oxford Road, (Access From Hathersage Road), Manchester, M13 9WL Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A18SW (N)	309	8	385178 396099
179	Points of Interest - Education and Health Name: Manchester Royal Eye Hospital Location: Manchester Royal Eye Hospital, Oxford Road, Manchester, M13 9WL Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A18SW (N)	309	8	385178 396099
180	Points of Interest - Education and Health Name: CARE Fertility Manchester Location: 108-112 Daisy Bank Road, Manchester, M14 5QH Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A14NW (E)	408	8	385708 395798
180	Points of Interest - Education and Health Name: Manchester Lifestyle Hospital Location: Victoria Park Hospital 110-112, Daisy Bank Road, Manchester, M14 5QH Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A14NW (E)	409	8	385709 395799
180	Points of Interest - Education and Health Name: BMI - the Manchester Lifestyle Hospital Location: Manchester Lifestyle Hospital 108-112, Daisy Bank Road, Manchester, M14 5QH Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A14NW (E)	409	8	385709 395799
181	Points of Interest - Education and Health Name: Royal Manchester Children's Hospital Location: Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A18SW (NW)	458	8	384979 396212
181	Points of Interest - Education and Health Name: Manchester Royal Infirmary Location: Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL Category: Health Practitioners and Establishments Class Code: Accident & Emergency Department Positional Accuracy: Positioned to address or location	A18SW (NW)	458	8	384979 396212
181	Points of Interest - Education and Health Name: Manchester Royal Infirmary Location: Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A18SW (NW)	458	8	384979 396212
182	Points of Interest - Education and Health Name: Manchester Royal Infirmary Location: Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A18SW (N)	466	8	385081 396250
182	Points of Interest - Education and Health Name: Manchester Royal Infirmary Location: Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL Category: Health Practitioners and Establishments Class Code: Accident & Emergency Department Positional Accuracy: Positioned to address or location	A18SW (N)	519	8	385103 396306
183	Points of Interest - Manufacturing and Production Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NW (W)	25	8	385131 395776
184	Points of Interest - Manufacturing and Production Name: Factory Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13SW (SW)	222	8	384953 395625

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
184	Points of Interest - Manufacturing and Production Name: Factory Location: M14 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13SW (SW)	227	8	384947 395624
185	Points of Interest - Manufacturing and Production Name: Industrial Estate Location: M14 Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to an adjacent address or location	A13SW (S)	241	8	385191 395486
185	Points of Interest - Manufacturing and Production Name: Industrial Estate Location: M14 Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to an adjacent address or location	A13SW (S)	243	8	385178 395485
186	Points of Interest - Manufacturing and Production Name: Tank Location: M13 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to an adjacent address or location	A13NE (N)	266	8	385312 396032
186	Points of Interest - Manufacturing and Production Name: Tank Location: M13 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to an adjacent address or location	A13NE (N)	278	8	385309 396045
187	Points of Interest - Manufacturing and Production Name: Works Location: M14 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A8NW (S)	337	8	385191 395387
187	Points of Interest - Manufacturing and Production Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A8NW (S)	340	8	385193 395384
187	Points of Interest - Manufacturing and Production Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A8NW (S)	373	8	385201 395347
187	Points of Interest - Manufacturing and Production Name: Works Location: M14 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A8NW (S)	374	8	385197 395347
188	Points of Interest - Manufacturing and Production Name: Peoples Republic of China Location: M14 Category: Extractive Industries Class Code: Sand, Gravel and Clay Extraction and Merchants Positional Accuracy: Positioned to an adjacent address or location	A8NE (SE)	462	8	385513 395308
189	Points of Interest - Manufacturing and Production Name: Works Location: M13 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A18SE (N)	488	8	385276 396264
189	Points of Interest - Manufacturing and Production Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A18SE (N)	490	8	385281 396265

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
190	Points of Interest - Manufacturing and Production Name: Works Location: M13 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A19SW (NE)	556	8	385637 396205
190	Points of Interest - Manufacturing and Production Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A19SW (NE)	557	8	385637 396206
191	Points of Interest - Manufacturing and Production Name: Factory Location: M14 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to address or location	A7NE (SW)	571	8	384699 395377
191	Points of Interest - Manufacturing and Production Name: Factory Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A7NE (SW)	576	8	384697 395371
192	Points of Interest - Manufacturing and Production Name: Factory Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A7NE (SW)	782	8	384609 395162
193	Points of Interest - Manufacturing and Production Name: Science Park Location: M15 Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to an adjacent address or location	A17SW (NW)	831	8	384414 396160
194	Points of Interest - Manufacturing and Production Name: Manchester Science Partnerships Location: Kilburn House, Lloyd Street North, Manchester Science Park, Manchester, M15 6SE Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A17SW (NW)	869	8	384440 396280
194	Points of Interest - Manufacturing and Production Name: Manchester Science Park Location: Kilburn House, Lloyd Street North, Manchester Science Park, Manchester, M15 6SE Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A17SW (NW)	869	8	384440 396280
194	Points of Interest - Manufacturing and Production Name: Manchester Science Park Location: Kilburn House, Lloyd Street North, Manchester Science Park, Manchester, M15 6SE Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A17SW (NW)	869	8	384440 396280
195	Points of Interest - Public Infrastructure Name: Tcs Rusholme Location: Wilmslow Road, Rusholme, Greater Manchester, M14 5TQ Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A13SW (SW)	179	8	385070 395566
195	Points of Interest - Public Infrastructure Name: Shell Rusholme Service Station Location: 10 Wilmslow Road, Rusholme, Manchester, M14 5TQ Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A13SW (SW)	182	8	385069 395564

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
195	Points of Interest - Public Infrastructure Name: Shell Location: 10 Wilmslow Road, Manchester, M14 5TQ Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A13SW (SW)	182	8	385069 395564
195	Points of Interest - Public Infrastructure Name: Shell Rusholme Location: 10 Wilmslow Road, Rusholme, Manchester, M14 5TQ Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A13SW (SW)	182	8	385069 395564
196	Points of Interest - Public Infrastructure Name: Tesco Petrol Station Location: Upper Brook Street, Manchester, M13 0HL Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A13NE (E)	190	8	385489 395791
197	Points of Interest - Public Infrastructure Name: Tesco Express Location: 257 Upper Brook Street, Manchester, M13 0HL Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A13NE (NE)	301	8	385371 396054
197	Points of Interest - Public Infrastructure Name: Esso Location: 257 Upper Brook Street, Manchester, M13 0HL Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A13NE (N)	321	8	385342 396082
197	Points of Interest - Public Infrastructure Name: Rusholme Express Location: 257 Upper Brook Street, Manchester, Lancashire, M13 0HL Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A13NE (N)	323	8	385342 396084
197	Points of Interest - Public Infrastructure Name: Esso Location: 257 Upper Brook Street, Manchester, M13 0HL Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A13NE (N)	324	8	385343 396085
197	Points of Interest - Public Infrastructure Name: Esso Location: 257 Upper Brook Street, Manchester, M13 0HL Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A13NE (N)	325	8	385343 396086
197	Points of Interest - Public Infrastructure Name: Rusholme Express Location: 257 Upper Brook Street, Manchester, M13 0HL Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A13NE (N)	326	8	385343 396087
198	Points of Interest - Public Infrastructure Name: Rubbish Removals Location: 52 Viscount Street, Manchester, M14 5UH Category: Infrastructure and Facilities Class Code: Waste Storage, Processing and Disposal Positional Accuracy: Positioned to address or location	A8NW (S)	527	8	385038 395212
199	Points of Interest - Public Infrastructure Name: Graveyard Location: M13 Category: Infrastructure and Facilities Class Code: Cemeteries and Crematoria Positional Accuracy: Positioned to an adjacent address or location	A18NW (N)	783	8	385055 396567
199	Points of Interest - Public Infrastructure Name: Graveyard Location: Not Supplied Category: Infrastructure and Facilities Class Code: Cemeteries and Crematoria Positional Accuracy: Positioned to an adjacent address or location	A18NW (N)	784	8	385062 396568

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
200	Points of Interest - Public Infrastructure Name: Longsight Police Station Location: Longsight Police Station 2, Grindlow Street, Manchester, M13 0LL Category: Central and Local Government Class Code: Police Stations Positional Accuracy: Positioned to address or location	A15NW (E)	991	8	386250 396049
201	Points of Interest - Recreational and Environmental Name: Play Area Location: M15 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A12NE (W)	455	8	384715 395894
201	Points of Interest - Recreational and Environmental Name: Playground Location: Denmark Road, M15 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A12NE (W)	477	8	384711 395956
201	Points of Interest - Recreational and Environmental Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A12NE (W)	478	8	384710 395957
202	Points of Interest - Recreational and Environmental Name: Playground Location: Swinton Grove, M13 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A18SE (N)	476	8	385418 396222
202	Points of Interest - Recreational and Environmental Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A18SE (N)	478	8	385419 396224
203	Points of Interest - Recreational and Environmental Name: Play Area Location: Swinton Grove, M13 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A18SE (N)	564	8	385451 396305
203	Points of Interest - Recreational and Environmental Name: Play Area Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A18SE (NE)	567	8	385458 396306
204	Points of Interest - Recreational and Environmental Name: Play Area Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A7NE (SW)	608	8	384693 395326
205	Points of Interest - Recreational and Environmental Name: Playground Location: Heald Place, M14 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A8SW (S)	686	8	384955 395069
205	Points of Interest - Recreational and Environmental Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A8SW (S)	688	8	384953 395067
206	Points of Interest - Recreational and Environmental Name: Playground Location: Markfield Avenue, M13 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A19SW (NE)	761	8	385709 396404

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
207	Points of Interest - Recreational and Environmental Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A18NE (N)	819	8	385528 396548
208	Points of Interest - Recreational and Environmental Name: Playground Location: Markfield Avenue, M13 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A19SE (NE)	832	8	385914 396325
209	Points of Interest - Recreational and Environmental Name: Adventure Playground Location: Lauderdale Crescent, M13 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A18NE (N)	835	8	385294 396614
209	Points of Interest - Recreational and Environmental Name: Adventure Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A18NE (N)	846	8	385302 396624
210	Points of Interest - Recreational and Environmental Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A19SE (E)	932	8	386158 396129
210	Points of Interest - Recreational and Environmental Name: Playground Location: Plymouth Avenue, M13 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A19SE (E)	932	8	386158 396129
210	Points of Interest - Recreational and Environmental Name: Play Area Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A19SE (E)	960	8	386187 396133
210	Points of Interest - Recreational and Environmental Name: Play Area Location: Plymouth Avenue, M13 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A19SE (E)	960	8	386187 396133
210	Points of Interest - Recreational and Environmental Name: Play Area Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A19SE (E)	988	8	386229 396103
211	Points of Interest - Recreational and Environmental Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A19NW (NE)	934	8	385772 396568
212	Points of Interest - Recreational and Environmental Name: Playground Location: Birch Polygon, M14 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A9SE (SE)	941	8	385969 395063
212	Points of Interest - Recreational and Environmental Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A9SE (SE)	943	8	385971 395062

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
213	Points of Interest - Recreational and Environmental Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A18NW (N)	969	8	384982 396743
213	Points of Interest - Recreational and Environmental Name: Playground Location: Glenbarry Close, M13 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A18NW (N)	969	8	384982 396743
214	Points of Interest - Recreational and Environmental Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A8SW (S)	983	8	384973 394760
214	Points of Interest - Recreational and Environmental Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A8SW (S)	986	8	385013 394750

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices Environment Agency - Head Office Trafford Metropolitan Borough Council - Renewal and Environmental Protection Manchester City Council - Environmental Health Department Oldham Metropolitan Borough Council - Environmental Health Department Salford City Council - Environmental Health Department Stockport Metropolitan Borough Council - Environment Team (Land & Water) Tameside Metropolitan Borough Council - Environmental Health Department	June 2020 November 2013 October 2017 October 2017 October 2017 October 2017 October 2017	Annually Annual Rolling Update Annual Rolling Update Annual Rolling Update Annual Rolling Update Annual Rolling Update Annual Rolling Update
Discharge Consents Environment Agency - North West Region	October 2021	Quarterly
Enforcement and Prohibition Notices Environment Agency - North West Region	March 2013	
Integrated Pollution Controls Environment Agency - North West Region	January 2009	
Integrated Pollution Prevention And Control Environment Agency - North West Region	October 21	Quarterly
Local Authority Integrated Pollution Prevention And Control Tameside Metropolitan Borough Council - Environmental Health Department Oldham Metropolitan Borough Council - Environmental Health Department Salford City Council - Environmental Health Department Stockport Metropolitan Borough Council - Environmental Health Department, EEDD Trafford Metropolitan Borough Council - Environmental Health Department Manchester City Council - Environmental Health Department	June 2015 March 2015 March 2015 October 2014 October 2014 September 2014	Variable Variable Variable Variable Variable Variable
Local Authority Pollution Prevention and Controls Tameside Metropolitan Borough Council - Environmental Health Department Oldham Metropolitan Borough Council - Environmental Health Department Salford City Council - Environmental Health Department Stockport Metropolitan Borough Council - Environmental Health Department, EEDD Trafford Metropolitan Borough Council - Environmental Health Department Manchester City Council - Environmental Health Department	June 2015 March 2015 March 2015 October 2014 October 2014 September 2014	Annual Rolling Update Annual Rolling Update Annual Rolling Update Annual Rolling Update Annual Rolling Update Annual Rolling Update
Local Authority Pollution Prevention and Control Enforcements Tameside Metropolitan Borough Council - Environmental Health Department Oldham Metropolitan Borough Council - Environmental Health Department Salford City Council - Environmental Health Department Stockport Metropolitan Borough Council - Environmental Health Department, EEDD Trafford Metropolitan Borough Council - Environmental Health Department Manchester City Council - Environmental Health Department	June 2015 March 2015 March 2015 October 2014 October 2014 September 2014	Variable Variable Variable Variable Variable Variable
Nearest Surface Water Feature Ordnance Survey	November 2021	
Pollution Incidents to Controlled Waters Environment Agency - North West Region	January 2000	
Prosecutions Relating to Authorised Processes Environment Agency - North West Region	July 2015	
Prosecutions Relating to Controlled Waters Environment Agency - North West Region	March 2013	
Registered Radioactive Substances Environment Agency - North West Region	June 2016	As notified
River Quality Environment Agency - Head Office	November 2001	Not Applicable
River Quality Biology Sampling Points Environment Agency - Head Office	April 2012	Annually
River Quality Chemistry Sampling Points Environment Agency - Head Office	April 2012	Annually

Agency & Hydrological	Version	Update Cycle
Substantiated Pollution Incident Register Environment Agency - North West Region - South Area	October 2021	Quarterly
Water Abstractions Environment Agency - North West Region	October 2021	Quarterly
Water Industry Act Referrals Environment Agency - North West Region	October 2017	
Groundwater Vulnerability Map Environment Agency - Head Office	June 2018	As notified
Groundwater Vulnerability - Soluble Rock Risk Environment Agency - Head Office	June 2018	As notified
Bedrock Aquifer Designations Environment Agency - Head Office	January 2018	Annually
Superficial Aquifer Designations Environment Agency - Head Office	January 2018	Annually
Source Protection Zones Environment Agency - Head Office	May 2021	Bi-Annually
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	November 2021	Quarterly
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	November 2021	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	September 2021	Quarterly
Flood Water Storage Areas Environment Agency - Head Office	September 2021	Quarterly
Flood Defences Environment Agency - Head Office	September 2021	Quarterly
OS Water Network Lines Ordnance Survey	October 2021	Quarterly
Surface Water 1 in 30 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water 1 in 100 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water 1 in 1000 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water Suitability Environment Agency - Head Office	February 2016	Annually
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	Annually

Waste	Version	Update Cycle
BGS Recorded Landfill Sites British Geological Survey - National Geoscience Information Service	November 2002	Not Applicable
Historical Landfill Sites Environment Agency - Head Office	May 2021	Quarterly
Integrated Pollution Control Registered Waste Sites Environment Agency - North West Region	January 2009	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries) Environment Agency - North West Region - South Area	October 2021	Quarterly
Licensed Waste Management Facilities (Locations) Environment Agency - North West Region - South Area	October 2021	Quarterly
Local Authority Landfill Coverage Manchester City Council - Planning Department Oldham Metropolitan Borough Council Salford City Council - Environmental Health Department Stockport Metropolitan Borough Council - Environmental Health Department, EEDD Tameside Metropolitan Borough Council Trafford Metropolitan Borough Council - Environmental Health Department	February 2003 February 2003 February 2003 February 2003 February 2003 February 2003	Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable
Local Authority Recorded Landfill Sites Manchester City Council - Planning Department Oldham Metropolitan Borough Council Salford City Council - Environmental Health Department Stockport Metropolitan Borough Council - Environmental Health Department, EEDD Tameside Metropolitan Borough Council Trafford Metropolitan Borough Council - Environmental Health Department	October 2018 October 2018 October 2018 October 2018 October 2018 October 2018	
Potentially Infilled Land (Non-Water) Landmark Information Group Limited	December 1999	Not Applicable
Potentially Infilled Land (Water) Landmark Information Group Limited	December 1999	
Registered Landfill Sites Environment Agency - North West Region - South Area	March 2006	Not Applicable
Registered Waste Transfer Sites Environment Agency - North West Region - South Area	April 2018	
Registered Waste Treatment or Disposal Sites Environment Agency - North West Region - South Area	June 2015	

Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH) Health and Safety Executive	January 2022	Bi-Annually
Explosive Sites Health and Safety Executive	March 2017	Annually
Notification of Installations Handling Hazardous Substances (NIHHS) Health and Safety Executive	August 2001	
Planning Hazardous Substance Enforcements Trafford Metropolitan Borough Council Manchester City Council - Planning Department Oldham Metropolitan Borough Council Stockport Metropolitan Borough Council - Environment and Economic Development Tameside Metropolitan Borough Council - Planning and Building Control Salford City Council	April 2016 February 2016 February 2016 February 2016 February 2016 June 2016	Variable Variable Variable Variable Variable Variable
Planning Hazardous Substance Consents Trafford Metropolitan Borough Council Manchester City Council - Planning Department Oldham Metropolitan Borough Council Stockport Metropolitan Borough Council - Environment and Economic Development Tameside Metropolitan Borough Council - Planning and Building Control Salford City Council	April 2016 February 2016 February 2016 February 2016 February 2016 June 2016	Variable Variable Variable Variable Variable Variable

Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	January 2009	Not Applicable
BGS Estimated Soil Chemistry British Geological Survey - National Geoscience Information Service	December 2015	Annually
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	November 2021	Bi-Annually
BGS Urban Soil Chemistry British Geological Survey - National Geoscience Information Service	December 2015	Annually
BGS Urban Soil Chemistry Averages British Geological Survey - National Geoscience Information Service	December 2015	Annually
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB) Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011 November 2020	As notified
Coal Mining Affected Areas The Coal Authority - Property Searches	March 2014	Annual Rolling Update
Mining Instability Ove Arup & Partners	June 1998	Not Applicable
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	April 2020	Bi-Annually
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Bi-Annually
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Bi-Annually
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Bi-Annually
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Bi-Annually
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	Bi-Annually
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	July 2011	Annually
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	July 2011	Annually

Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	October 2021	Quarterly
Fuel Station Entries Catalist Ltd - Experian	November 2021	Quarterly
Gas Pipelines National Grid	October 2021	Bi-Annually
Points of Interest - Commercial Services PointX	December 2021	Quarterly
Points of Interest - Education and Health PointX	December 2021	Quarterly
Points of Interest - Manufacturing and Production PointX	December 2021	Quarterly
Points of Interest - Public Infrastructure PointX	December 2021	Quarterly
Points of Interest - Recreational and Environmental PointX	December 2021	Quarterly
Underground Electrical Cables National Grid	May 2021	Bi-Annually

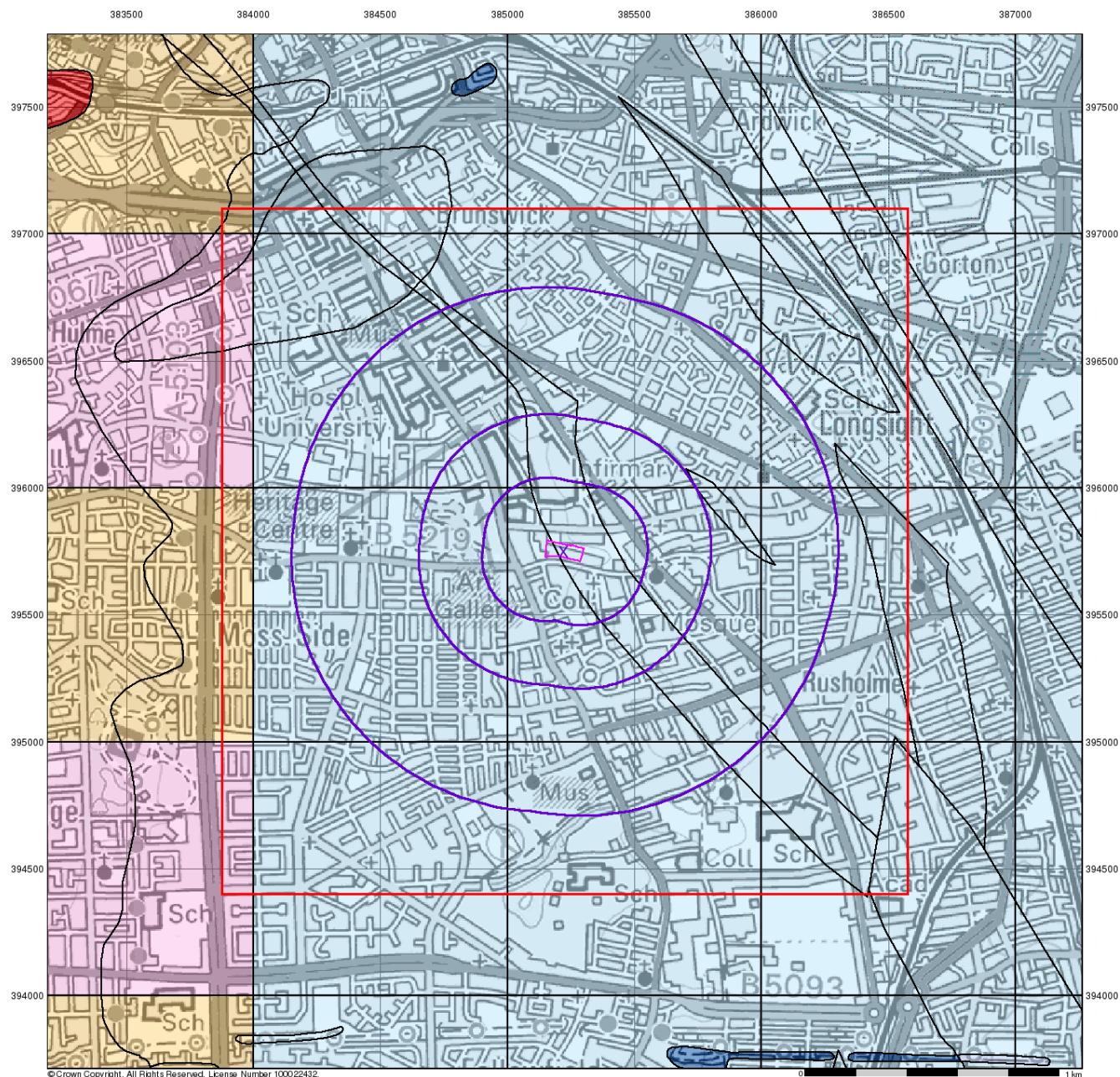
Sensitive Land Use	Version	Update Cycle
Ancient Woodland Natural England	February 2021	Bi-Annually
Areas of Adopted Green Belt Manchester City Council Oldham Metropolitan Borough Council Salford City Council Stockport Metropolitan Borough Council Tameside Metropolitan Borough Council Trafford Metropolitan Borough Council	October 2020 October 2020 October 2020 October 2020 October 2020 October 2020	Quarterly Quarterly Quarterly Quarterly Quarterly Quarterly
Areas of Unadopted Green Belt Manchester City Council Oldham Metropolitan Borough Council Salford City Council Stockport Metropolitan Borough Council Tameside Metropolitan Borough Council Trafford Metropolitan Borough Council	October 2020 October 2020 October 2020 October 2020 October 2020 October 2020	Quarterly Quarterly Quarterly Quarterly Quarterly Quarterly
Areas of Outstanding Natural Beauty Natural England	January 2021	Bi-Annually
Environmentally Sensitive Areas Natural England	January 2017	
Forest Parks Forestry Commission	April 1997	Not Applicable
Local Nature Reserves Natural England	February 2021	Bi-Annually
Marine Nature Reserves Natural England	July 2019	Bi-Annually
National Nature Reserves Natural England	January 2021	Bi-Annually
National Parks Natural England	February 2018	Bi-Annually
Nitrate Sensitive Areas Natural England	April 2016	Not Applicable
Nitrate Vulnerable Zones Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA) Environment Agency - Head Office	April 2016 June 2017	Bi-Annually
Ramsar Sites Natural England	August 2020	Bi-Annually
Sites of Special Scientific Interest Natural England	February 2021	Bi-Annually
Special Areas of Conservation Natural England	July 2020	Bi-Annually
Special Protection Areas Natural England	February 2021	Bi-Annually

A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	
Environment Agency	
Scottish Environment Protection Agency	
The Coal Authority	
British Geological Survey	 British Geological Survey NATURAL ENVIRONMENT RESEARCH COUNCIL
Centre for Ecology and Hydrology	 Centre for Ecology & Hydrology NATURAL ENVIRONMENT RESEARCH COUNCIL
Natural Resources Wales	
Scottish Natural Heritage	
Natural England	
Public Health England	
Ove Arup	
Stantec UK Ltd	

Contact	Name and Address	Contact Details
1	British Geological Survey - Enquiry Service British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
2	Environment Agency - National Customer Contact Centre (NCCC) PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
3	Manchester City Council - Environmental Health Department PO Box 463, Town Hall Extension, Albert Square, Manchester, Greater Manchester, M60 3NY	Telephone: 0161 234 4884 / 234 4873. Fax: 0161 234 4508 Website: www.manchester.gov.uk
4	Environment Agency - Head Office Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon, BS32 4UD	Telephone: 01454 624400 Fax: 01454 624409
5	Ordnance Survey Adanac Drive, Southampton, Hampshire, SO16 0AS	Telephone: 03456 05 05 05 Email: customerservices@ordnancesurvey.co.uk Website: www.ordnancesurvey.gov.uk
6	Manchester City Council - Planning Department Town Hall, Manchester, Greater Manchester, M60 2LA	Telephone: 0161 234 5000 Fax: 0161 234 4508 Website: www.manchester.gov.uk
7	The Coal Authority - Property Searches 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG	Telephone: 0345 762 6848 Fax: 01623 637 338 Email: groundstability@coal.gov.uk Website: www2.groundstability.com
8	PointX 7 Abbey Court, Eagle Way, Sowton, Exeter, Devon, EX2 7HY	Website: www.pointx.co.uk
-	Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	Landmark Information Group Limited Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk

Please note that the Environment Agency / Natural Resources Wales / SEPA have a charging policy in place for enquiries.



Groundwater Vulnerability

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

Bedrock Aquifers

- High Vulnerability, Principal Aquifer
- High Vulnerability, Secondary Aquifer
- Medium Vulnerability, Principal Aquifer
- Medium Vulnerability, Secondary Aquifer
- Low Vulnerability, Principal Aquifer
- Low Vulnerability, Secondary Aquifer

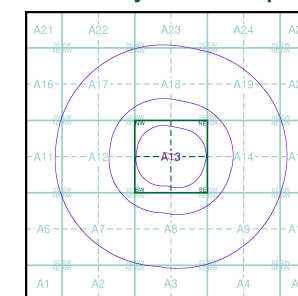
Superficial Aquifers

- High Vulnerability, Principal Aquifer
- High Vulnerability, Secondary Aquifer
- Medium Vulnerability, Principal Aquifer
- Medium Vulnerability, Secondary Aquifer
- Low Vulnerability, Principal Aquifer
- Low Vulnerability, Secondary Aquifer

Unproductive Aquifer

Soluble Rock

Site Sensitivity Context Map - Slice A



Order Details

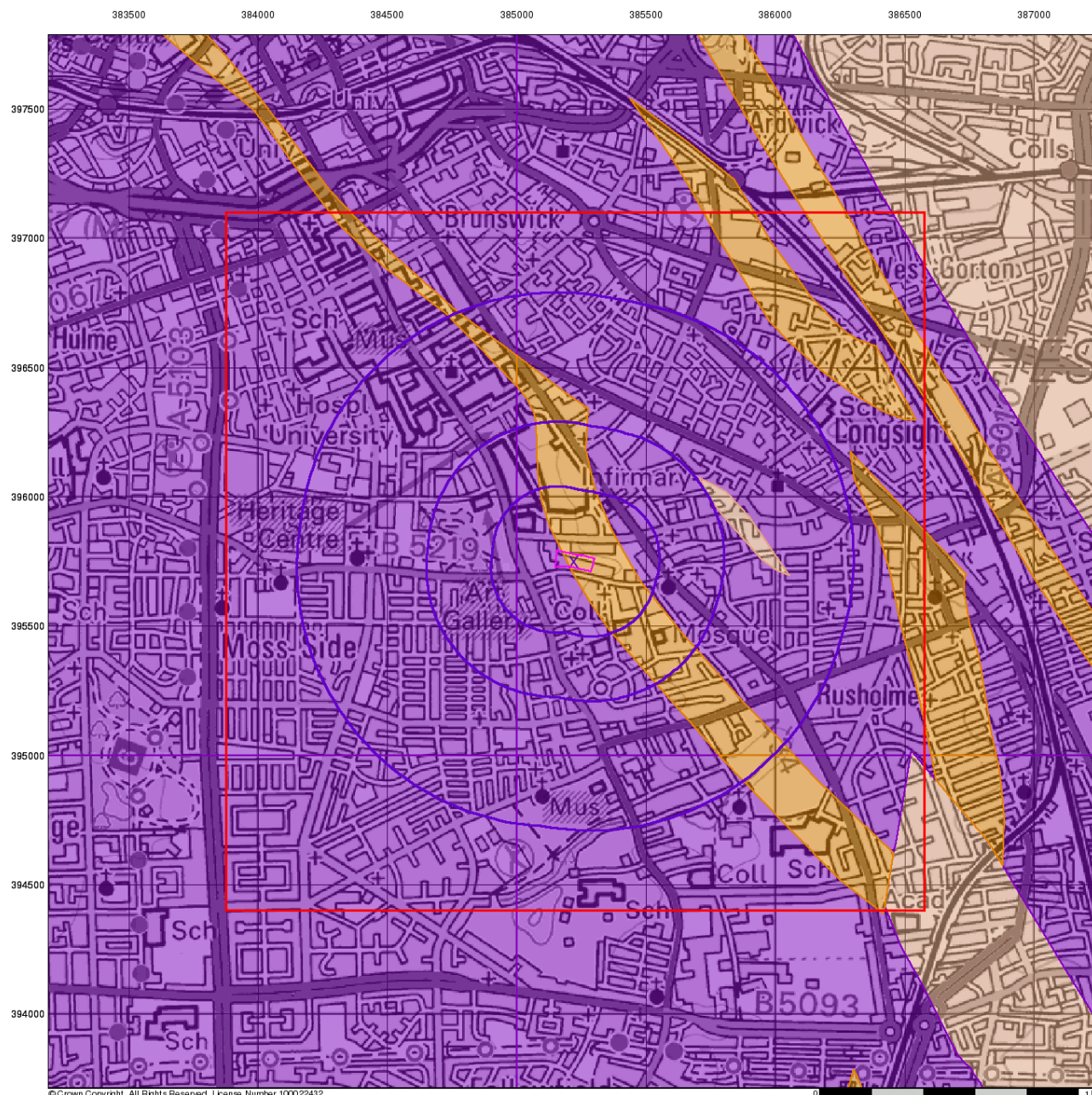
Order Number: 290282449_1_1
 Customer Ref: 11671
 National Grid Reference: 385220, 395750
 Slice: A
 Site Area (Ha): 0.77
 Search Buffer (m): 1000

Site Details

St Gabriels, Oxford Place, Manchester, M14 5TG

Landmark
 INFORMATION GROUP

Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk



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0 1 km



Bedrock Aquifer Designation

General

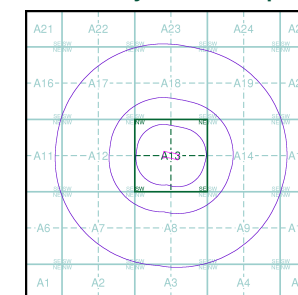
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A



Order Details

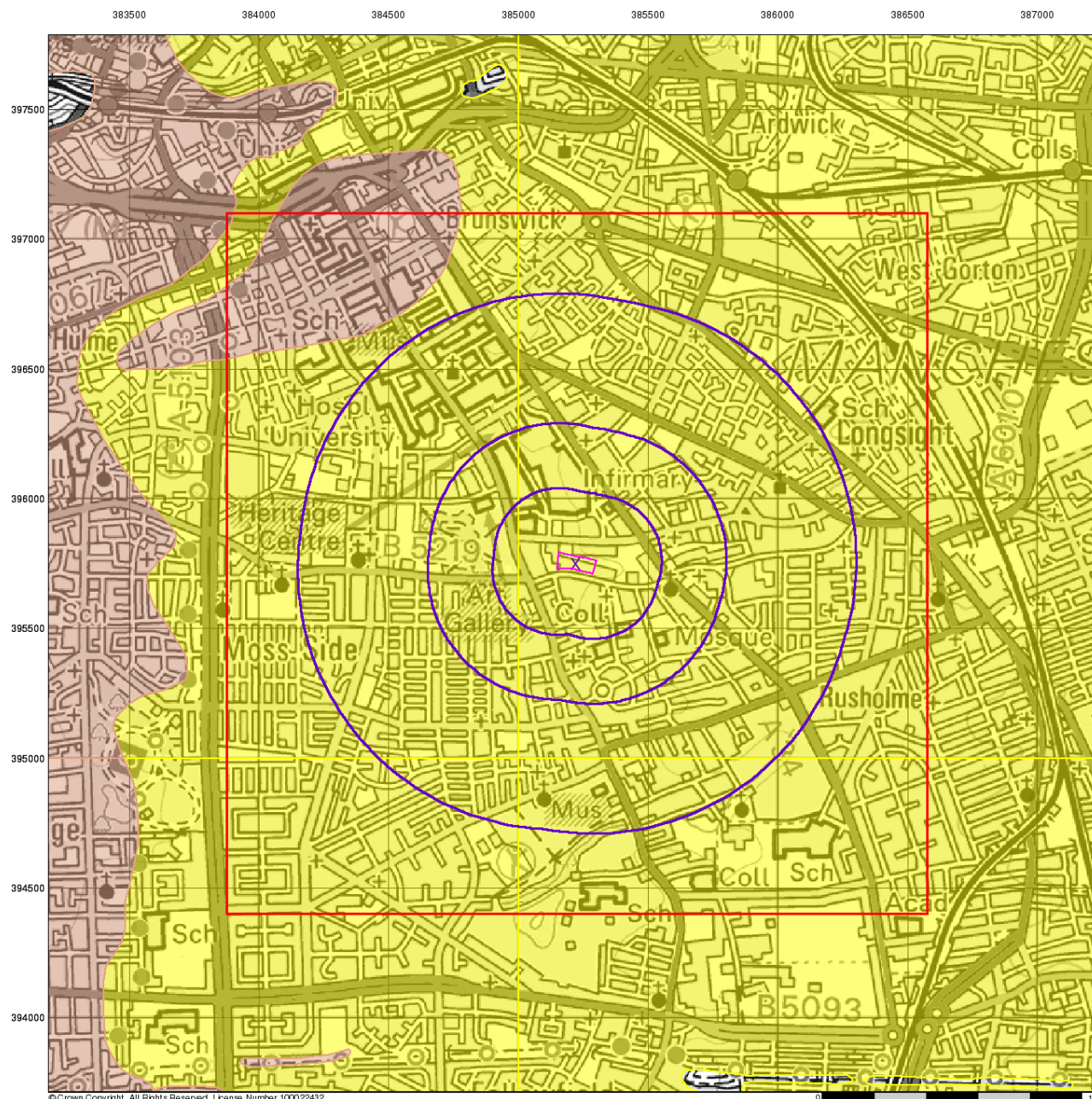
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 Customer Ref: 11671
 National Grid Reference: 385220, 395750
 Slice: A
 Site Area (Ha): 0.77
 Search Buffer (m): 1000

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0 1 km



Superficial Aquifer Designation

General

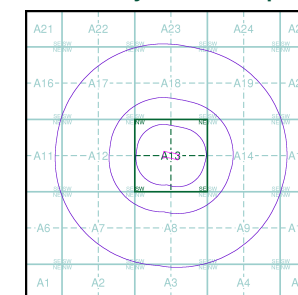
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A



Order Details

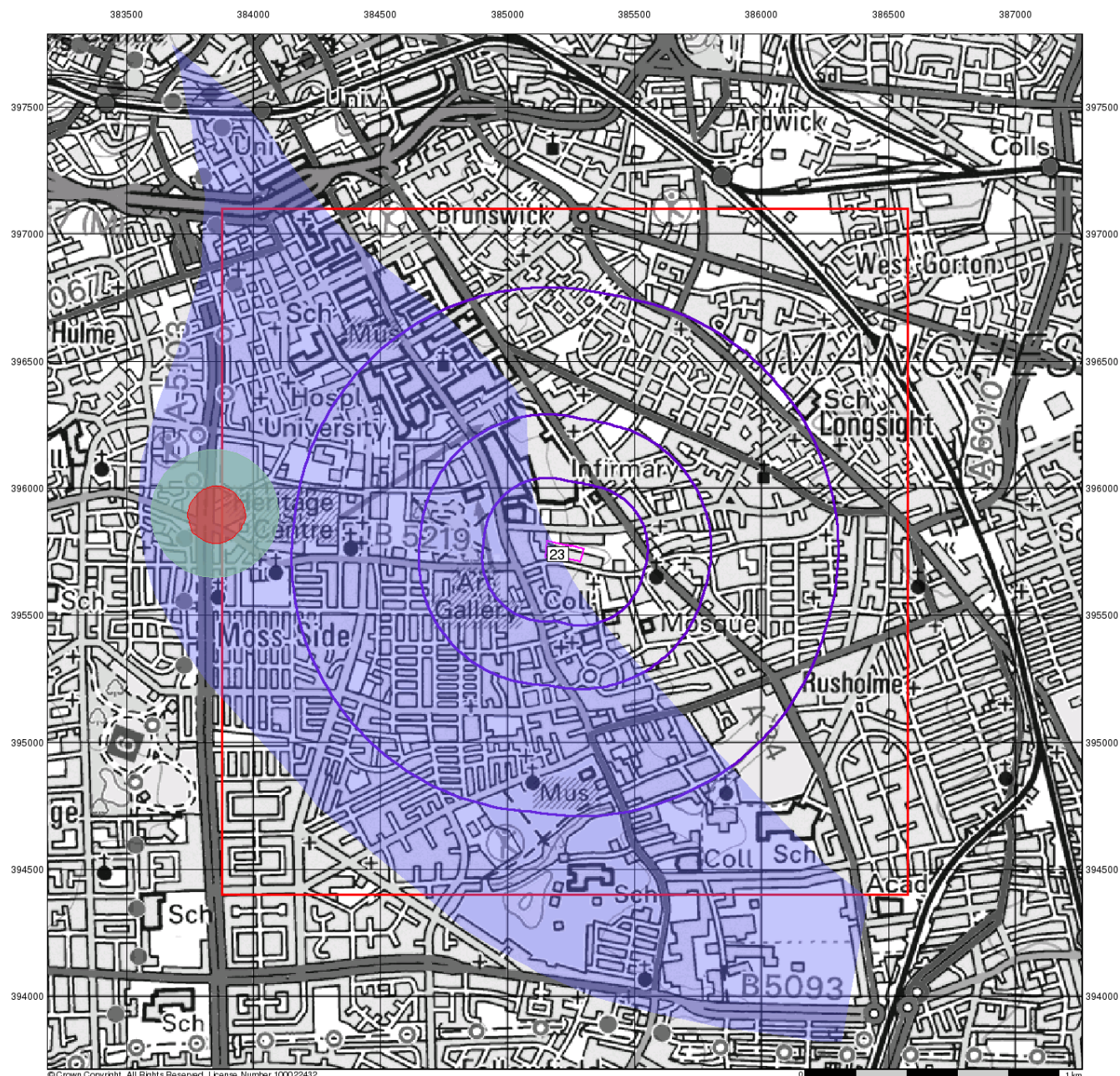
Order Number: 290282449_1_1
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Source Protection Zones

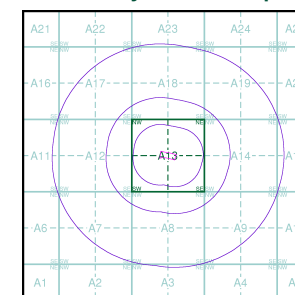
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

- Inner zone (Zone 1)
- Inner zone - subsurface activity only (Zone 1c)
- Outer zone (Zone 2)
- Outer zone - subsurface activity only (Zone 2c)
- Total catchment (Zone 3)
- Total catchment - subsurface activity only (Zone 3c)
- Special interest (Zone 4)

Site Sensitivity Context Map - Slice A



Order Details

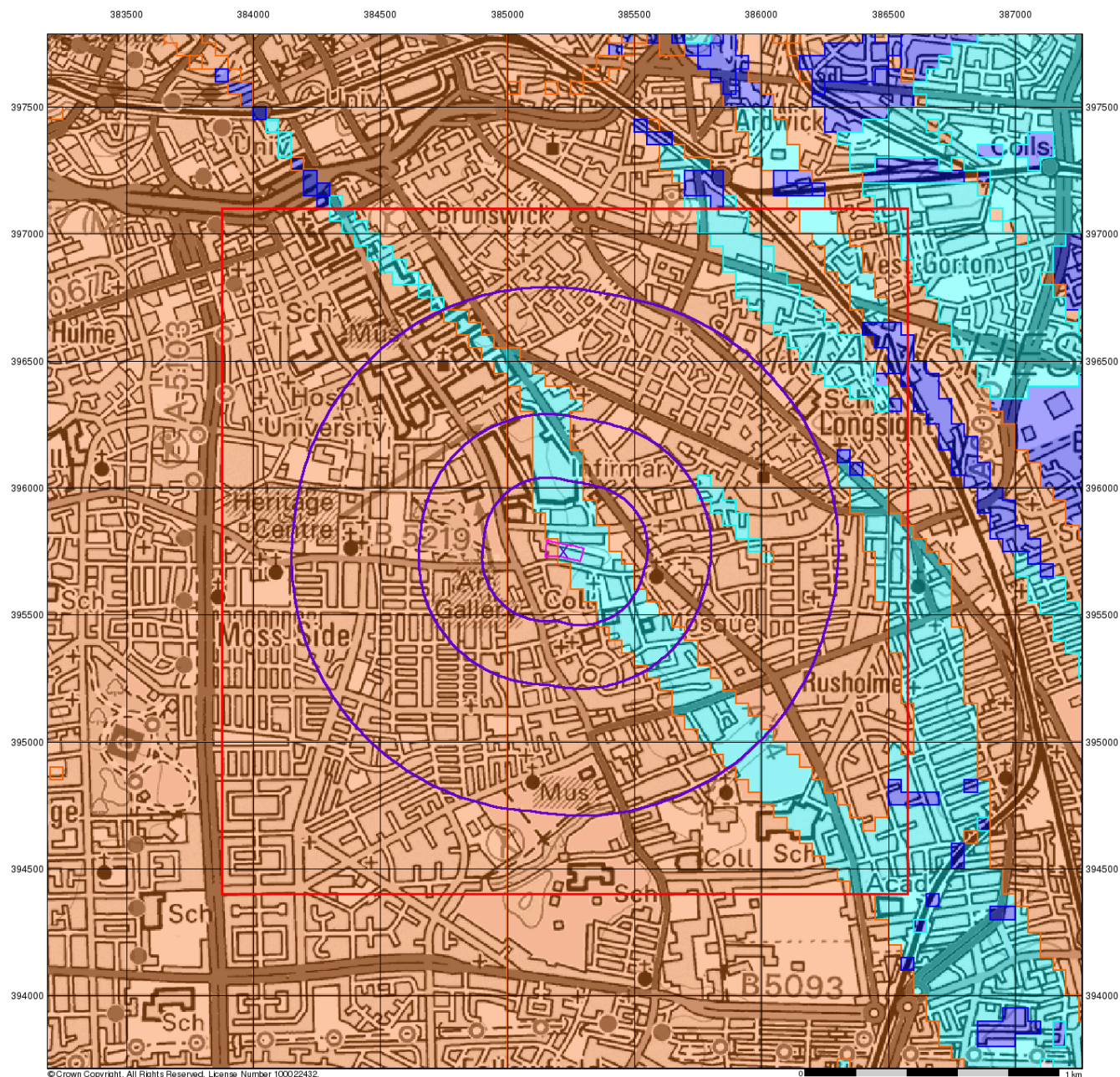
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 Customer Ref: 11671
 National Grid Reference: 385220, 395750
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0 1 km



BGS Flood GFS Data

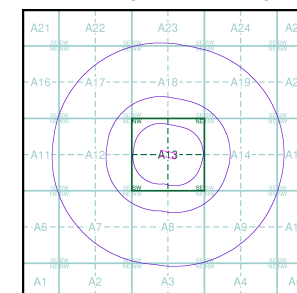
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice

Agency and Hydrological (Flood)

- Limited Potential for Groundwater Flooding to Occur
- Potential for Groundwater Flooding of Property Situated Below Ground Level
- Potential for Groundwater Flooding to Occur at Surface

Site Sensitivity Context Map - Slice A



Order Details

Order Number: 290282449_1_1
 Customer Ref: 11671
 National Grid Reference: 385220, 395750
 Slice: A
 Site Area (Ha): 0.77
 Search Buffer (m): 1000

Site Details

St Gabriels, Oxford Place, Manchester, M14 5TG

Landmark
 INFORMATION GROUP

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Historical Mapping Legends

Ordnance Survey County Series 1:10,560

	Gravel Pit		Sand Pit		Other Pits
	Quarry		Shingle		Orchard
	Osiers		Reeds		Marsh
	Mixed Wood		Deciduous		Brushwood
	Fir		Furze		Rough Pasture
	Arrow denotes flow of water		Trigonometrical Station		
	Site of Antiquities		Bench Mark		
	Pump, Guide Post, Signal Post		Well, Spring, Boundary Post		
	•285 Surface Level				
	Sketched Contour		Instrumental Contour		
	Main Roads		Minor Roads		
	Sunken Road		Raised Road		
	Road over Railway		Railway over River		
	Railway over Road		Level Crossing		
	Road over River or Canal		Road over Stream		
	Road over Stream				
	County Boundary (Geographical)				
	County & Civil Parish Boundary				
	Administrative County & Civil Parish Boundary				
	County Borough Boundary (England)				
	County Burgh Boundary (Scotland)				
	Rural District Boundary				
	Civil Parish Boundary				

Ordnance Survey Plan 1:10,000

	Chalk Pit, Clay Pit or Quarry		Gravel Pit
	Sand Pit		Disused Pit or Quarry
	Refuse or Slag Heap		Lake, Loch or Pond
	Dunes		Boulders
	Coniferous Trees		Non-Coniferous Trees
	Orchard		Scrub
	Bracken		Heath
	Marsh		Reeds
	Building		Glasshouse
	Sloping Masonry		Pylon
	Cutting		Embankment
	Road Under		Road Over
	Level Crossing		Foot Bridge
	Standard Gauge Multiple Track		Standard Gauge Single Track
	Siding, Tramway or Mineral Line		Narrow Gauge
	Geographical County		Administrative County, County Borough or County of City
	Municipal Borough, Urban or Rural District, Burgh or District Council		Borough, Burgh or County Constituency
	Civil Parish		
	BP, BS Boundary Post or Stone		Police Station
	Church		Post Office
	Club House		Public Convenience
	Fire Engine Station		Public House
	Foot Bridge		Signal Box
	Fountain		Spring
	Guide Post		Telephone Call Box
	Mile Post		Telephone Call Post
	Mile Stone		Well

1:10,000 Raster Mapping

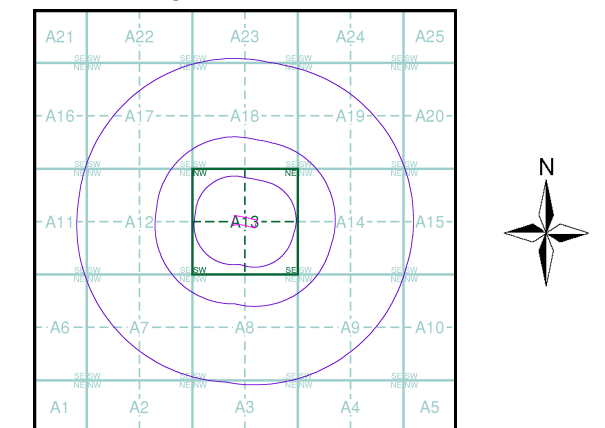
	Gravel Pit		Refuse tip or slag heap
	Rock		Rock (scattered)
	Boulders		Boulders (scattered)
	Shingle		Mud
	Sand		Sand Pit
	Slopes		Top of cliff
	General detail		Underground detail
	Overhead detail		Narrow gauge railway
	Multi-track railway		Single track railway
	County boundary (England only)		Civil, parish or community boundary
	District, Unitary, Metropolitan, London Borough boundary		Constituency boundary
	Area of wooded vegetation		Non-coniferous trees
	Non-coniferous trees (scattered)		Coniferous trees
	Coniferous trees (scattered)		Positioned tree
	Orchard		Coppice or Osiers
	Rough Grassland		Heath
	Scrub		Marsh, Salt Marsh or Reeds
	Water feature		Flow arrows
	Mean high water (springs)		Mean low water (springs)
	Telephone line (where shown)		Electricity transmission line (with poles)
	Bench mark (where shown)		Triangulation station
	Point feature (e.g. Guide Post or Mile Stone)		Pylon, flare stack or lighting tower
	Site of (antiquity)		Glasshouse
	General Building		Important Building



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:10,560	1848	3
Cheshire	1:10,560	1882	4
Lancashire And Furness	1:10,560	1894 - 1896	5
Lancashire And Furness	1:10,560	1908 - 1909	6
Lancashire And Furness	1:10,560	1923	7
Lancashire And Furness	1:10,560	1932 - 1934	8
Lancashire And Furness	1:10,560	1938	9
Ordnance Survey Plan	1:10,000	1955 - 1956	10
Ordnance Survey Plan	1:10,000	1965 - 1968	11
Ordnance Survey Plan	1:10,000	1972 - 1976	12
Manchester	1:25,000	1975	13
Ordnance Survey Plan	1:10,000	1980 - 1985	14
Ordnance Survey Plan	1:10,000	1985 - 1989	15
Ordnance Survey Plan	1:10,000	1989	16
Ordnance Survey Plan	1:10,000	1990 - 1994	17
10K Raster Mapping	1:10,000	1999	18
10K Raster Mapping	1:10,000	2006	19
VectorMap Local	1:10,000	2021	20

Historical Map - Slice A



Order Details

Order Number: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
Search Buffer (m): 1000

Site Details

St Gabriels, Oxford Place, Manchester, M14 5TG

Landmark
INFORMATION GROUP

Tel: 0844 844 9952
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Russian Military Mapping Legends

1:5,000 and 1:10,000 mapping

a. Not drawn to scale b. Drawn to scale

Government and Administrative Buildings Military and Industrial Buildings

Military and Communication Areas Subway Entrance

Fireproof Building Prominent Fireproof Building

Non-fireproof Building Non-fireproof Building (non-dwelling)

Factory, mill, and flour mill, with chimneys Factory, mill, and flour mill, without chimneys

Power Station, drawn to scale Hydroelectric Power Station

Radio Station, drawn to scale Telephone Station, drawn to scale

Abandoned Open-pit Mine or Quarry Open-pit Salt Mine

Pit Oil Deposit or Well Oil Seepage

Tailings Pile Fuel Storage Tanks Natural Gas Tank

Bench Mark Drill Hole Burial Mound Triangulation Point on Burial Mound

Single-track Railroad Double-track Railroad and Station Building

Coniferous Forest Deciduous Forest Mixed Forest

Lawns Citrus Orchard Wet Ground Scattered Vegetation

243.8 Values for prominent elevations

186.0 Numbers for spot elevations, depth soundings, contour lines, etc.

0.2 Velocity of the current, width of river bed, depth of river

180/12 Fractional terms: length and capacity of bridges; depth of fords and condition of the river bottom; height of forest and the diameter of trees

Russian Alphabet (For reference and phonetic interpretation of map text)

А а (A)	З з (Z)	П п (P)	Ч ч (CH)
Б б (B)	И и (I)	Р р (R)	Ш ш (SH)
В в (V)	Й й (Y)	С с (S)	Щ щ (SHCH)
Г г (G)	К к (K)	Т т (T)	Ъ (-)
Д д (D)	Л л (L)	У у (U)	Ы (Y)
Е е (E)	М м (M)	Ф ф (F)	Ь (')
Ё ё (YO)	Н н (N)	Х х (KH)	Э э (E)
Ж ж (ZH)	О о (O)	Ц ц (TS)	Ю ю (YU or IU)
			Я я (YA or IA)

1:25,000 mapping

a. Not drawn to scale b. Drawn to scale

Government and Administrative Buildings Military and Industrial Buildings

Military and Communication Areas Subway Entrance

Partly Demolished Buildings Demolished Buildings

Built-Up Area with Fireproof Buildings Predominant Built-Up Area with Non-Fireproof Buildings Predominant

Individual Fireproof Building Prominent Industrial Building

Individual Dwelling, Fireproof Ruins of an Individual Dwelling

Factory or Mill Chimney Factory or Mill with Chimney Factory or Mill without Chimney Mine or Open Pit Mine

Operating Shaft or Mine Non-Operating Shaft or Mine Salt Mine Tailings Pile

Pit Stone Quarry Gas Pump or Service Station Fuel Storage or Natural Gas Tank

Oil or Natural Gas Derrick Small Hydroelectric Power Station Power Station Transformer Station

Cemetery Burial Mound (height in metres) Triangulation Point on Burial Mound Triangulation Point

Bench Mark Bench Mark (monumented) Telegraph Office Telephone Station

Radio Station Radio Tower Airfield or Seaplane Base Landing Strip

Telegraph/Telephone Lines Main Highway Highway under Construction Improved Dirt Road (former truck road)

Double-track Railroad with First Class Station Dismantled Railroad Railroad Under Construction

Shore Embankment River or Ditch with Embankment Direction and velocity of current Water Gauge

Well Water Reservoir or Rain Water Pit Spring Isobath with value

Heavy (Index) Contour Line Contour Line and Value Half Contour Line Spot Elevation Value

Coniferous Deciduous Mixed Scrub

Key to Numbers on Mapping

SJ89_Manchester

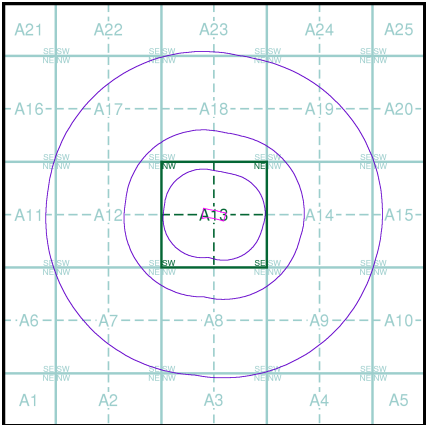
No.	Description
217	Education Establishment (University)



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:10,560	1848	3
Cheshire	1:10,560	1882	4
Lancashire And Furness	1:10,560	1894 - 1896	5
Lancashire And Furness	1:10,560	1908 - 1909	6
Lancashire And Furness	1:10,560	1923	7
Lancashire And Furness	1:10,560	1932 - 1934	8
Lancashire And Furness	1:10,560	1938	9
Ordnance Survey Plan	1:10,000	1955 - 1956	10
Ordnance Survey Plan	1:10,000	1965 - 1968	11
Ordnance Survey Plan	1:10,000	1972 - 1976	12
Manchester	1:25,000	1975	13
Ordnance Survey Plan	1:10,000	1980 - 1985	14
Ordnance Survey Plan	1:10,000	1985 - 1989	15
Ordnance Survey Plan	1:10,000	1989	16
Ordnance Survey Plan	1:10,000	1990 - 1994	17
10K Raster Mapping	1:10,000	1999	18
10K Raster Mapping	1:10,000	2006	19
VectorMap Local	1:10,000	2021	20

Russian Map - Slice A



Order Details

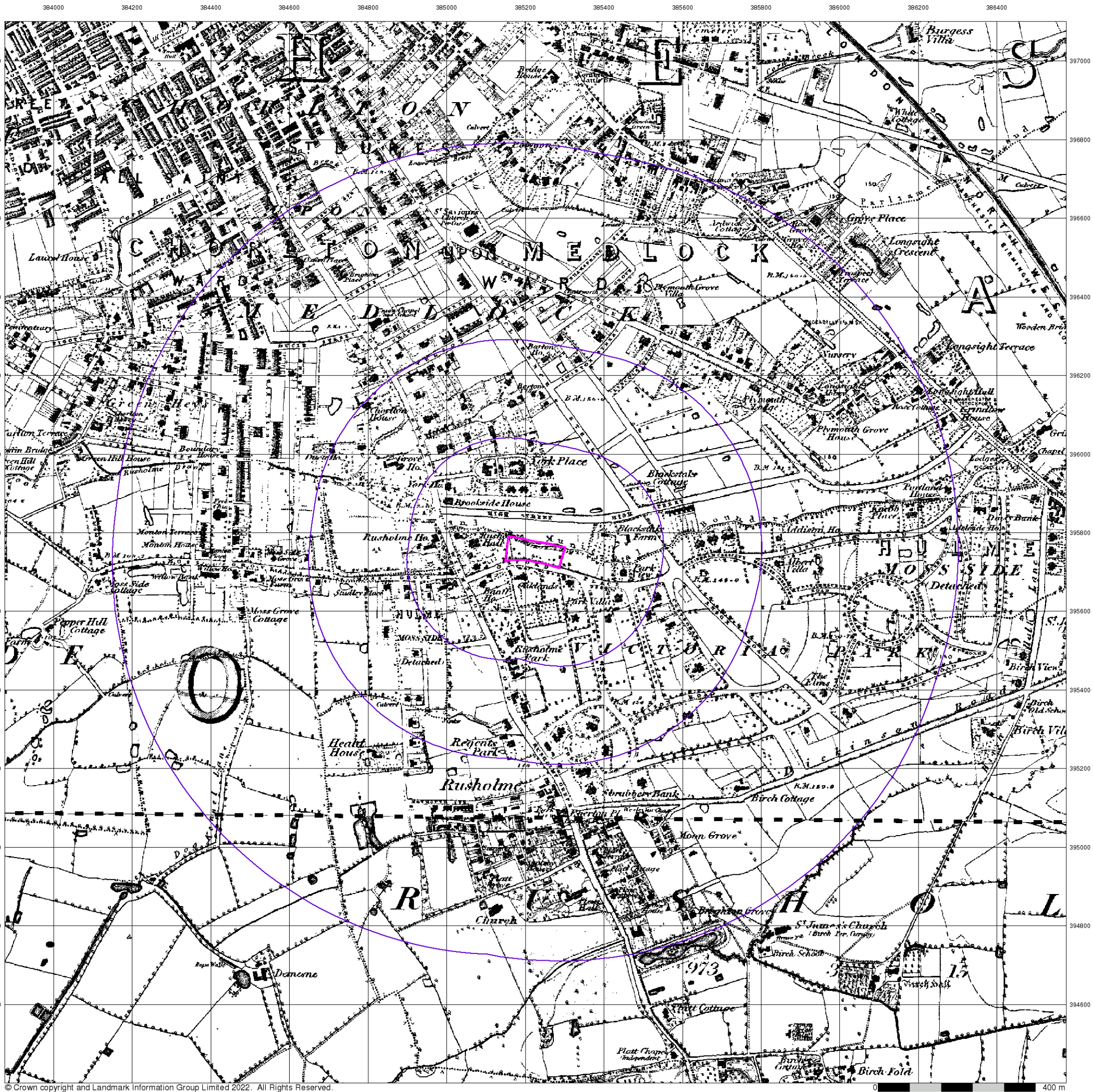
Order Number: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
Search Buffer (m): 1000

Site Details

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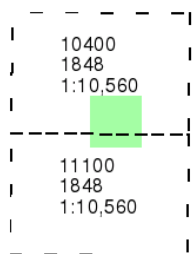
Lancashire And Furness

Published 1848

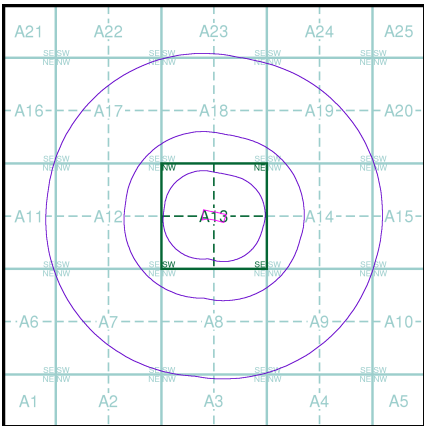
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

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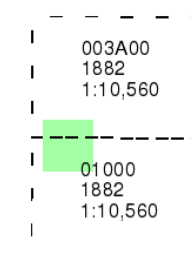
Cheshire

Published 1882

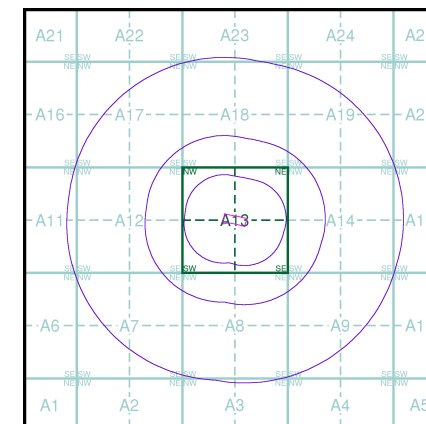
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

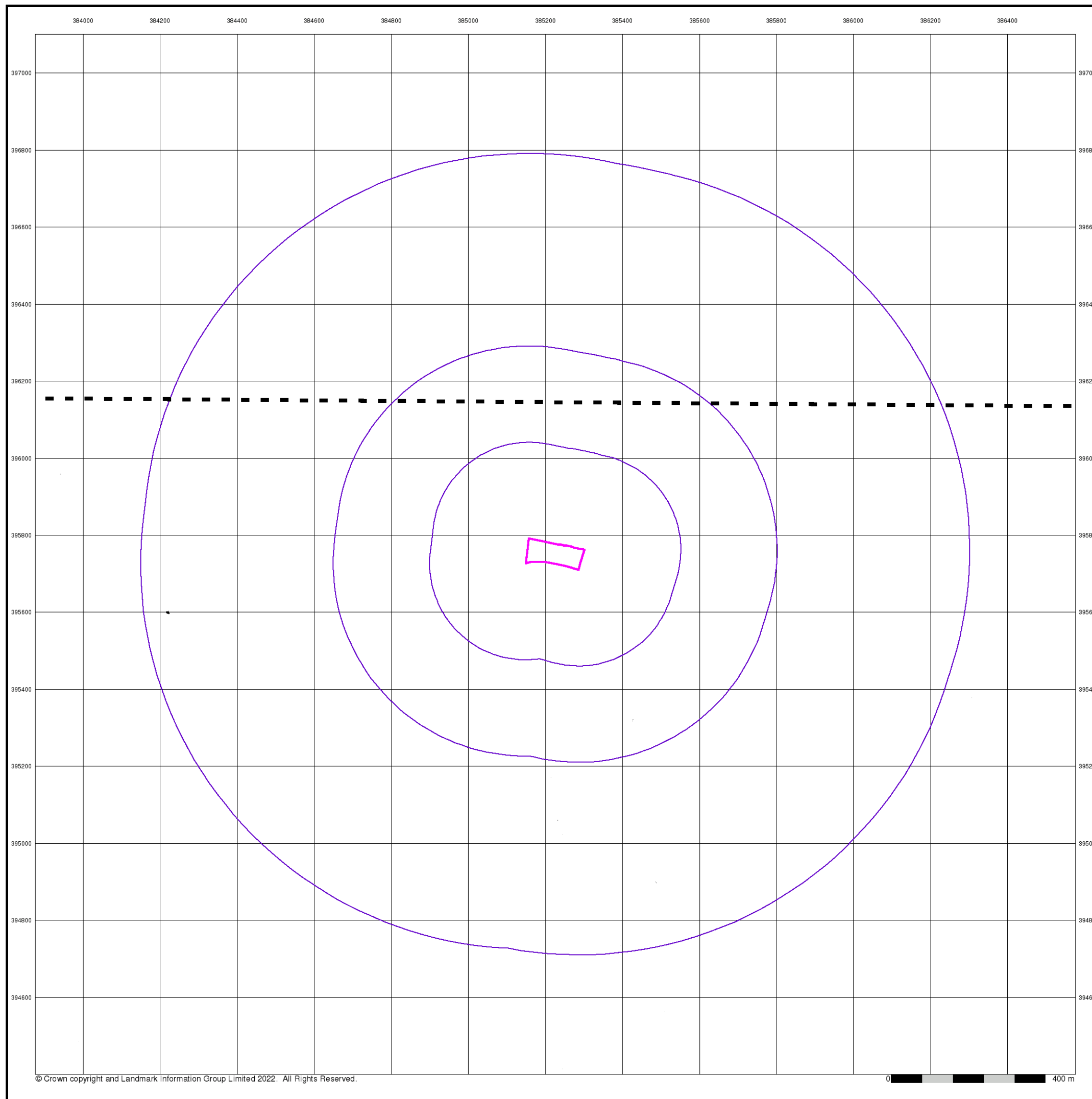
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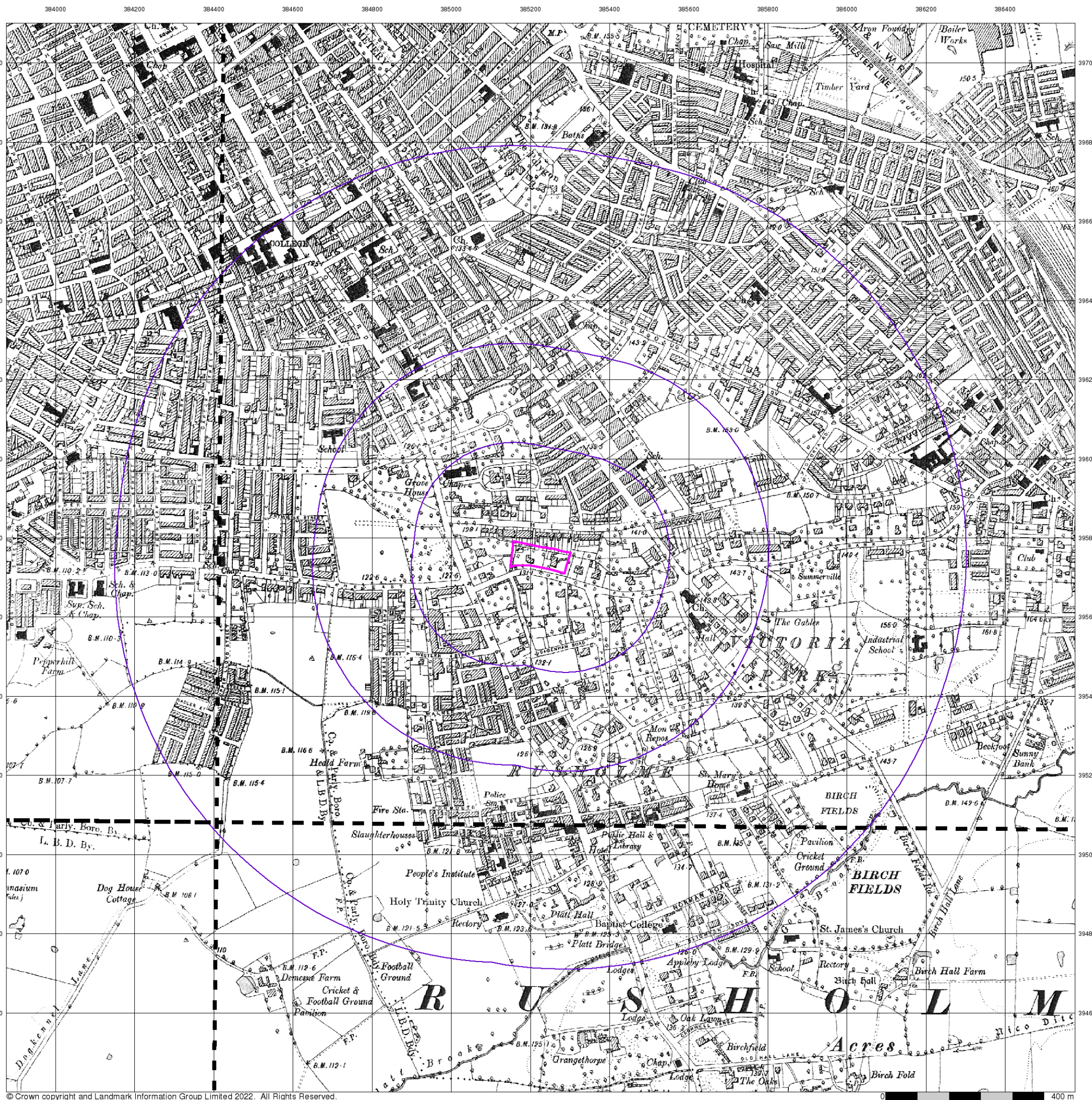
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Lancashire And Furness

Published 1894 - 1896

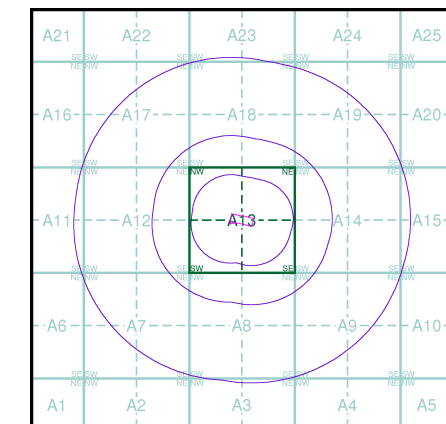
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

104SW 1896 1:10,560	104SE 1894 1:10,560
111NW 1894 1:10,560	111NE 1894 1:10,560

Historical Map - Slice A



Order Details

Order Number: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
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Lancashire And Furness

Published 1908 - 1909

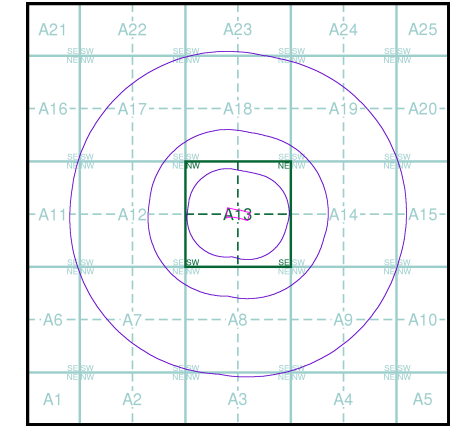
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

104SW 1909 1:10,560	104SE 1909 1:10,560
111NW 1908 1:10,560	111NE 1908 1:10,560

Historical Map - Slice A



Order Details

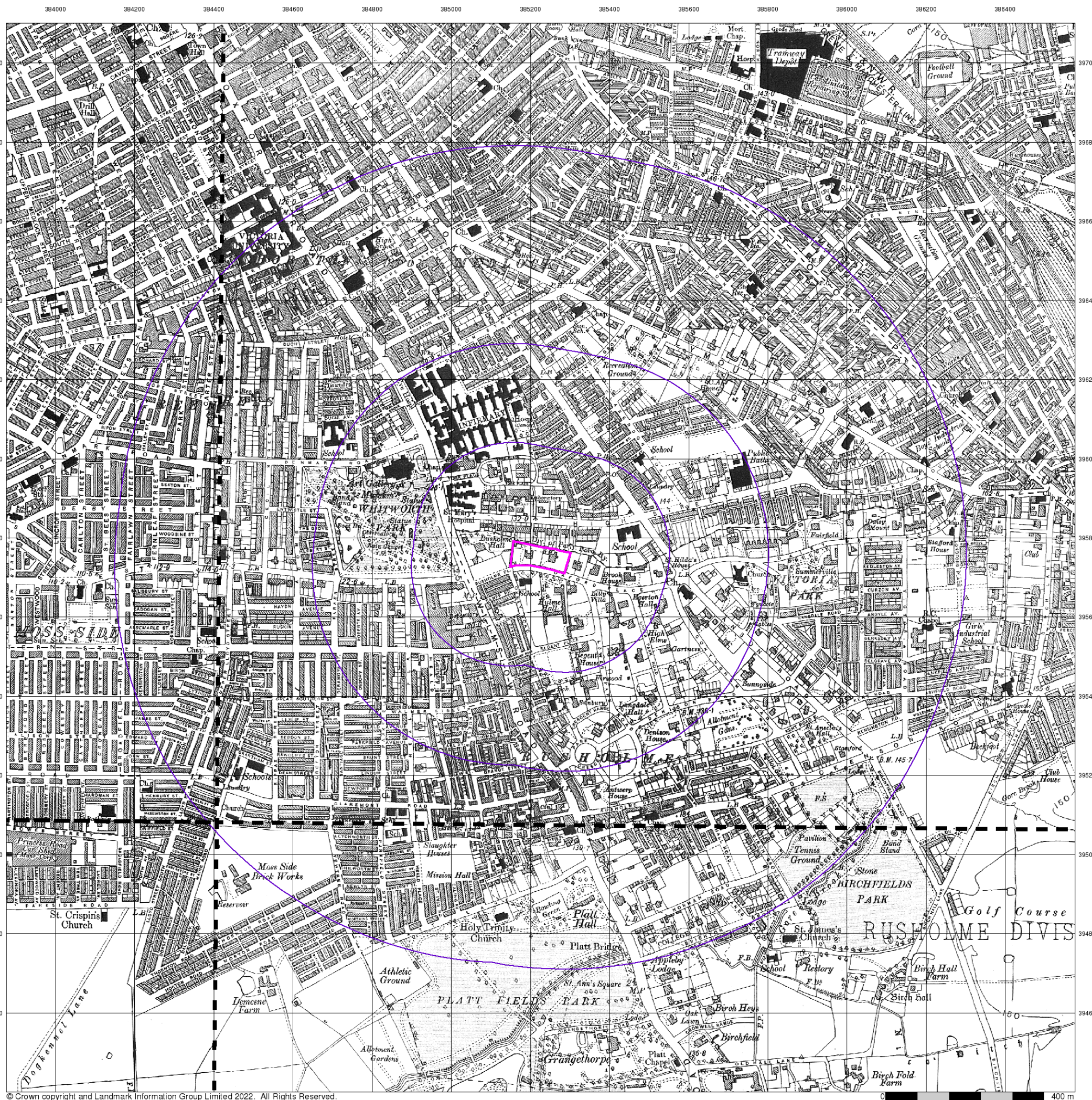
Order Number: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
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Site Area (Ha): 0.77
Search Buffer (m): 1000

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Lancashire And Furness

Published 1923

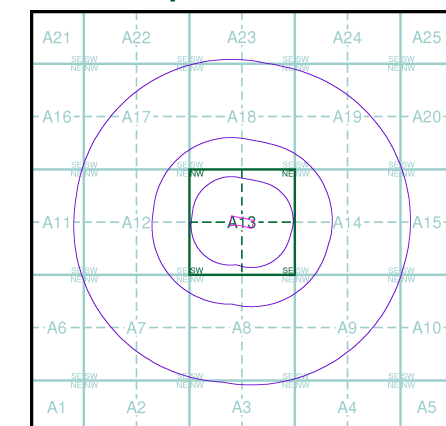
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

104SW 1923 1:10,560	104SE 1923 1:10,560
111NW 1923 1:10,560	111NE 1923 1:10,560

Historical Map - Slice A



Order Details

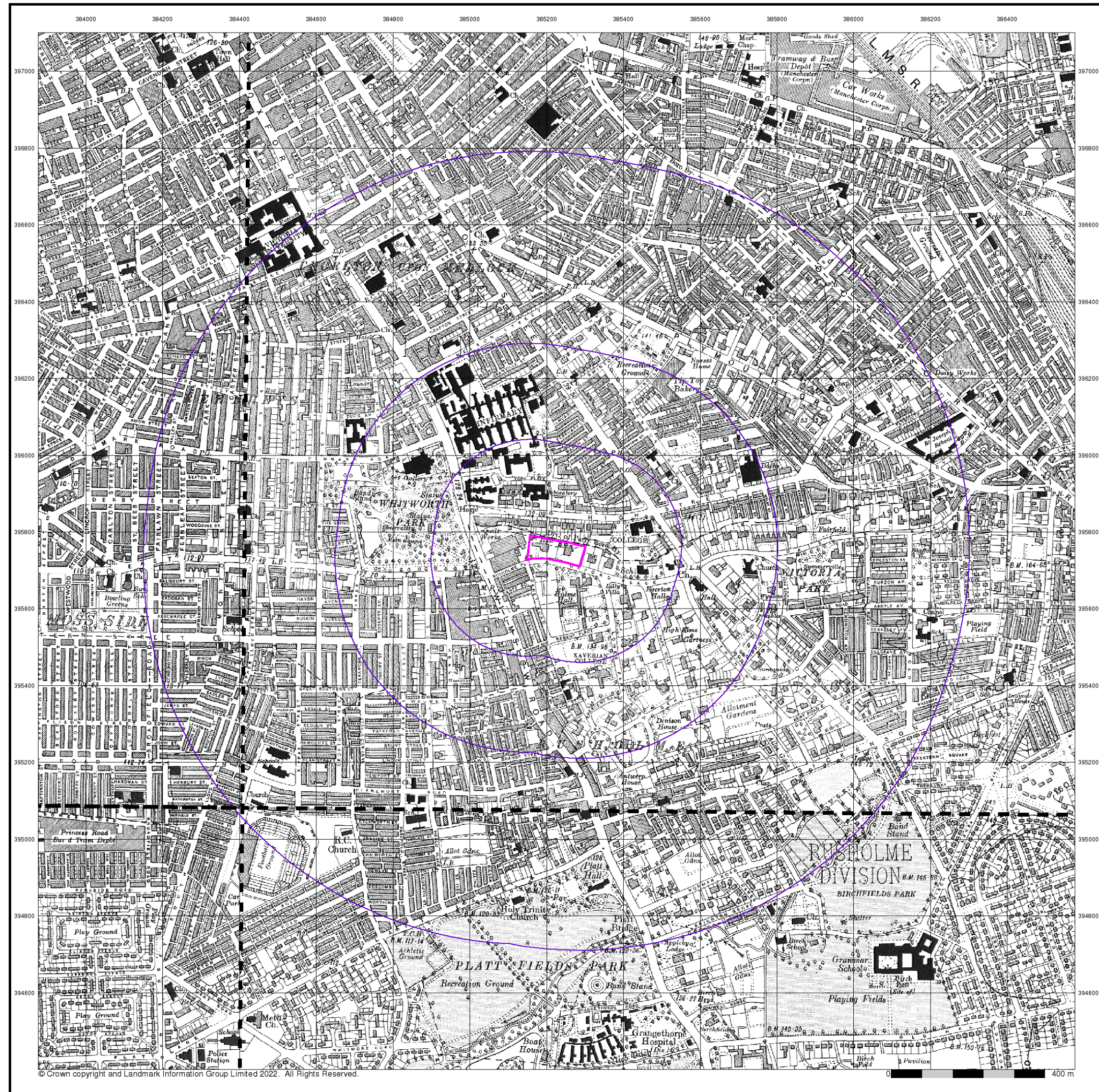
Order Number: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
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Lancashire And Furness

Published 1932 - 1934

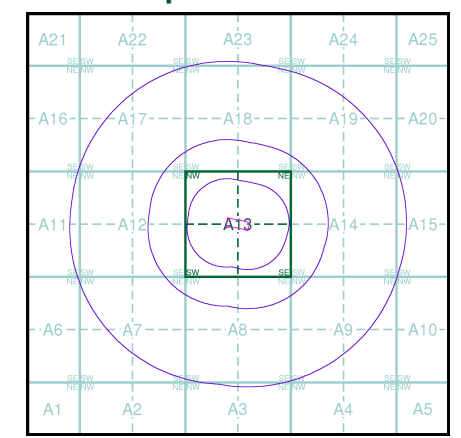
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

104SW 1932 1:10,560	104SE 1933 1:10,560
111NW 1934 1:10,560	111NE 1934 1:10,560

Historical Map - Slice A



Order Details

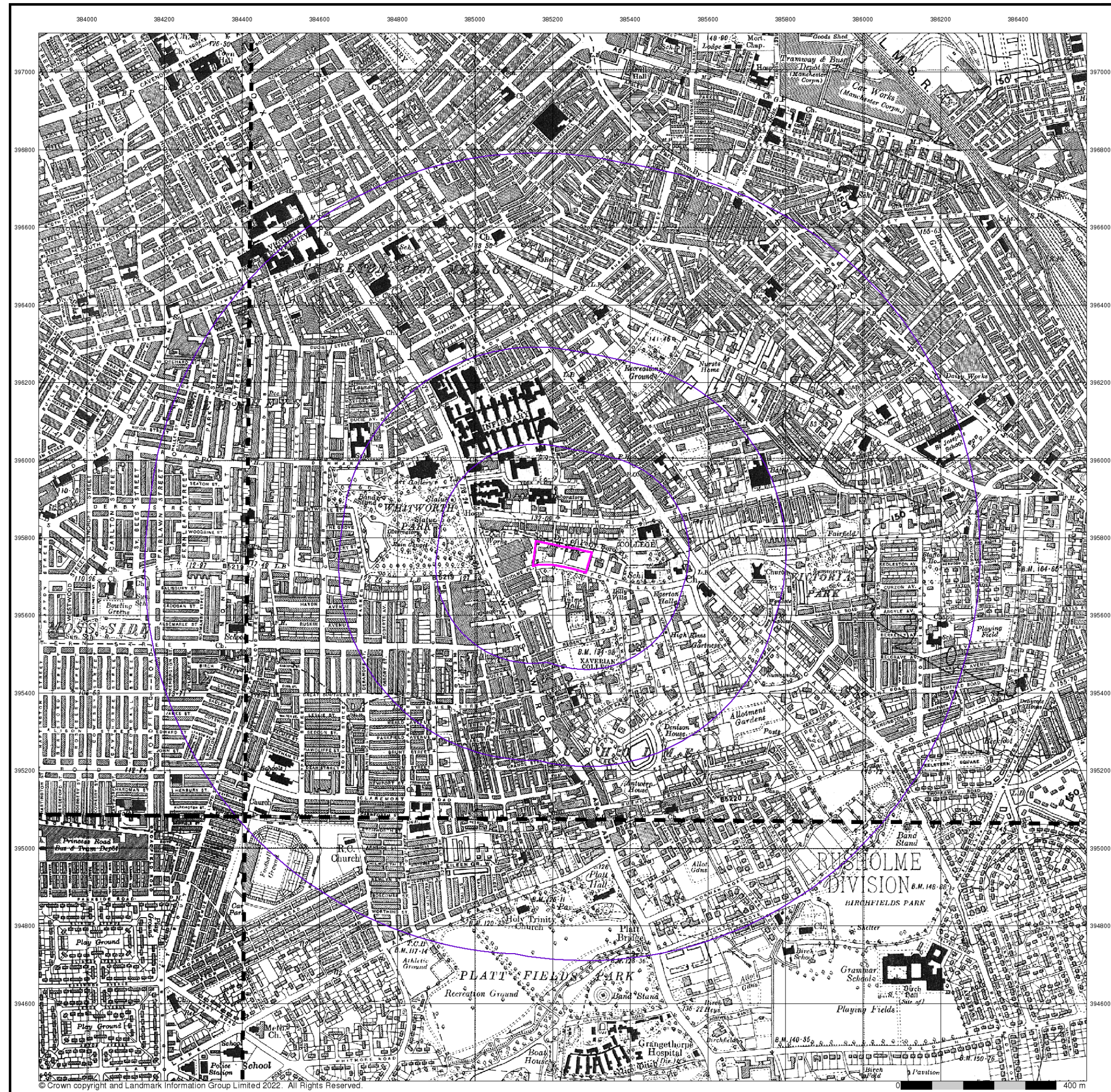
Order Number: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
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Lancashire And Furness

Published 1938

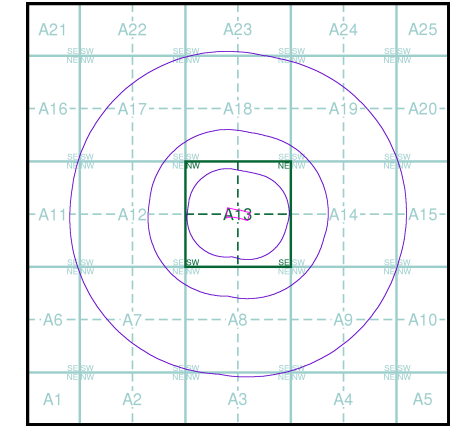
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

104SW 1938 1:10,560	104SE 1938 1:10,560
111NW 1938 1:10,560	111NE 1938 1:10,560

Historical Map - Slice A



Order Details

Order Number: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
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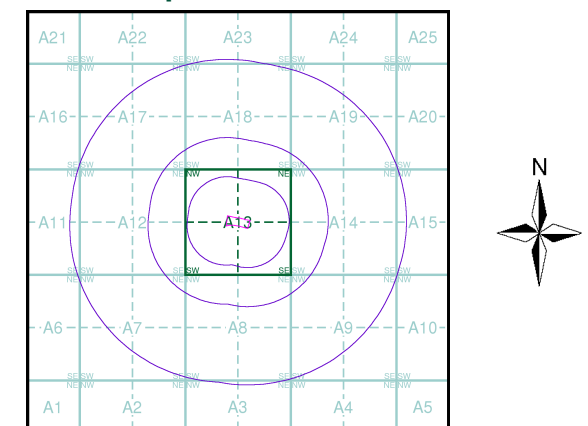


The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

SJ89NW	SJ89NE
1956	1956
1:10,560	1:10,560
SJ89SW	SJ89SE
1955	1955
1:10,560	1:10,560

Historical Map - Slice A



Order Details

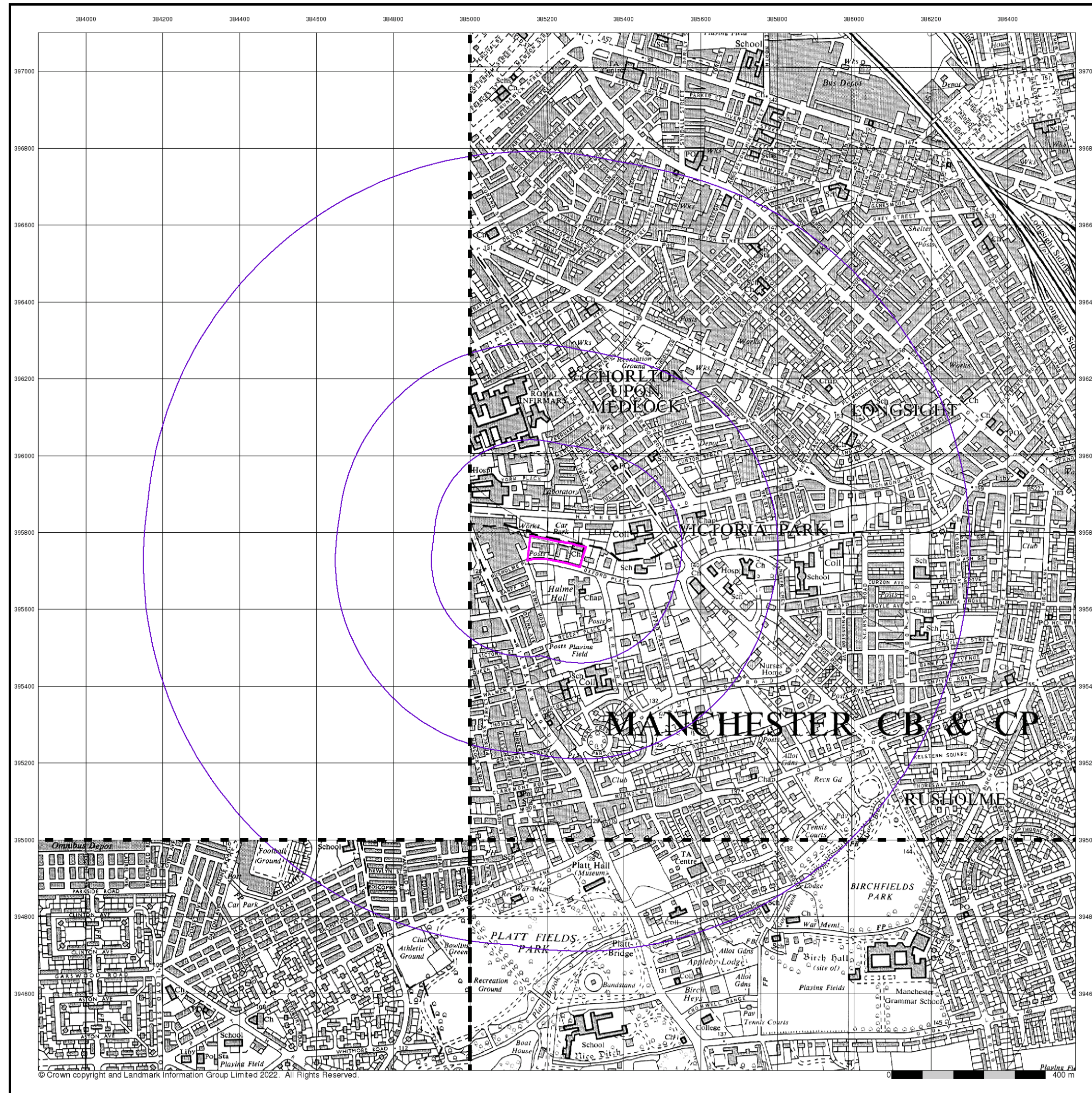
Order Number: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
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Ordinance Survey Plan

Published 1965 - 1968

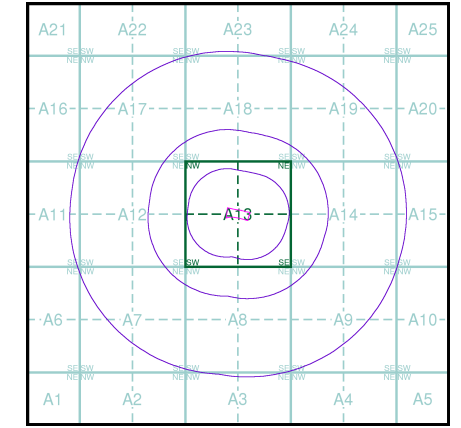
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

	SJ89NE	
	1968	
	1:10,560	
SJ89SW	SJ89SE	
1966	1965	
1:10,560	1:10,560	

Historical Map - Slice A



Order Details

Order Number: 290282449_1_1
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National Grid Reference: 385220, 395750
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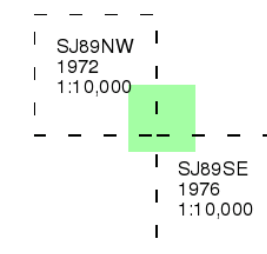
Ordnance Survey Plan

Published 1972 - 1976

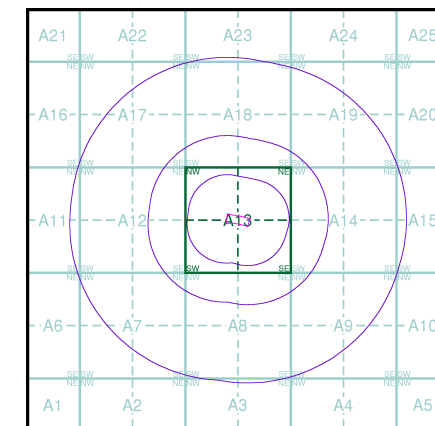
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 290282449_1_1
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National Grid Reference: 385220, 395750
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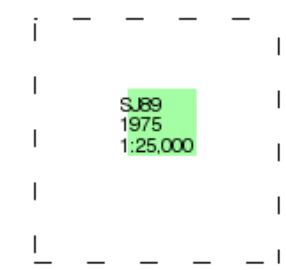
Manchester

Published 1975

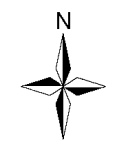
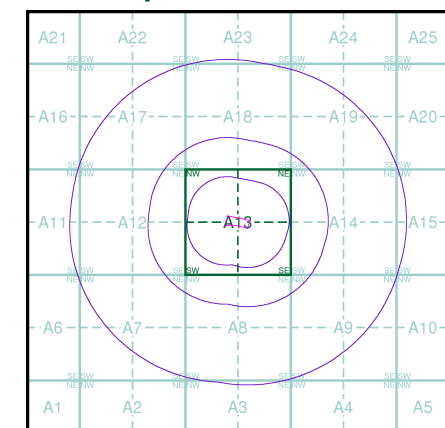
Source map scale - 1:25,000

These maps were produced by the Russian military during the Cold War between 1950 and 1997, and cover 103 towns and cities throughout the U.K. The maps are produced at 1:25,000, 1:10,000 and 1:5,000 scale, and show detailed land use, with colour-coded areas for development, green areas, and non-developed areas. Buildings are coloured black and important building uses (such as hospitals, post offices, factories etc.) are numbered, with a numbered key describing their use. They were produced by the Russians for the benefit of navigation, as well as strategic military sites and transport hubs, for use if they were to have invaded the U.K. The detailed information provided indicates that the areas were surveyed using land-based personnel, on the ground, in the cities that are mapped.

Map Name(s) and Date(s)



Russian Map - Slice A



Order Details

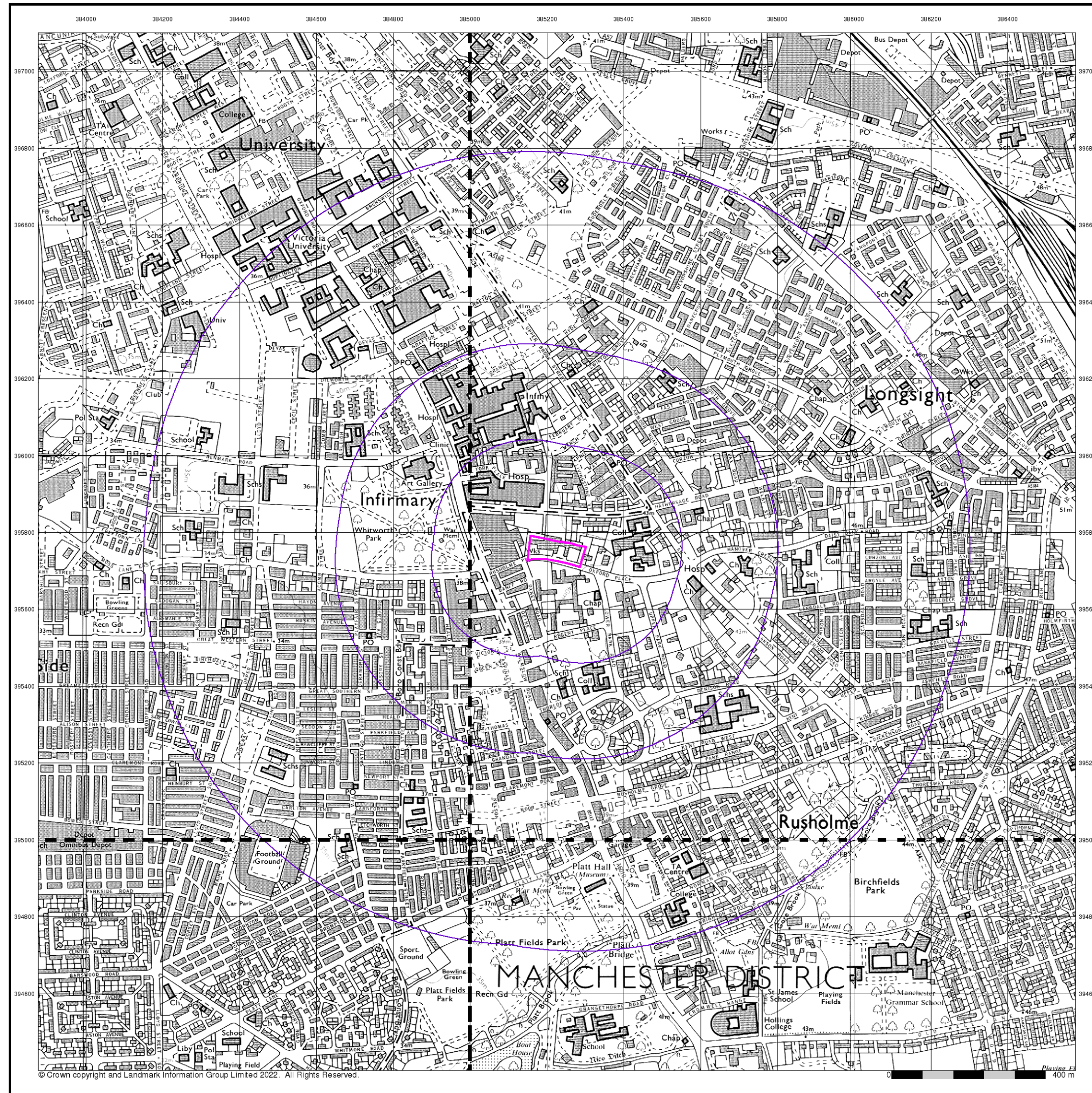
Order Number: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
Search Buffer (m): 1000

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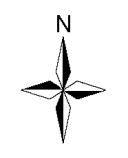
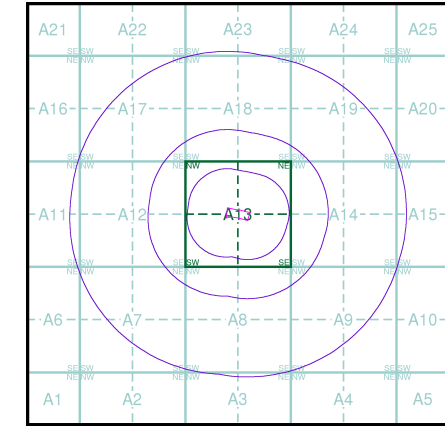
Ordnance Survey Plan
Published 1980 - 1985
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

SJ89NW	SJ89NE
1980	1981
1:10,000	1:10,000
SJ89SW	SJ89SE
1981	1985
1:10,000	1:10,000

Historical Map - Slice A



Order Details

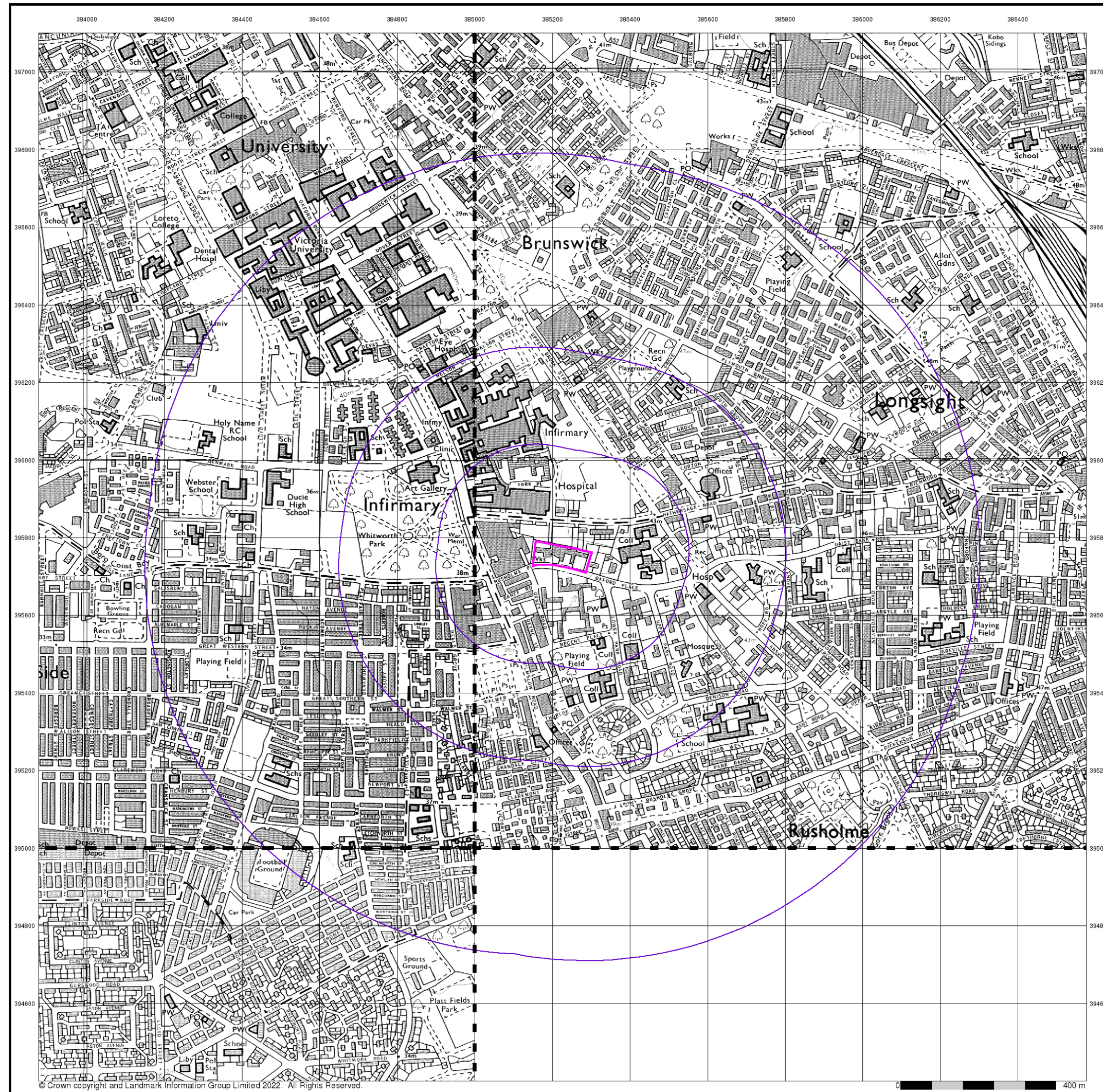
Order Number: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
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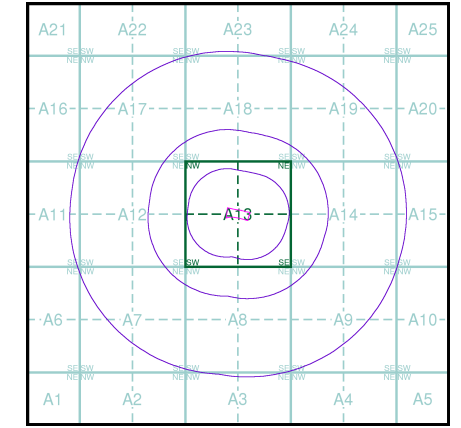
Ordnance Survey Plan
Published 1985 - 1989
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

SJ89NW	SJ89NE
1985	1987
1:10,000	1:10,000
SJ89SW	
1989	
1:10,000	

Historical Map - Slice A



Order Details

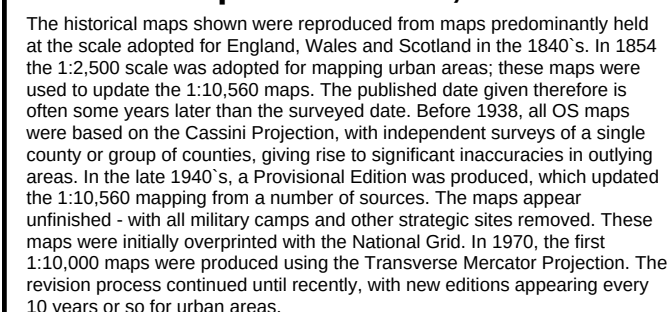
Order Number: 290282449_1_1
Customer Ref: 11671
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Slice: A
Site Area (Ha): 0.77
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SJ89NW
1989
1:10,000

The diagram shows a 10x10 grid of nodes labeled A1 to A20. The grid is divided into four quadrants by dashed lines A10-A11 and A15-A16. Concentric circles are centered at node A13, with radii of 1, 2, and 3 nodes. A green square highlights the 2x2 area of nodes A12, A13, A14, and A15. Arrows indicate a clockwise flow from A13 to A12, A14, A15, and A16.



Order Number: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
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Ordnance Survey Plan

Published 1990 - 1994

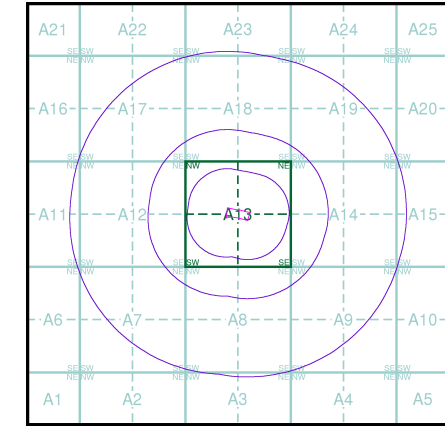
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

SJ89NW	SJ89NE
1994	1993
1:10,000	1:10,000
	SJ89SE
	1990
	1:10,000

Historical Map - Slice A



Order Details

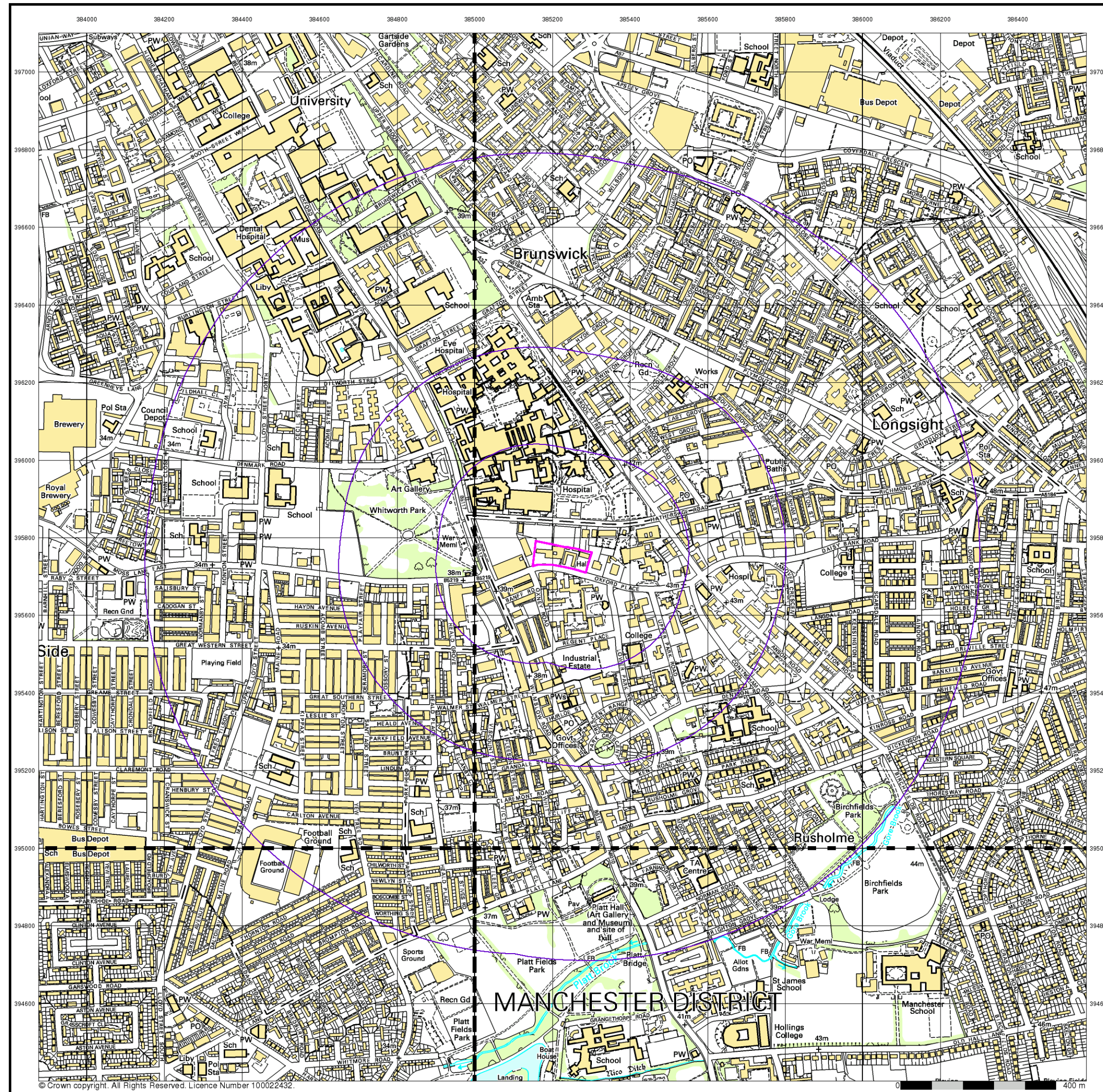
Order Number: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
Search Buffer (m): 1000

Site Details

St Gabriels, Oxford Place, Manchester, M14 5TG



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10k Raster Mapping

Published 1999

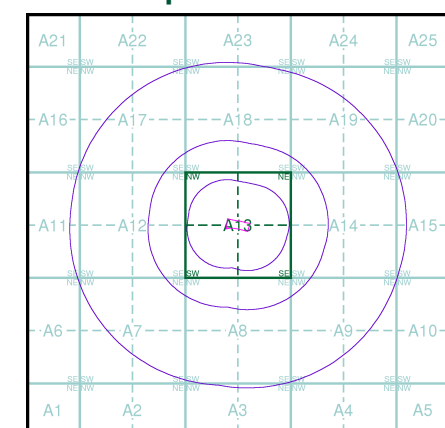
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

SJ89NW	SJ89NE
1999	1999
1:10,000	1:10,000
I	
SJ89SW	SJ89SE
1999	1999
1:10,000	1:10,000

Historical Map - Slice A



Order Details

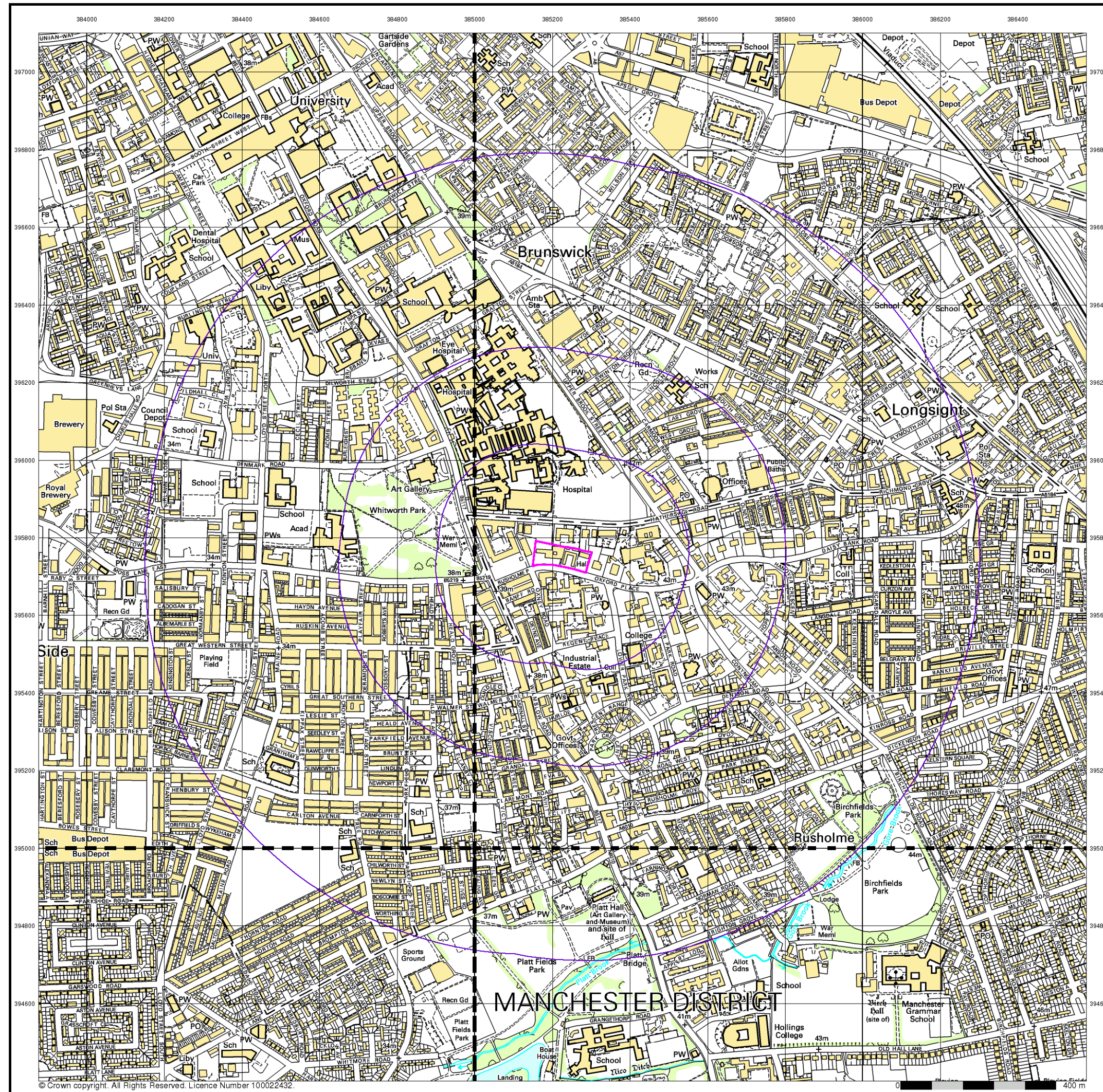
Order Number: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
Search Buffer (m): 1000

Site Details

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10k Raster Mapping

Published 2006

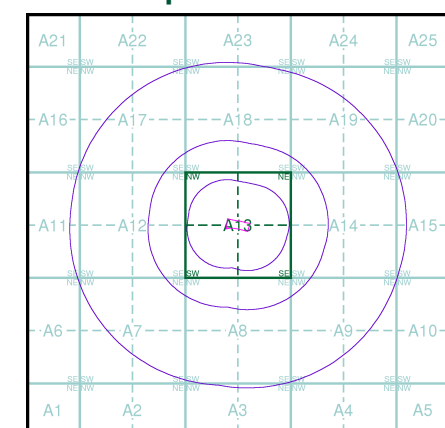
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

SJ89NW	SJ89NE
2006	2006
1:10,000	1:10,000
1	
SJ89SW	SJ89SE
2006	2006
1:10,000	1:10,000

Historical Map - Slice A



Order Details

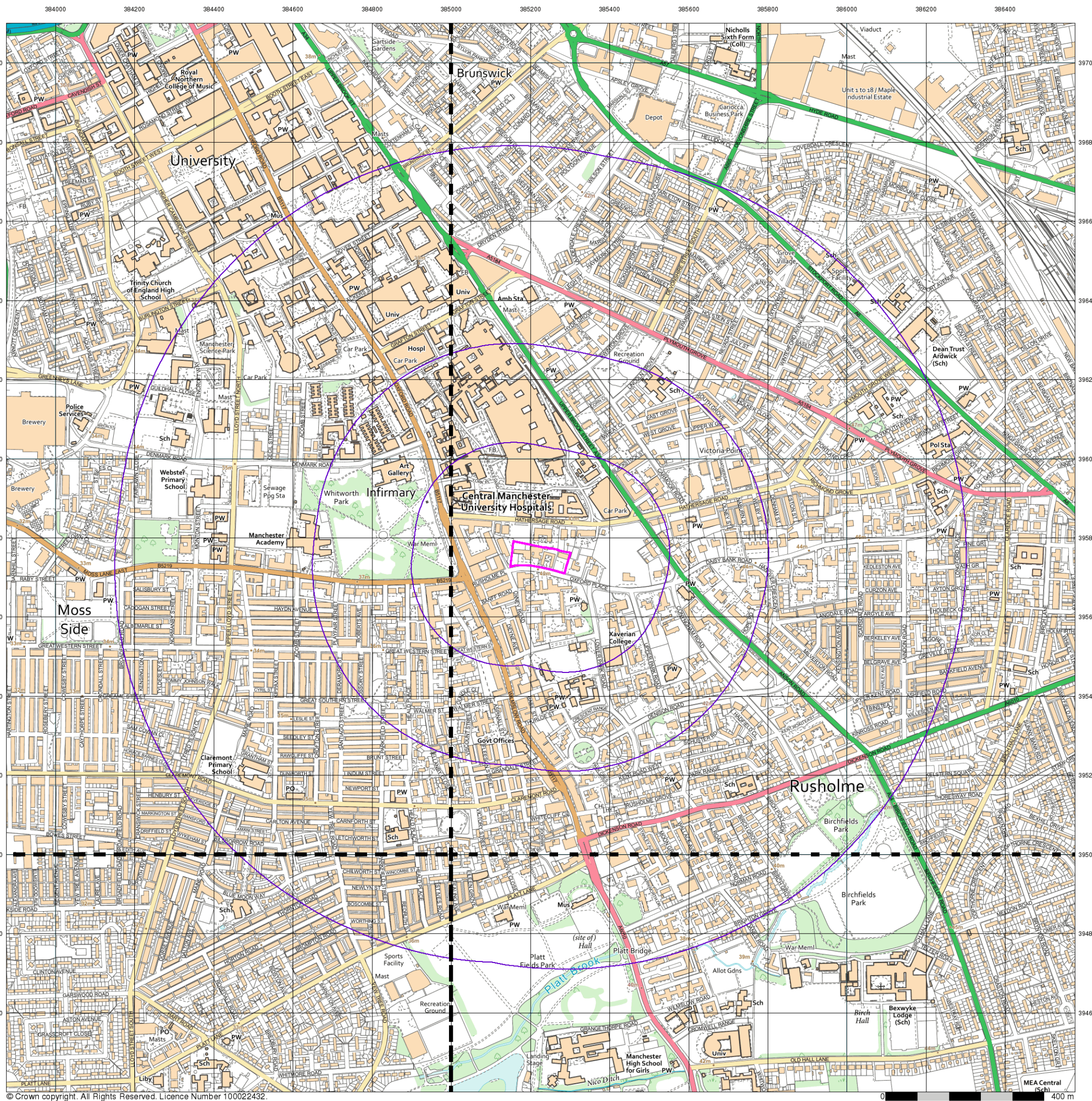
Order Number: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
Search Buffer (m): 1000

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VectorMap Local

Published 2021

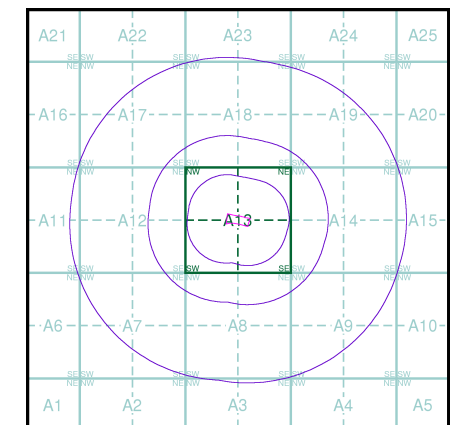
Source map scale - 1:10,000

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities), 1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)

SJ89NW 2021 Variable	SJ89NE 2021 Variable
SJ89SW 2021 Variable	SJ89SE 2021 Variable

Historical Map - Slice A



Order Details

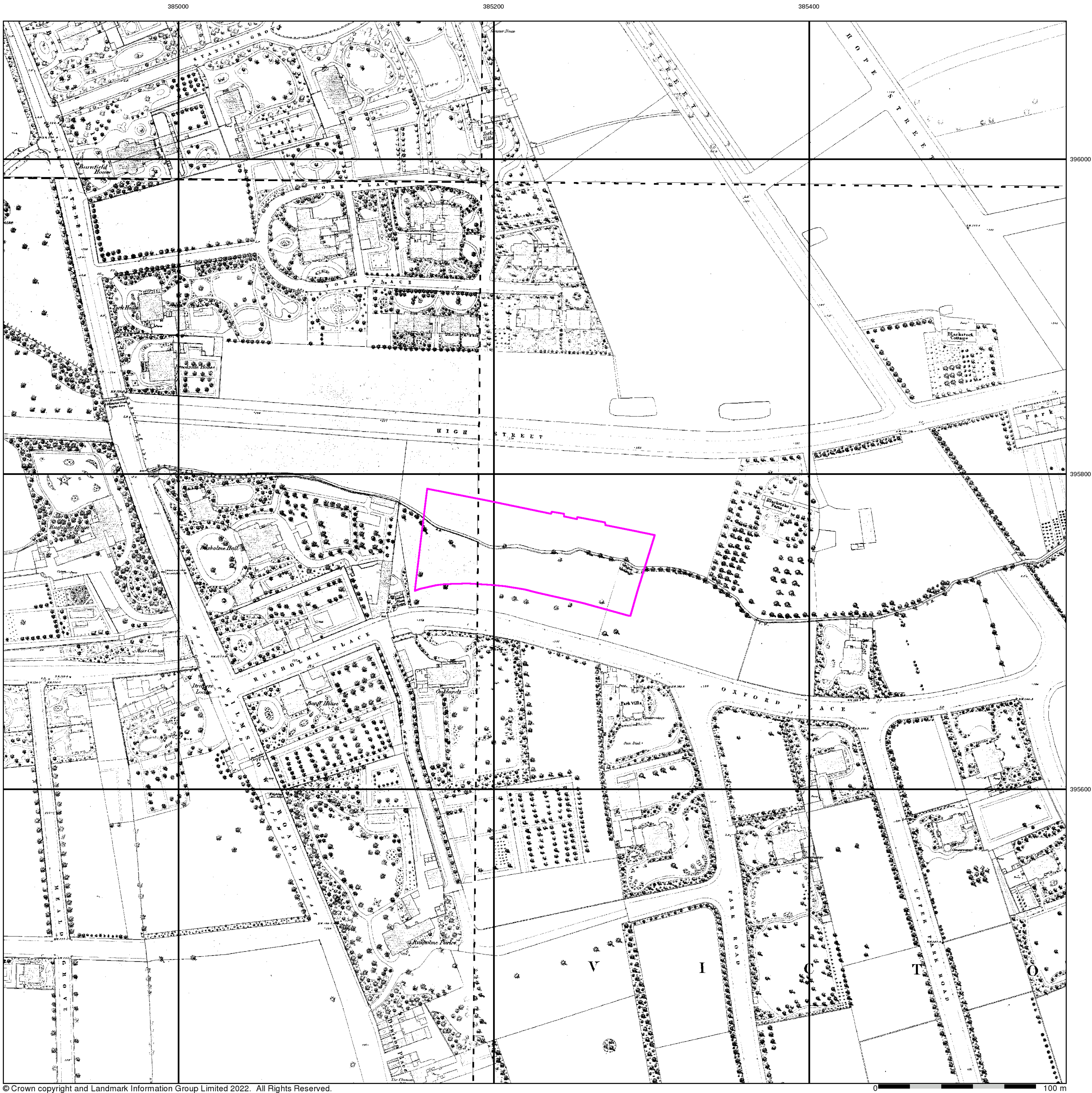
Order Number: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
Search Buffer (m): 1000

Site Details

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Lancashire And Furness

Published 1850 - 1851

Source map scale - 1:1,056

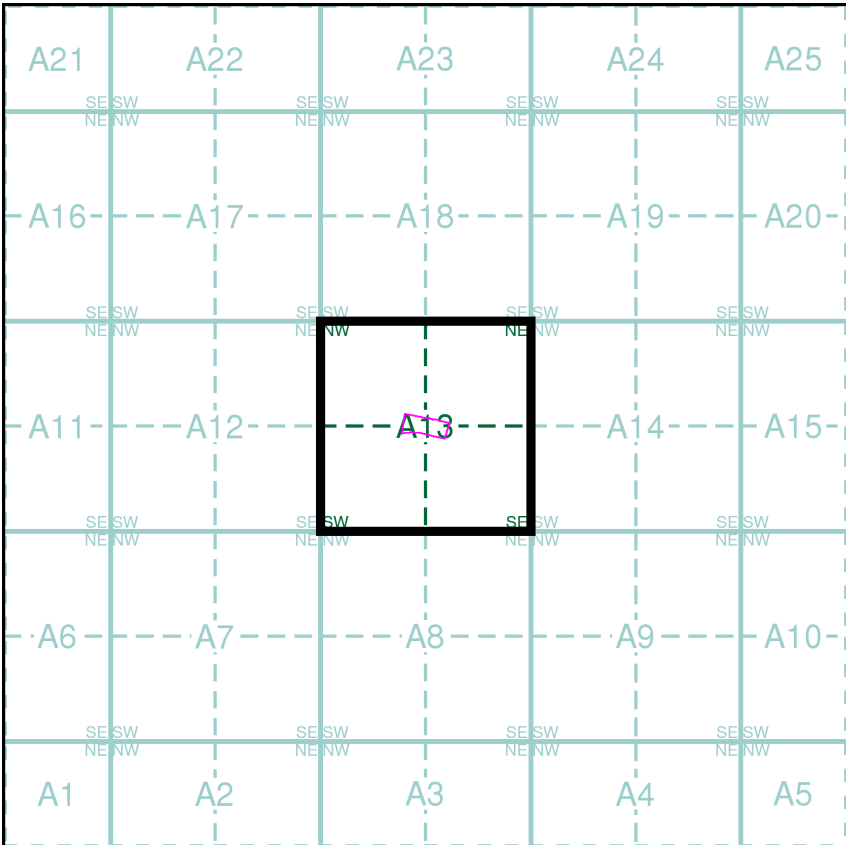
The 1:1056 scale of Ordnance Survey mapping was adopted from Ireland in 1848 and was used to survey towns with a population of over 4000, plus county towns of lesser population, in those counties mapped at the six-inch scale in 1841-55. The scale was the largest scale at which London was mapped by the Ordnance Survey and a 'skeleton' survey of the capital, showing little more than streets, street names, frontages and altitudes, was undertaken between 1848 and 1850. The majority of the 1:1056 surveys were later replaced by 1:500 surveys; although almost all the remainder were revised at this scale, sometimes more than once before 1895. The type of detail shown on the 1:1056 scale is broadly similar to that on 1:500; the apparent omission of minor details such as sewer access points and street lights may be as much a reflection of the generally earlier date of these plans, as of the specification of the map.

Please note: Due to the partial coverage of Historical Town Plans, it is possible that not all segments within an order will contain mapping. Only the segments that have Town Plan coverage will be generated.

Map Name(s) and Date(s)

000_00_044	000_00_045
1851	1851
1:1,056	1:1,056
000_00_046	000_00_047
1850	1850
1:1,056	1:1,056

Historical Town Plan - Segment A13



Order Details

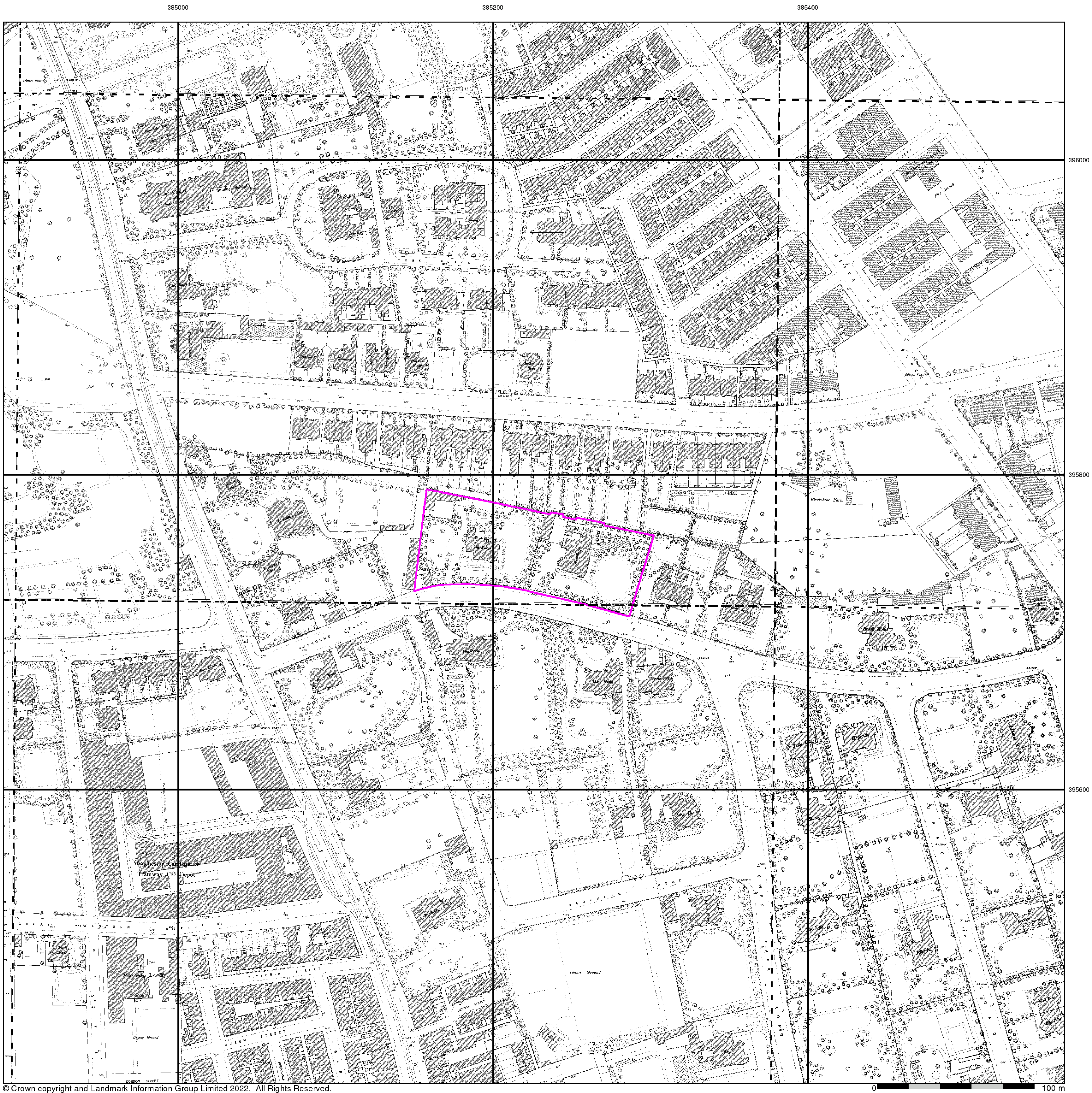
Order Number: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
Search Buffer (m): 0

Site Details

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Lancashire And Furness

Published 1891

Source map scale - 1:500

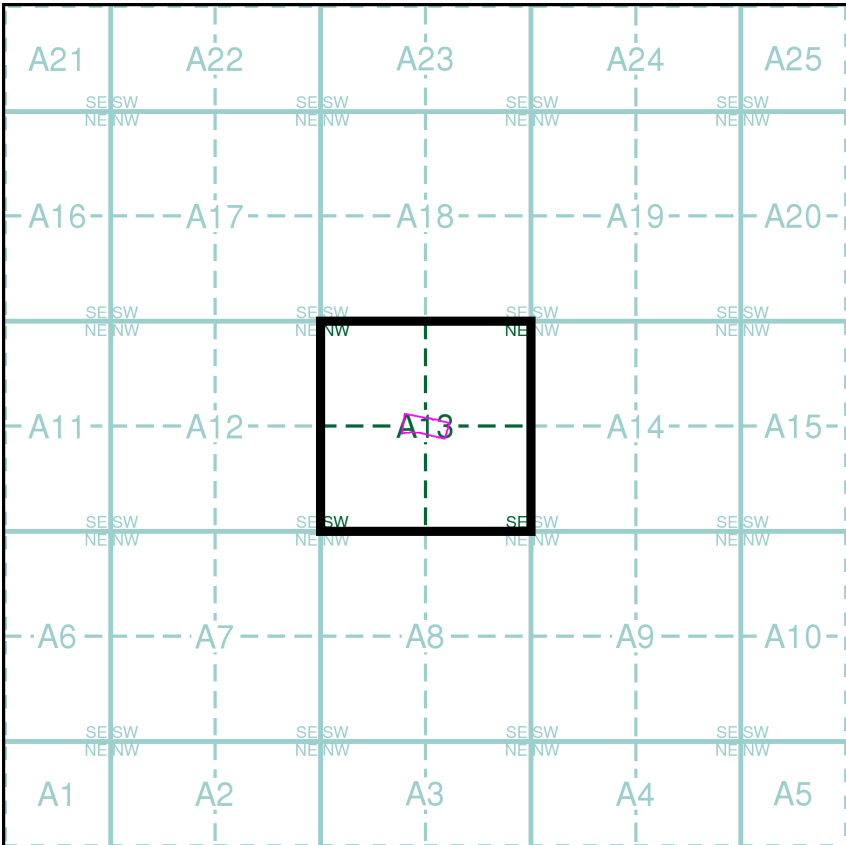
The 1:500 scale Ordnance Survey mapping was introduced in 1855 as a replacement for the 1:528 scale and to complement the 1:2500 scale that had been implemented in 1853. By 1895, the 1:500 scale covered most towns over a population of about 4000 at the time of survey, although very few towns were mapped more than once at this scale, and none have been since 1910. The 1:500 scale gives particular emphasis to such features as lamp posts, man holes, arched passages and minor building projections. Also often featured are divisions between tenements, interior ground floor layouts of public buildings, and on earlier plans, the functions of the various parts of larger industrial premises are also indicated. Content of the plans does vary however, from one town to the next in terms of, for example, the completeness of railway tracks and the coverage of public buildings.

Please note: Due to the partial coverage of Historical Town Plans, it is possible that not all segments within an order will contain mapping. Only the segments that have Town Plan coverage will be generated.

Map Name(s) and Date(s)

104_15_006	104_15_007	104_15_008
1891	1891	1891
1:500	1:500	1:500
104_15_011	104_15_012	104_15_013
1891	1891	1891
1:500	1:500	1:500
104_15_016	104_15_017	104_15_018
1891	1891	1891
1:500	1:500	1:500

Historical Town Plan - Segment A13



Order Details

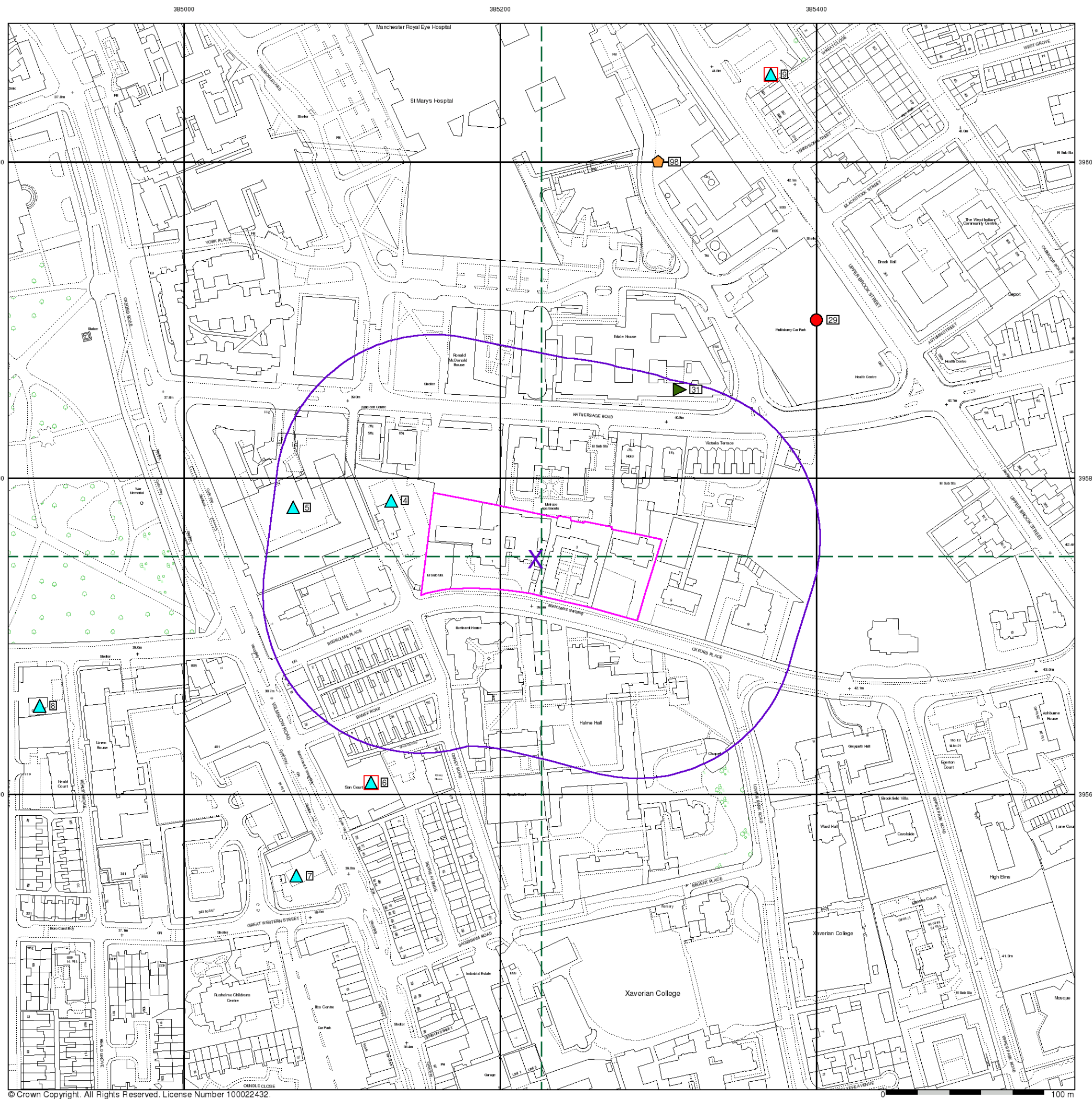
Order Number: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
Search Buffer (m): 0

Site Details

St Gabriels, Oxford Place, Manchester, M14 5TG

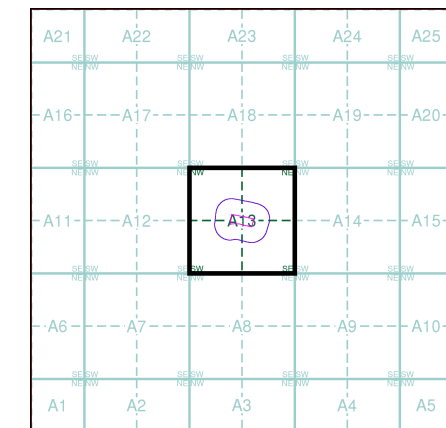
Landmark
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- General**
- Specified Site
 - Specified Buffer(s)
 - Bearing Reference Point
 - Map ID
 - Several of Types at Location
 - Pylon
 - Overhead Transmission Line
- Agency and Hydrological**
- Contaminated Land Register Entry or Notice (Location)
 - Contaminated Land Register Entry or Notice
 - Discharge Consent
 - Enforcement or Prohibition Notice
 - Integrated Pollution Control
 - Integrated Pollution Prevention Control
 - Local Authority Integrated Pollution Prevention and Control
 - Local Authority Pollution Prevention and Control Enforcement
 - Pollution Incident to Controlled Waters
 - Prosecution Relating to Authorised Processes
 - Prosecution Relating to Controlled Waters
 - Registered Radioactive Substance
 - River Network or Water Feature
 - River Quality Sampling Point
 - Substantiated Pollution Incident Register
 - Water Abstraction
 - Water Industry Act Referral
- Waste**
- BGS Recorded Landfill Site (Location)
 - BGS Recorded Landfill Site
 - EA Historic Landfill (Buffered Point)
 - EA Historic Landfill (Polygon)
 - Integrated Pollution Control Registered Waste Site
 - Licensed Waste Management Facility (Landfill Boundary)
 - Licensed Waste Management Facility (Location)
 - Local Authority Recorded Landfill Site (Location)
 - Local Authority Recorded Landfill Site
 - Potentially Infilled Land (Non-water)
 - Potentially Infilled Land (Non-water)
 - Potentially Infilled Land (Water)
 - Potentially Infilled Land (Water)
 - Potentially Infilled Land (Water)
 - Registered Landfill Site
 - Registered Landfill Site (Location)
 - Registered Landfill Site (Point Buffered to 100m)
 - Registered Landfill Site (Point Buffered to 250m)
 - Registered Waste Transfer Site (Location)
 - Registered Waste Transfer Site
 - Registered Waste Treatment or Disposal Site (Location)
 - Registered Waste Treatment or Disposal Site
- Hazardous Substances**
- COMAH Site
 - Explosive Site
 - NIHHS Site
 - Planning Hazardous Substance Consent
 - Planning Hazardous Substance Enforcement
- Geological**
- BGS Recorded Mineral Site

Site Sensitivity Map - Segment A13

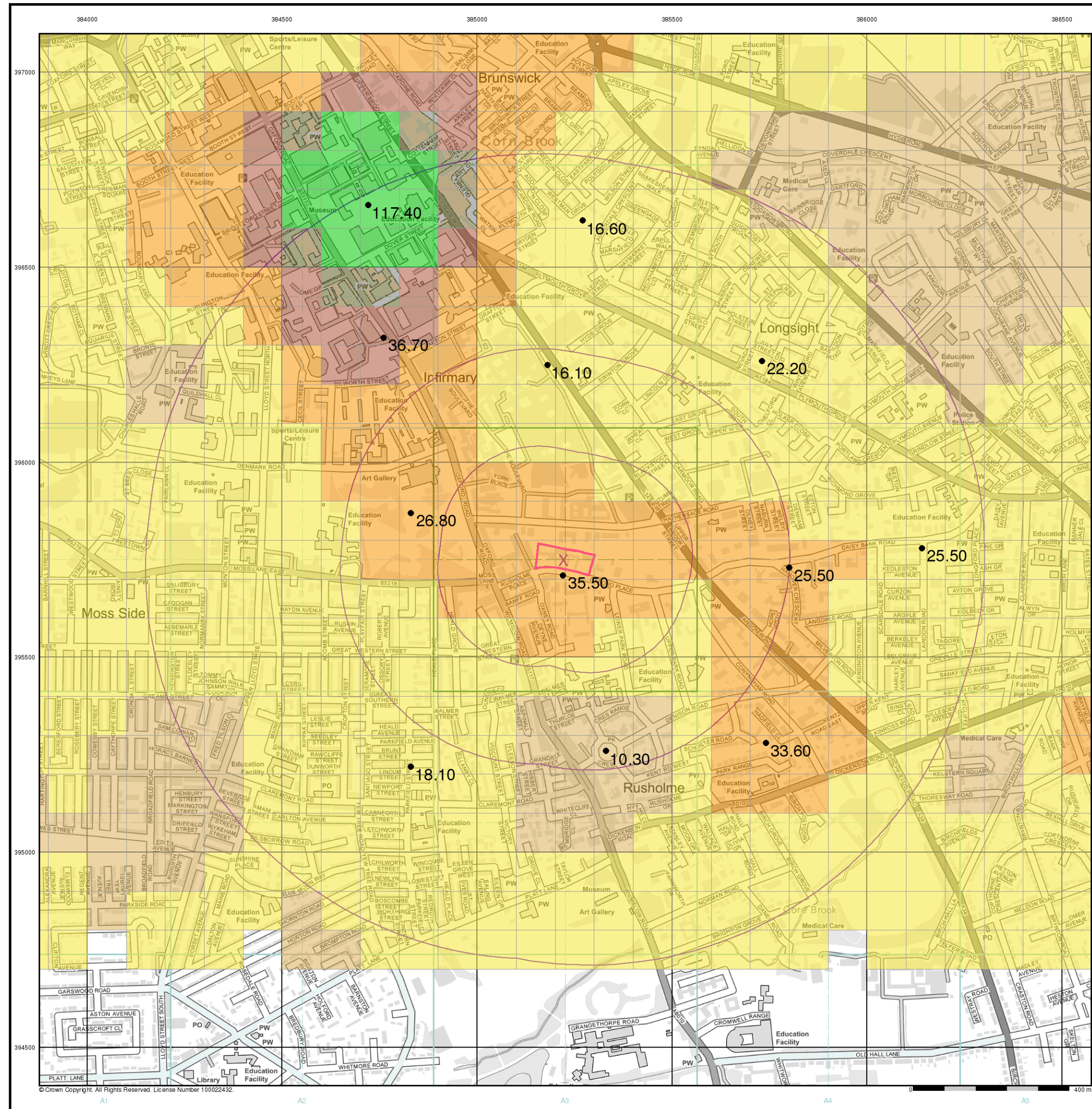


Order Details

Order Number: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
Plot Buffer (m): 100

Site Details

St Gabriels, Oxford Place, Manchester, M14 5TG



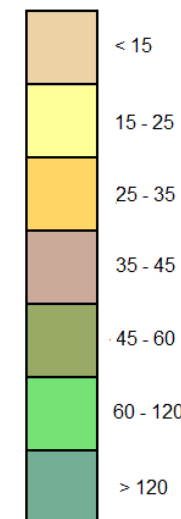
General

Specified Site Specified Buffer(s) Bearing Reference Point

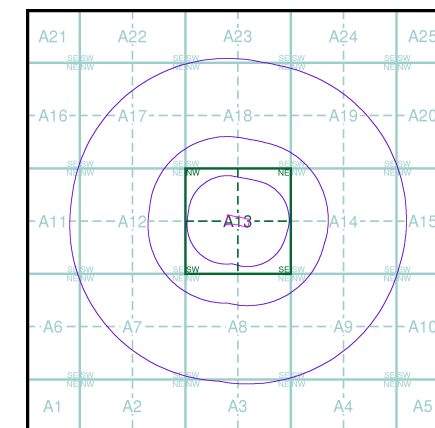
Urban Soil Chemistry Arsenic

BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Arsenic Concentrations mg/kg



Urban Soil Chemistry Arsenic - Slice A



Order Details

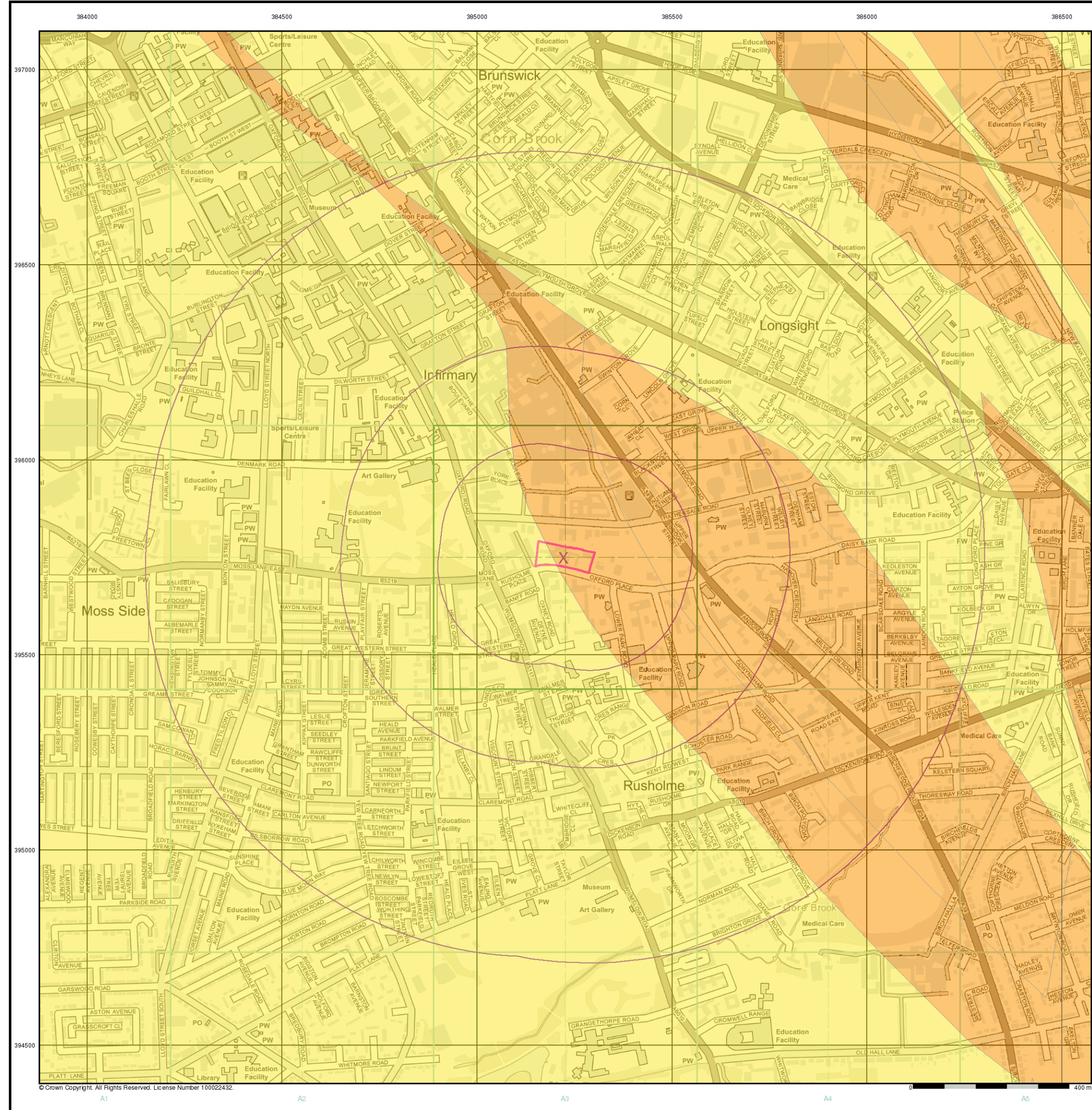
Order Details: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
Search buffer (m): 1000

Site Details

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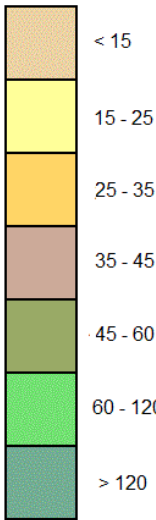


General

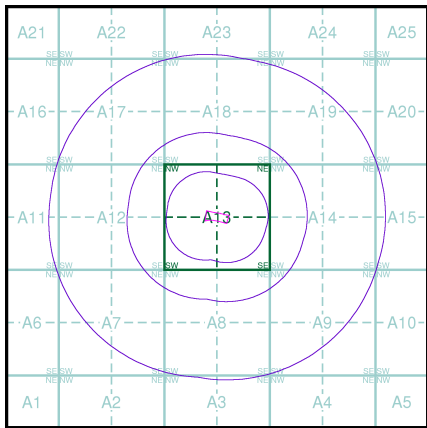
Specified Site Specified Buffer(s) Bearing Reference Point

Estimated Soil Chemistry Arsenic

Arsenic Concentrations mg/kg



Estimated Soil Chemistry Arsenic - Slice A



Order Details

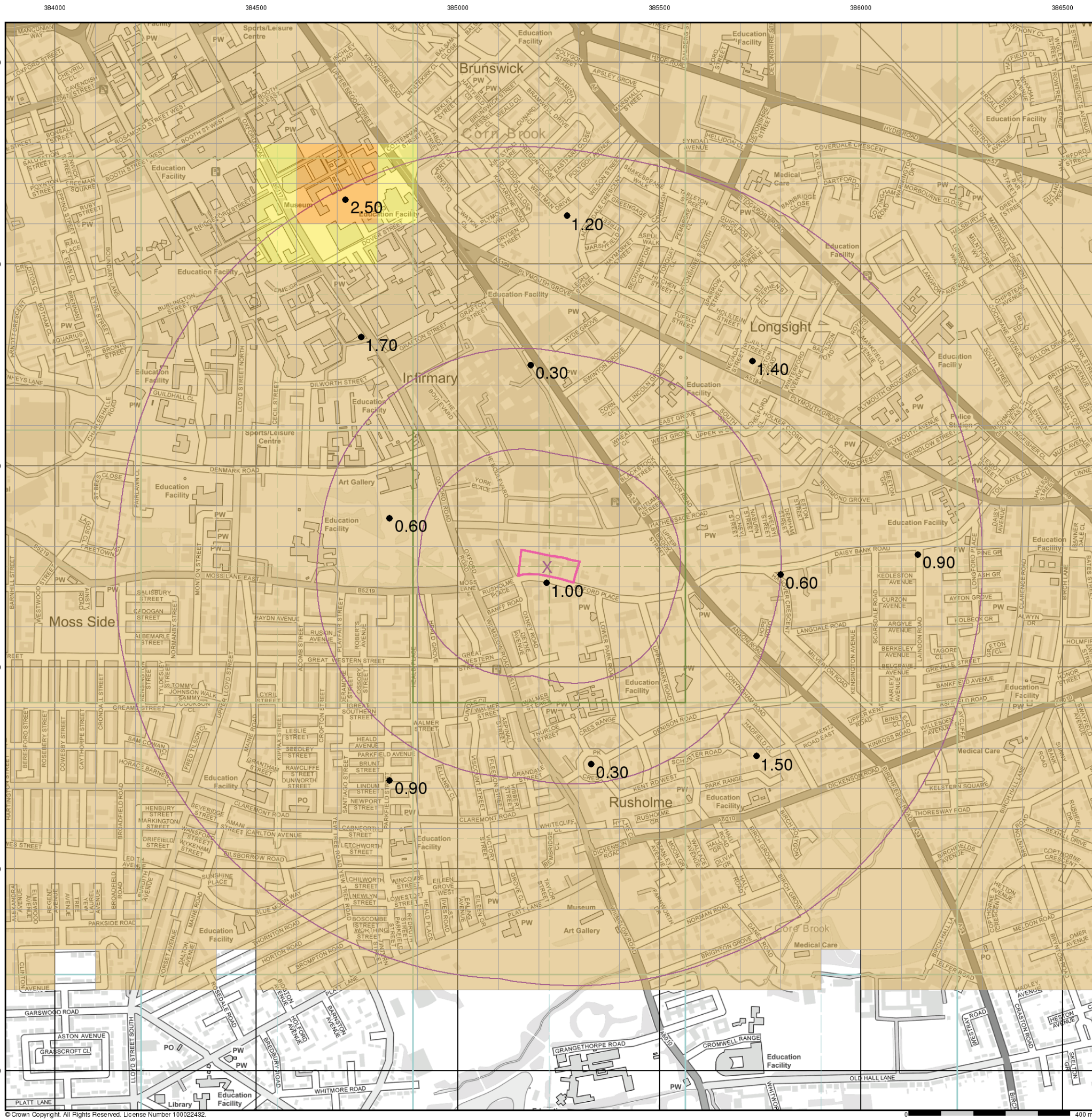
Order Details: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
Search buffer (m): 1000

Site Details

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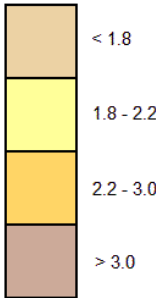
General

Specified Site Specified Buffer(s) Bearing Reference Point

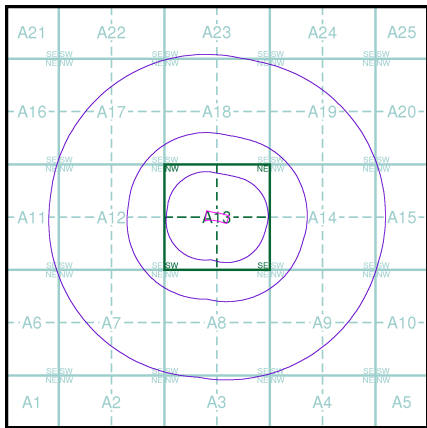
Urban Soil Chemistry Cadmium

BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Cadmium Concentrations mg/kg



Urban Soil Chemistry Cadmium - Slice A



Order Details

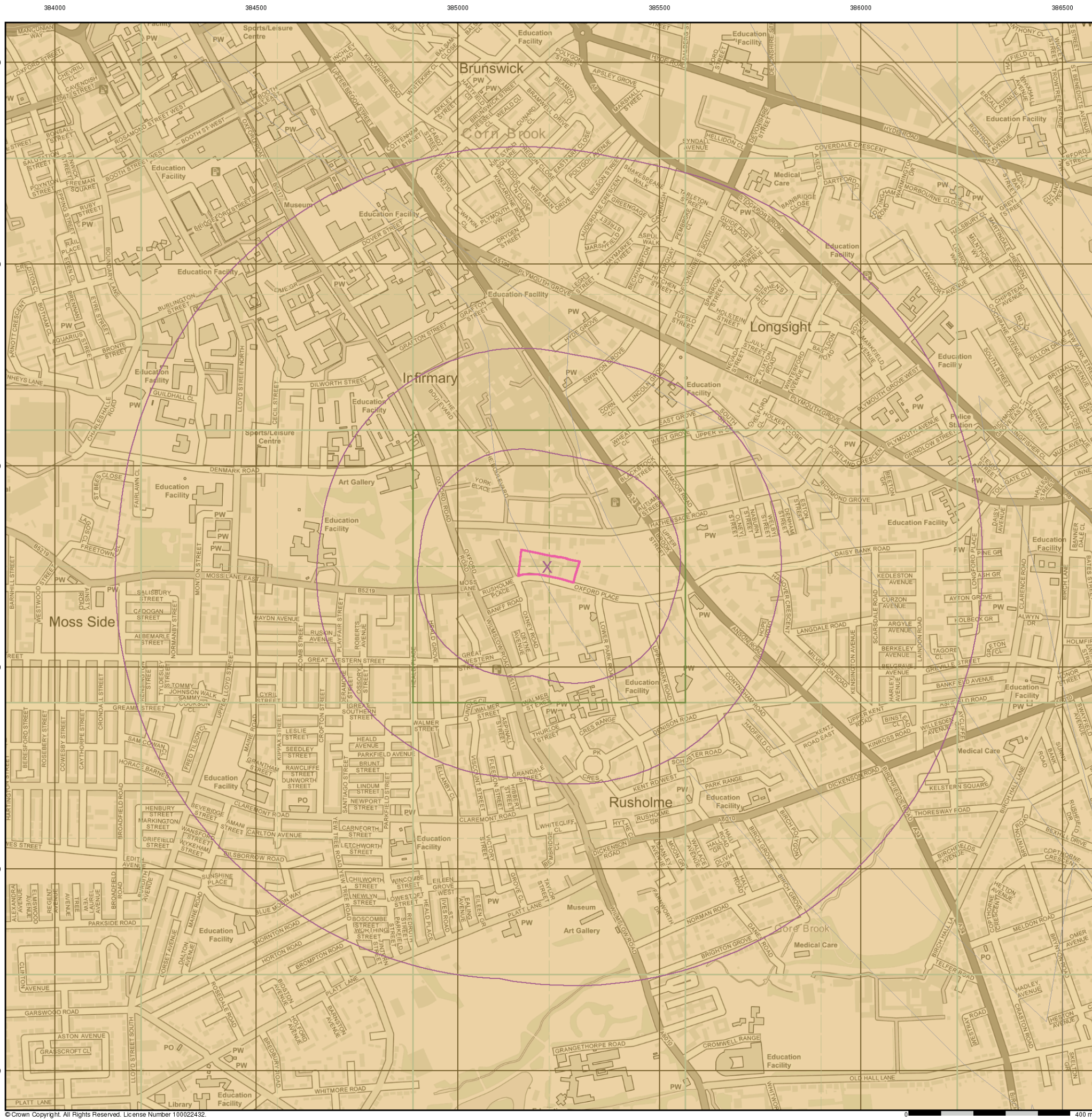
Order Details: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
Search buffer (m): 1000

Site Details

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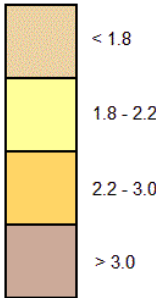


General

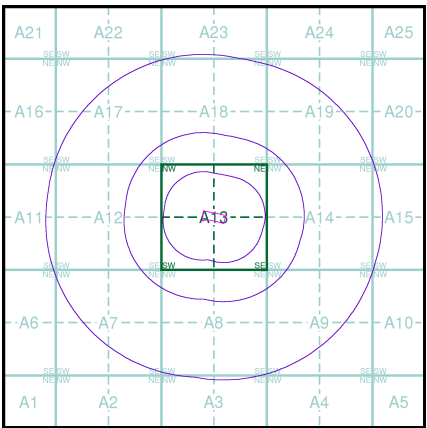
Specified Site Specified Buffer(s) Bearing Reference Point

Estimated Soil Chemistry Cadmium

Cadmium Concentrations mg/kg



Estimated Soil Chemistry Cadmium - Slice A



Order Details

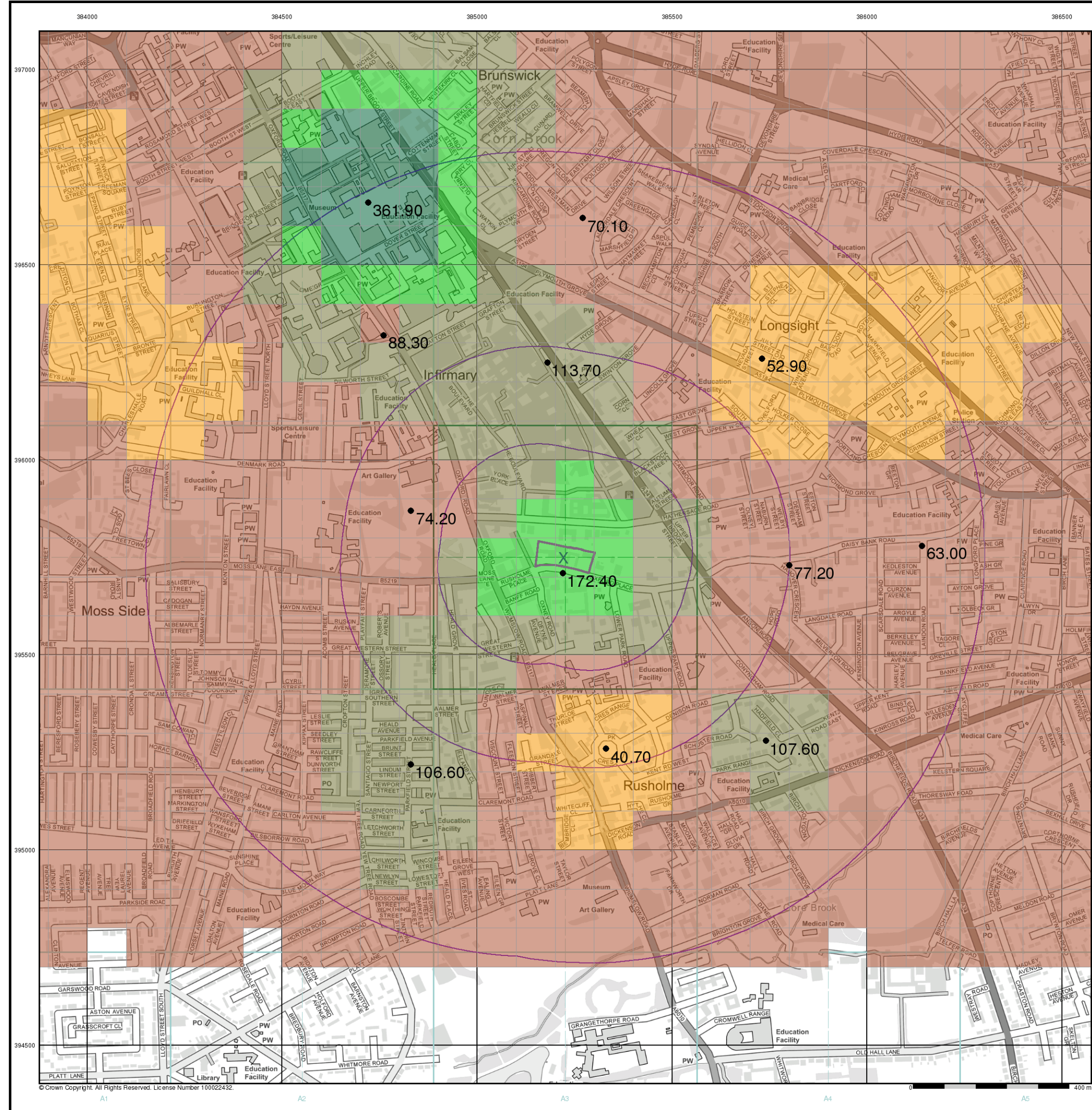
Order Details: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
Search buffer (m): 1000

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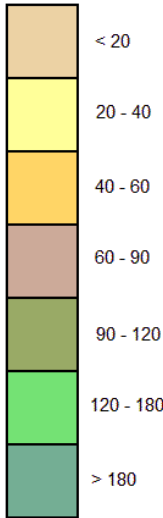
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

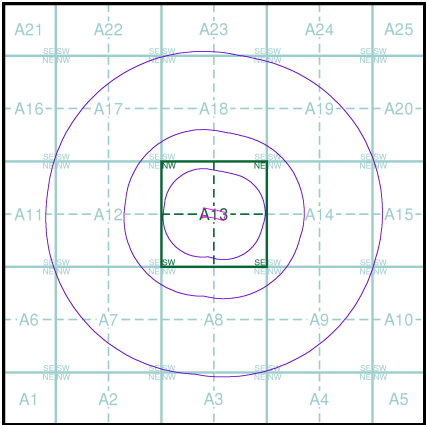
Urban Soil Chemistry Chromium

BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Chromium Concentrations mg/kg



Urban Soil Chemistry Chromium - Slice A



Order Details

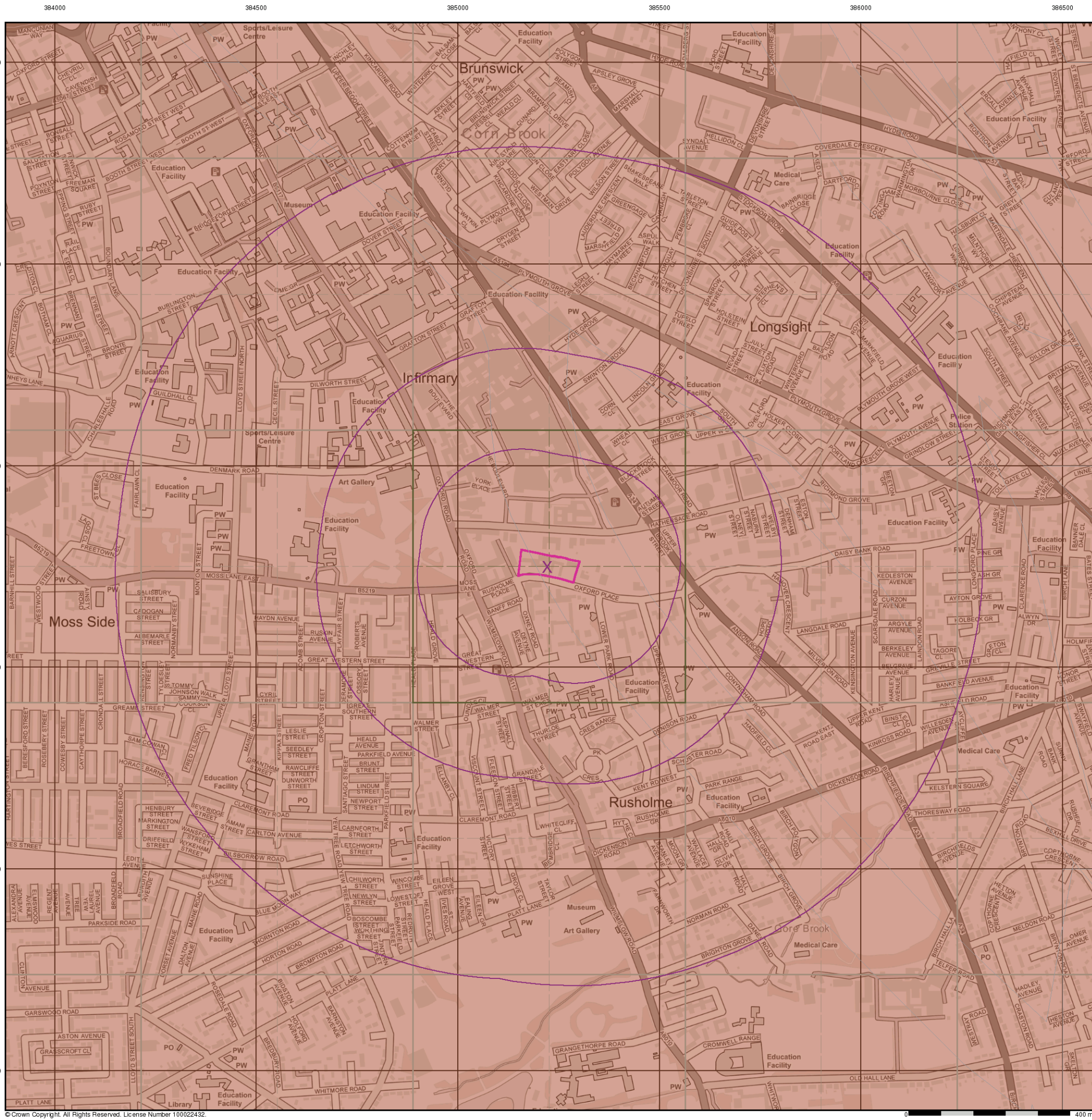
Order Details: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
Search buffer (m): 1000

Site Details

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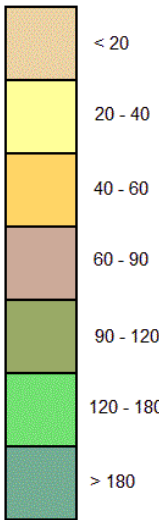


General

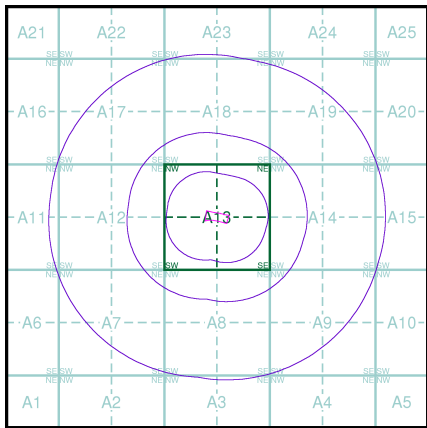
Specified Site Specified Buffer(s) Bearing Reference Point

Estimated Soil Chemistry Chromium

Chromium Concentrations mg/kg



Estimated Soil Chemistry Chromium - Slice A



Order Details

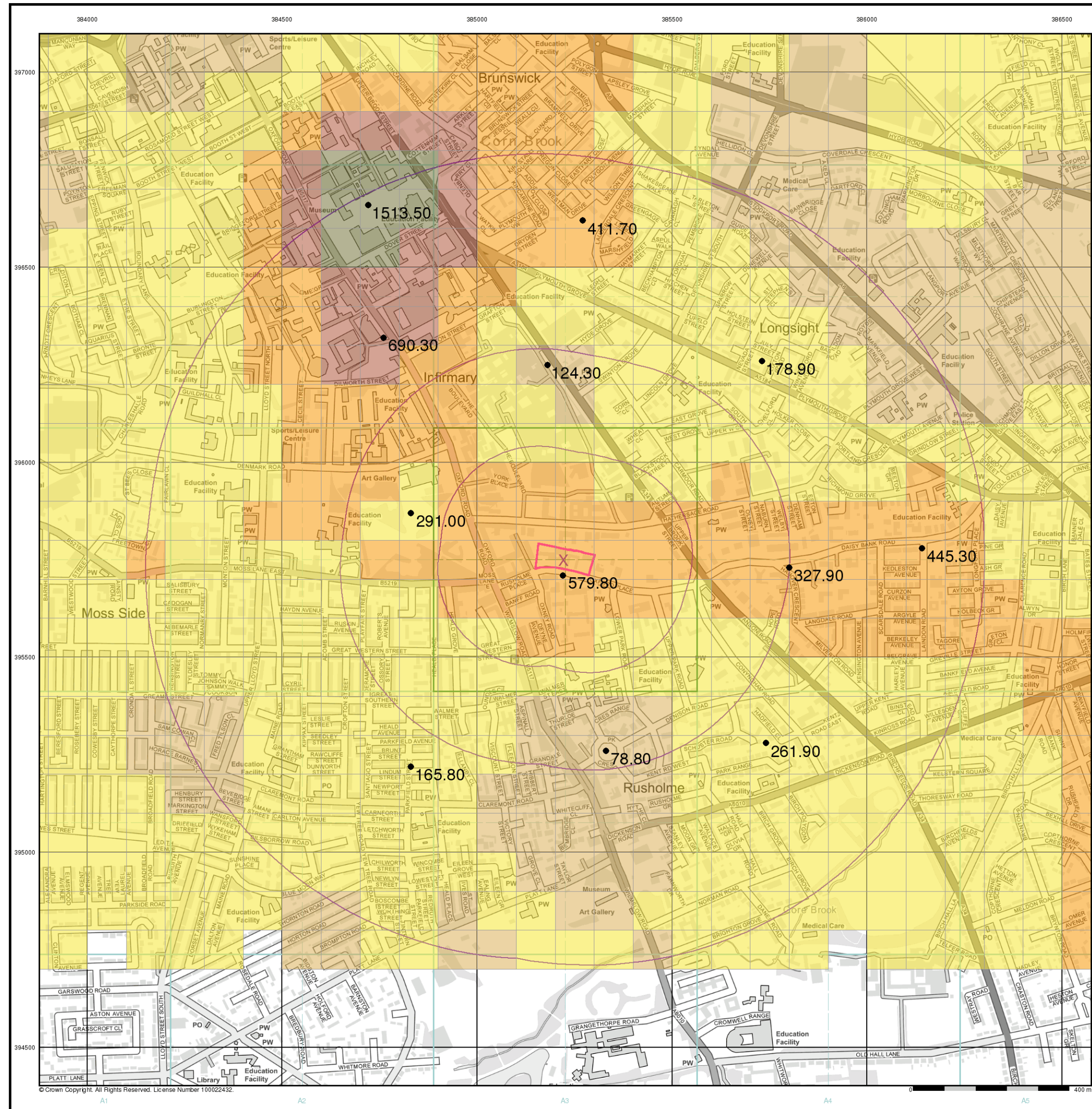
Order Details: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
Search buffer (m): 1000

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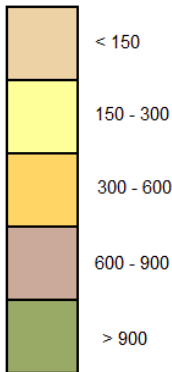
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

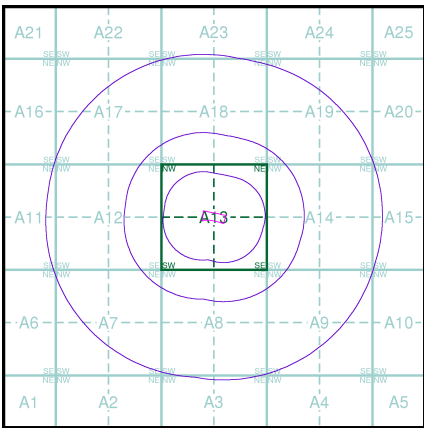
Urban Soil Chemistry Lead

BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Lead Concentrations mg/kg



Urban Soil Chemistry Lead - Slice A



Order Details

Order Details: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
Search buffer (m): 1000

Site Details

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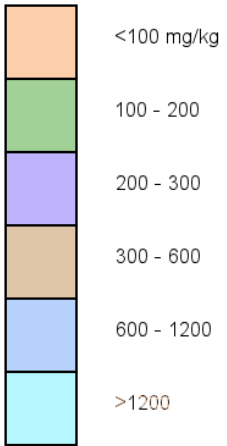


General

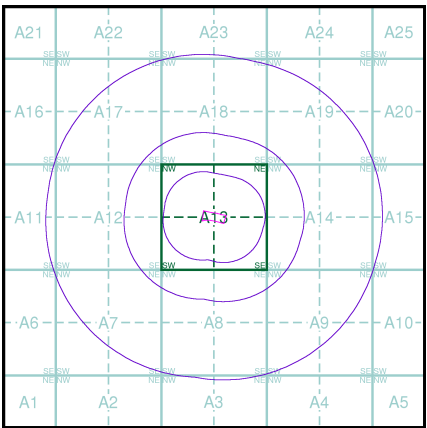
Specified Site Specified Buffer(s) Bearing Reference Point

Estimated Soil Chemistry Lead

Lead Concentrations mg/kg



Estimated Soil Chemistry Lead - Slice A



Order Details

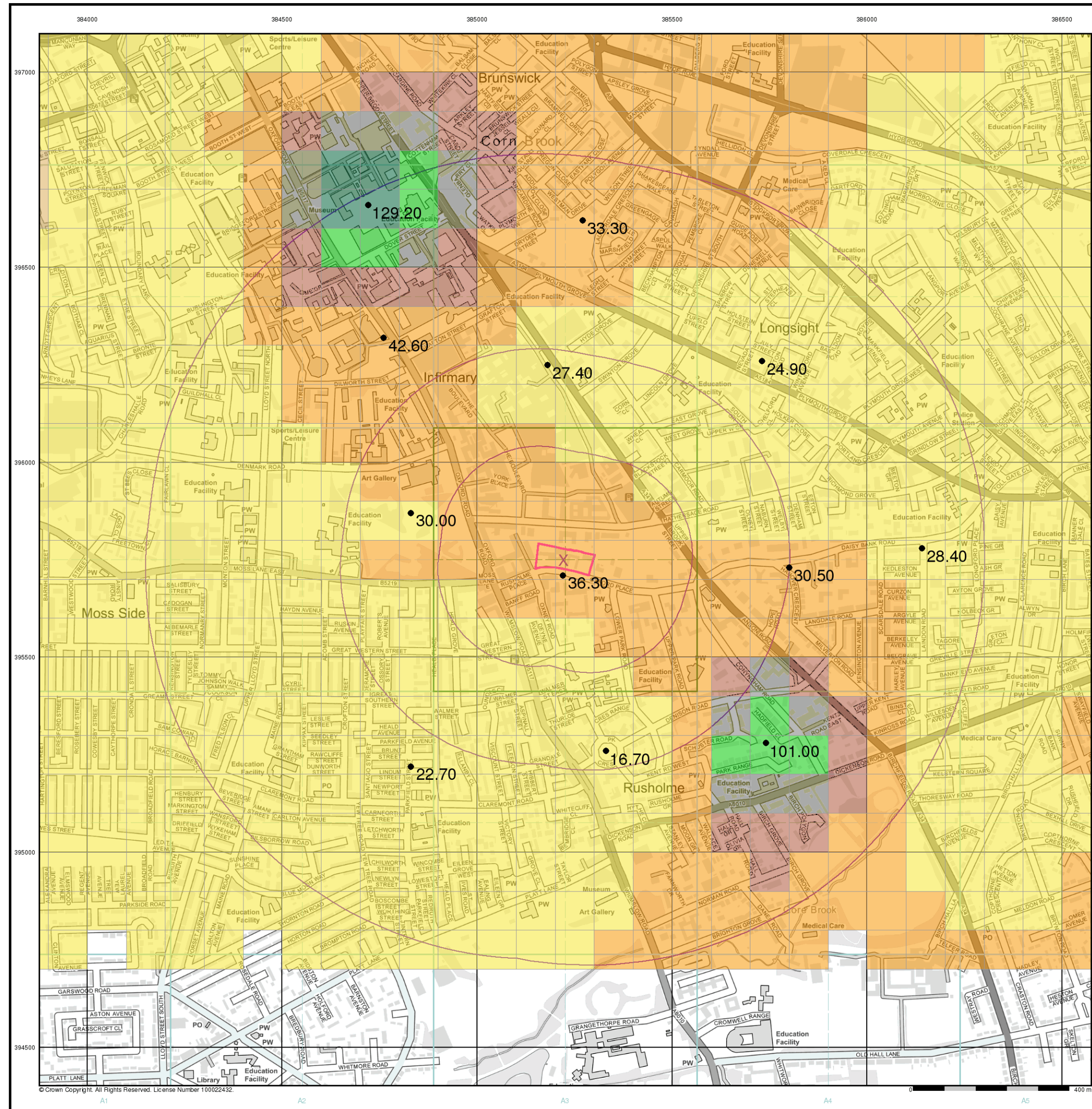
Order Details: 290282449_1_1
Customer Ref: 11671
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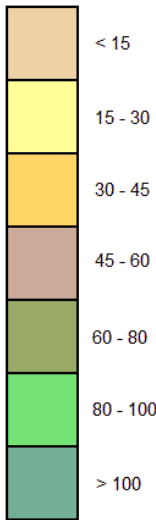
General

Specified Site Specified Buffer(s) Bearing Reference Point

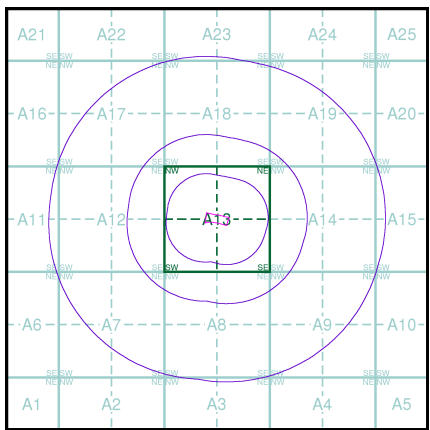
Urban Soil Chemistry Nickel

BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Nickel Concentrations mg/kg



Urban Soil Chemistry Nickel - Slice A



Order Details

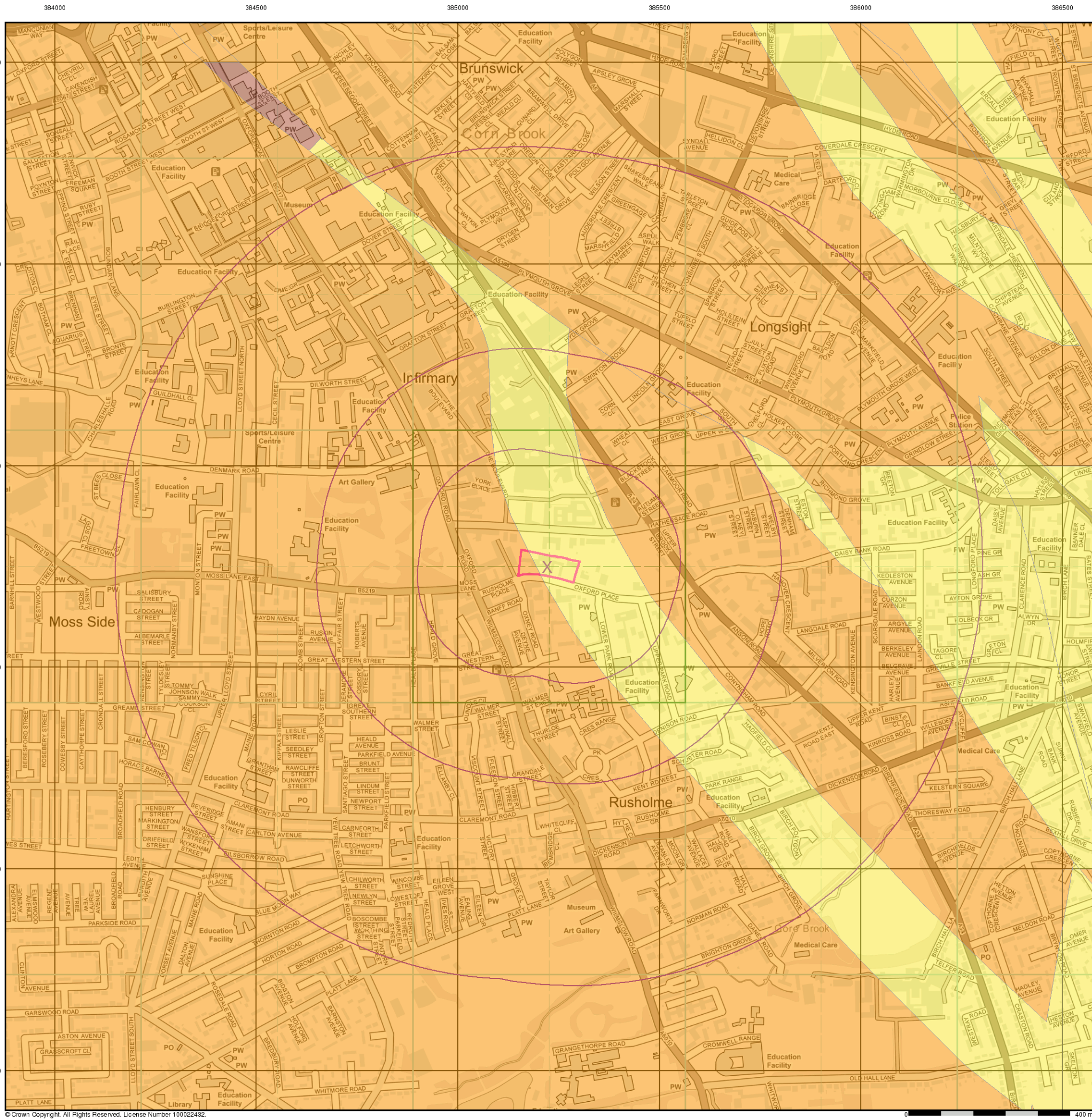
Order Details: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
Search buffer (m): 1000

Site Details

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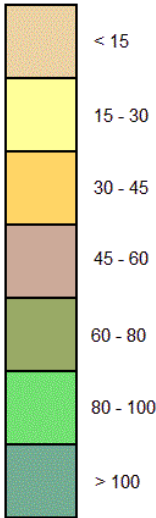


General

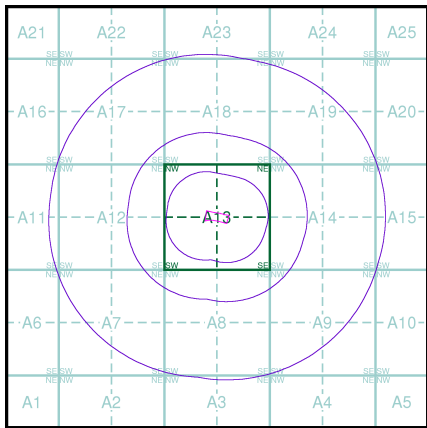
Specified Site Specified Buffer(s) Bearing Reference Point

Estimated Soil Chemistry Nickel

Nickel Concentrations mg/kg



Estimated Soil Chemistry Nickel - Slice A



Order Details

Order Details: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
Search buffer (m): 1000

Site Details

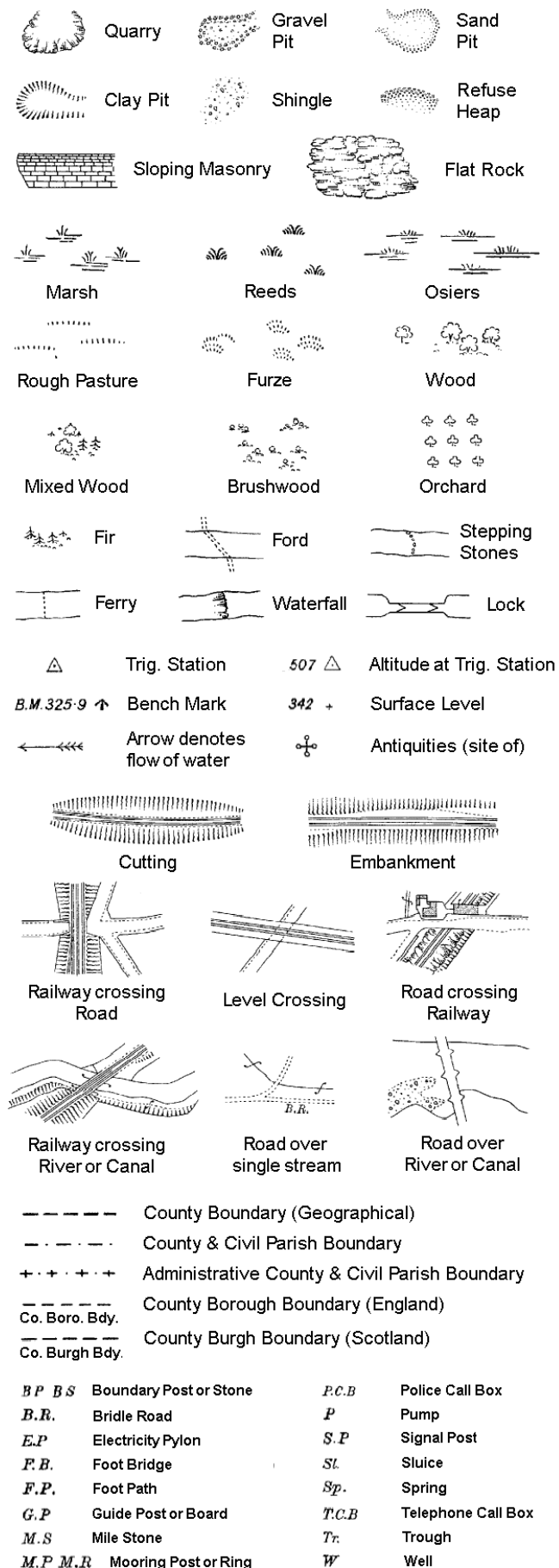
St Gabriels, Oxford Place, Manchester, M14 5TG

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Historical Mapping Legends

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



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



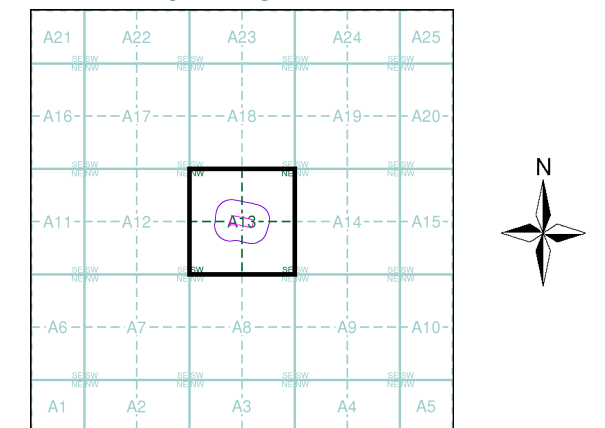
Large-Scale National Grid Data 1:2,500 and 1:1,250



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:2,500	1893	2
Lancashire And Furness	1:2,500	1908	3
Lancashire And Furness	1:2,500	1933	4
Ordnance Survey Plan	1:1,250	1949 - 1951	5
Ordnance Survey Plan	1:2,500	1951 - 1952	6
Ordnance Survey Plan	1:1,250	1951 - 1976	7
Ordnance Survey Plan	1:2,500	1955 - 1963	8
Additional SIMs	1:1,250	1961 - 1986	9
Supply of Unpublished Survey Information	1:1,250	1977	10
Additional SIMs	1:1,250	1979 - 1992	11
Ordnance Survey Plan	1:1,250	1980 - 1992	12
Additional SIMs	1:1,250	1980 - 1992	13
Additional SIMs	1:1,250	1983 - 1991	14
Large-Scale National Grid Data	1:1,250	1992	15
Large-Scale National Grid Data	1:1,250	1993 - 1995	16
Large-Scale National Grid Data	1:1,250	1994	17
Large-Scale National Grid Data	1:1,250	1996	18
Historical Aerial Photography	1:2,500	2000	19

Historical Map - Segment A13



Order Details

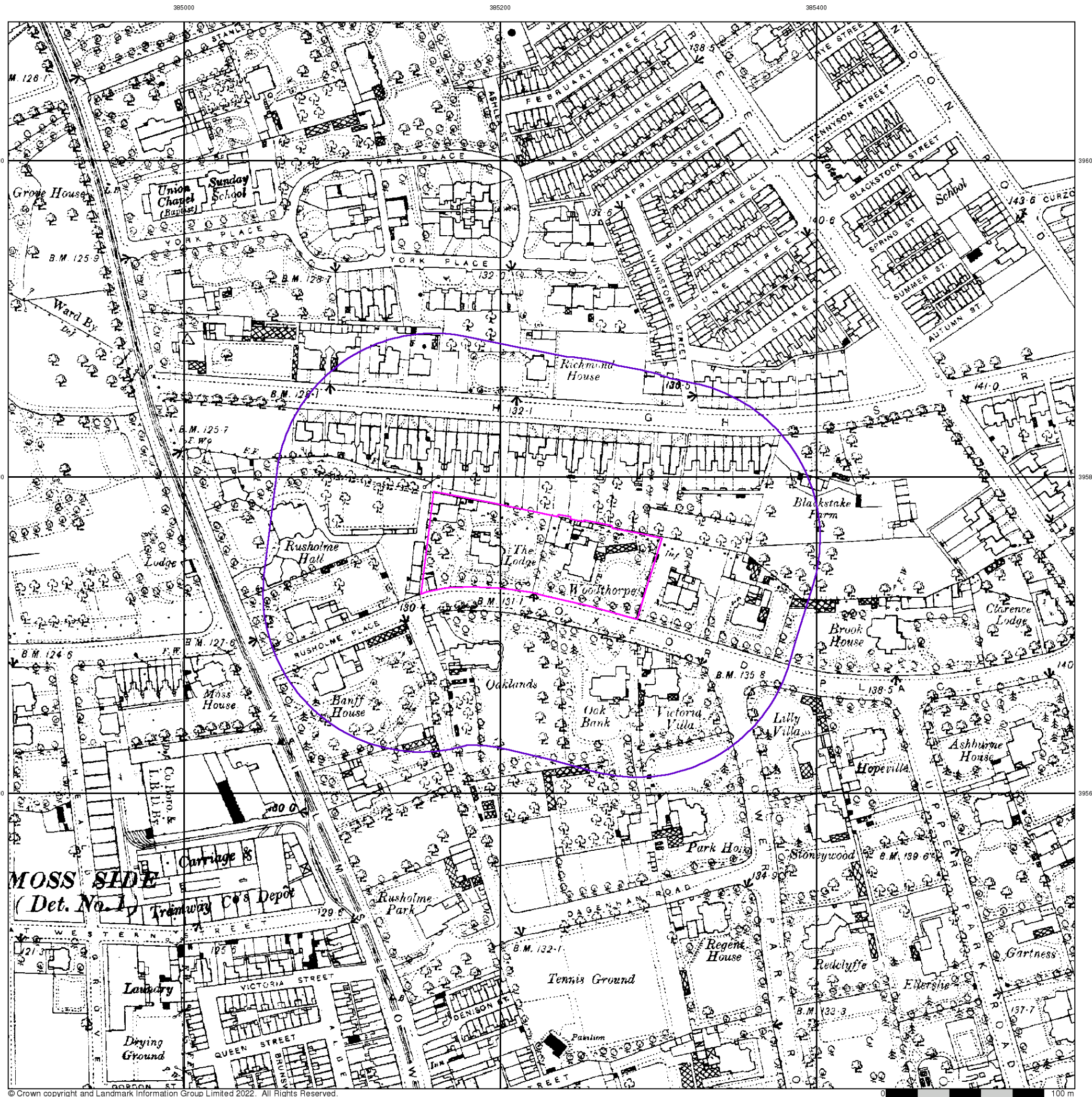
Order Number: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
Search Buffer (m): 100

Site Details

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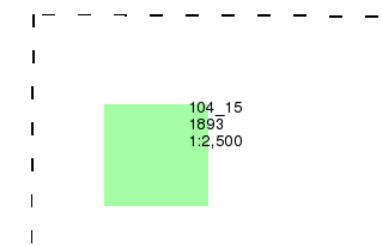
Lancashire And Furness

Published 1893

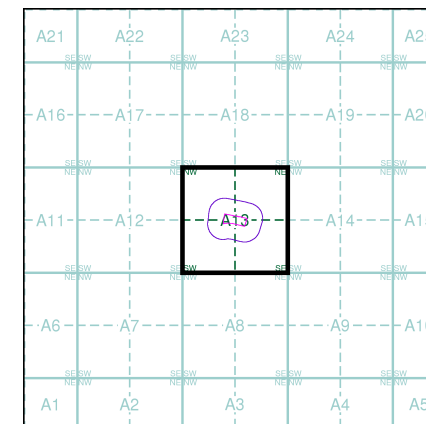
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

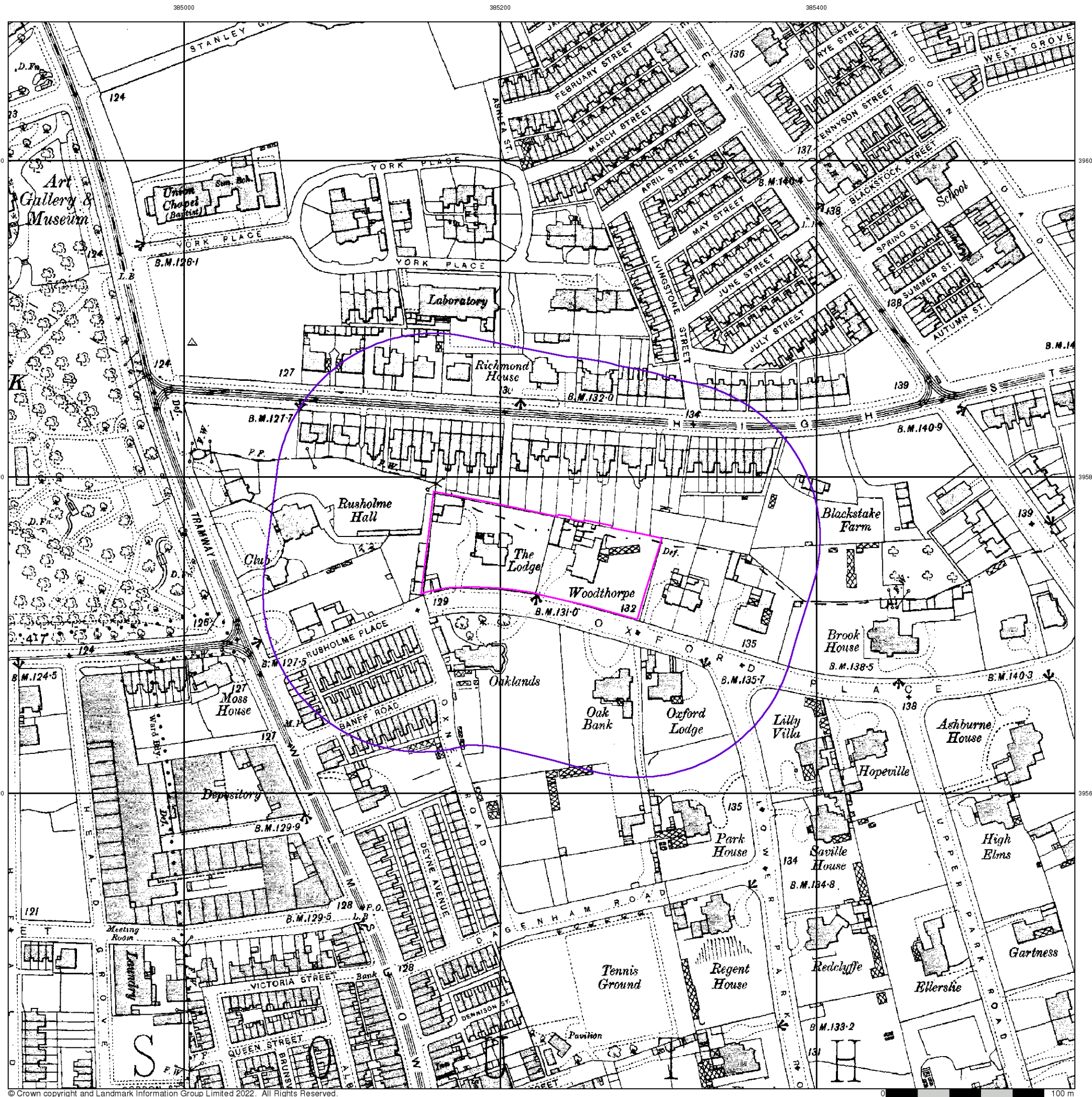
Order Number: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
Search Buffer (m): 100

Site Details

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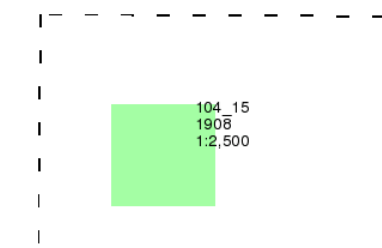
Lancashire And Furness

Published 1908

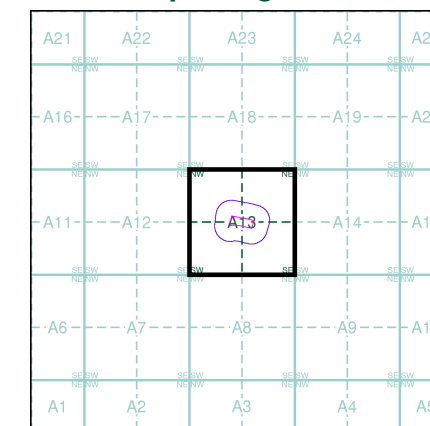
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

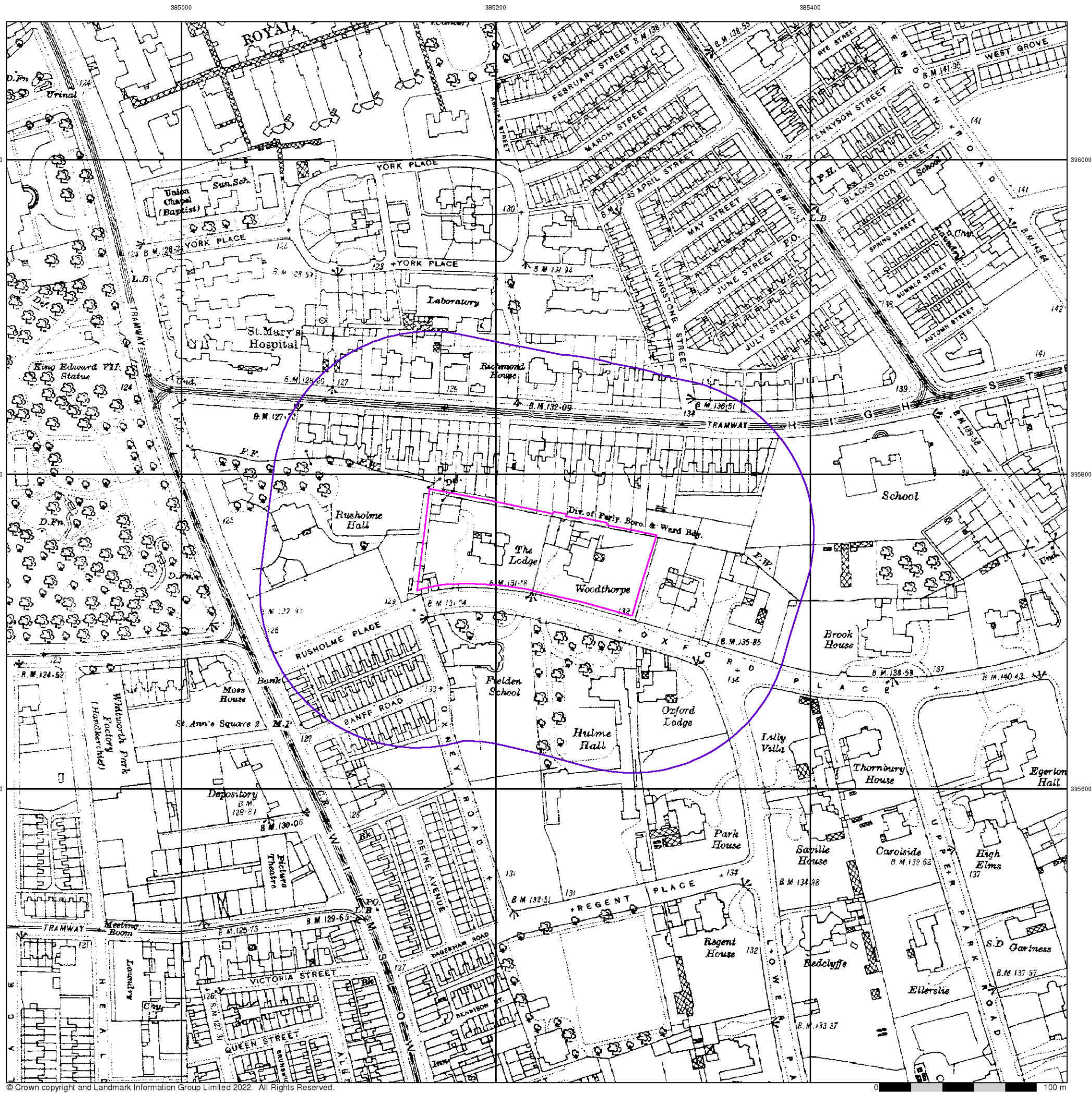
Order Number: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
Search Buffer (m): 100

Site Details

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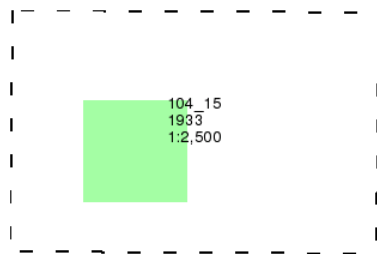
Lancashire And Furness

Published 1933

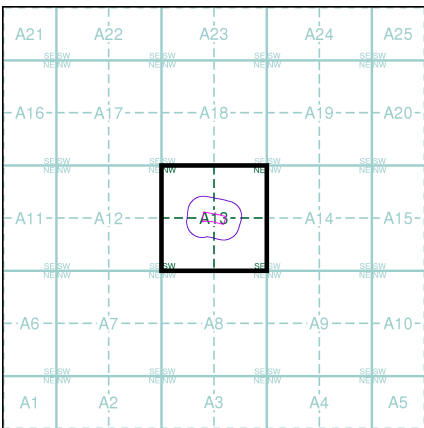
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
Search Buffer (m): 100

Site Details

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The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Historical Map - Segment A13

Order Details

Site Details

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Ordnance Survey Plan

Published 1951 - 1952

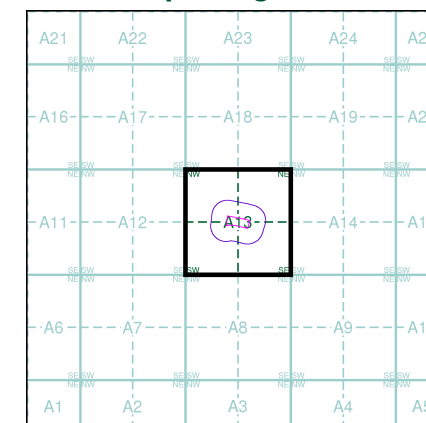
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SJ8496 1951 12,500	SJ8596 1951 12,500
SJ8495 1951 12,500	SJ8595 1952 12,500

Historical Map - Segment A13



Order Details

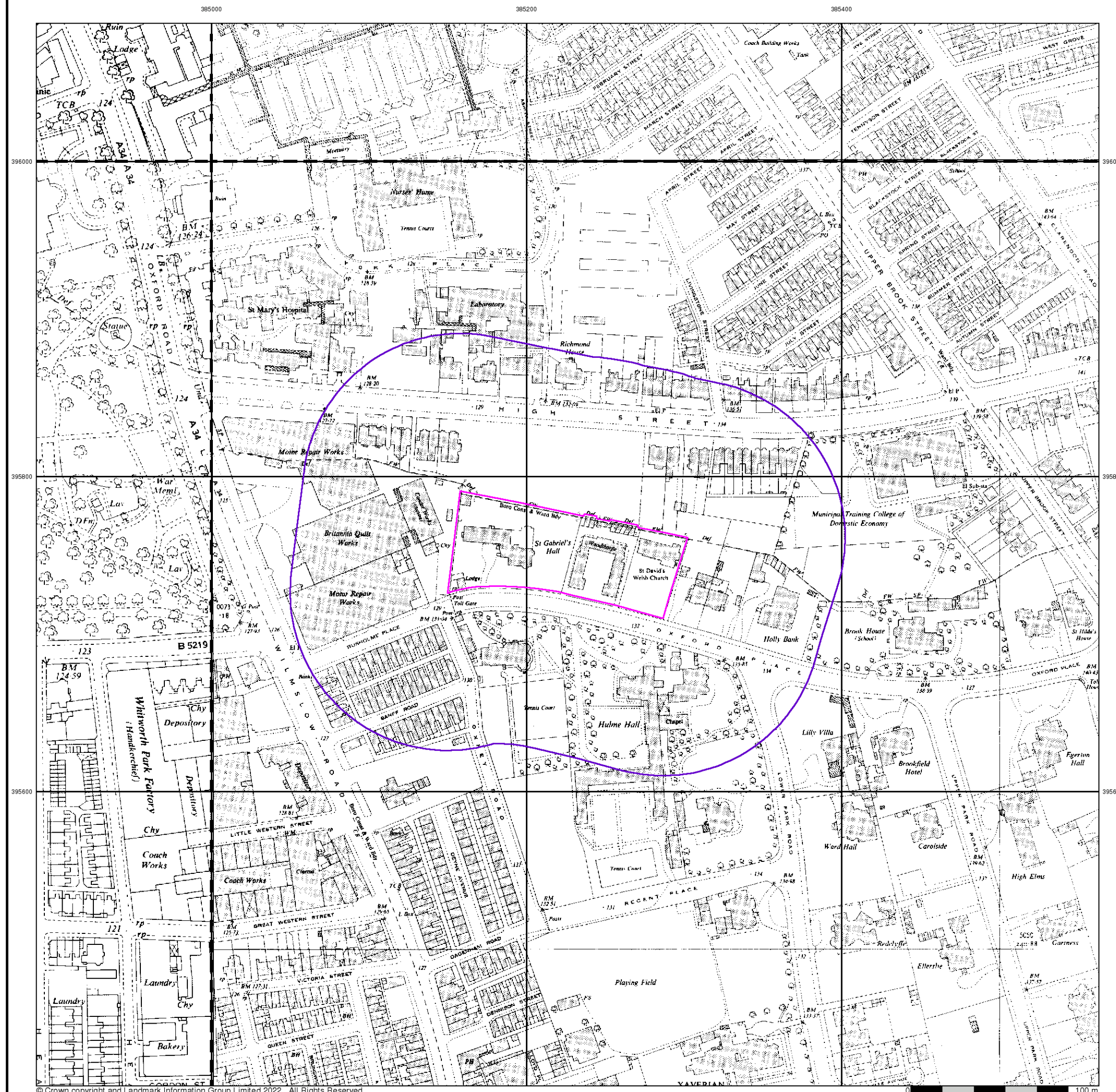
Order Number: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
Search Buffer (m): 100

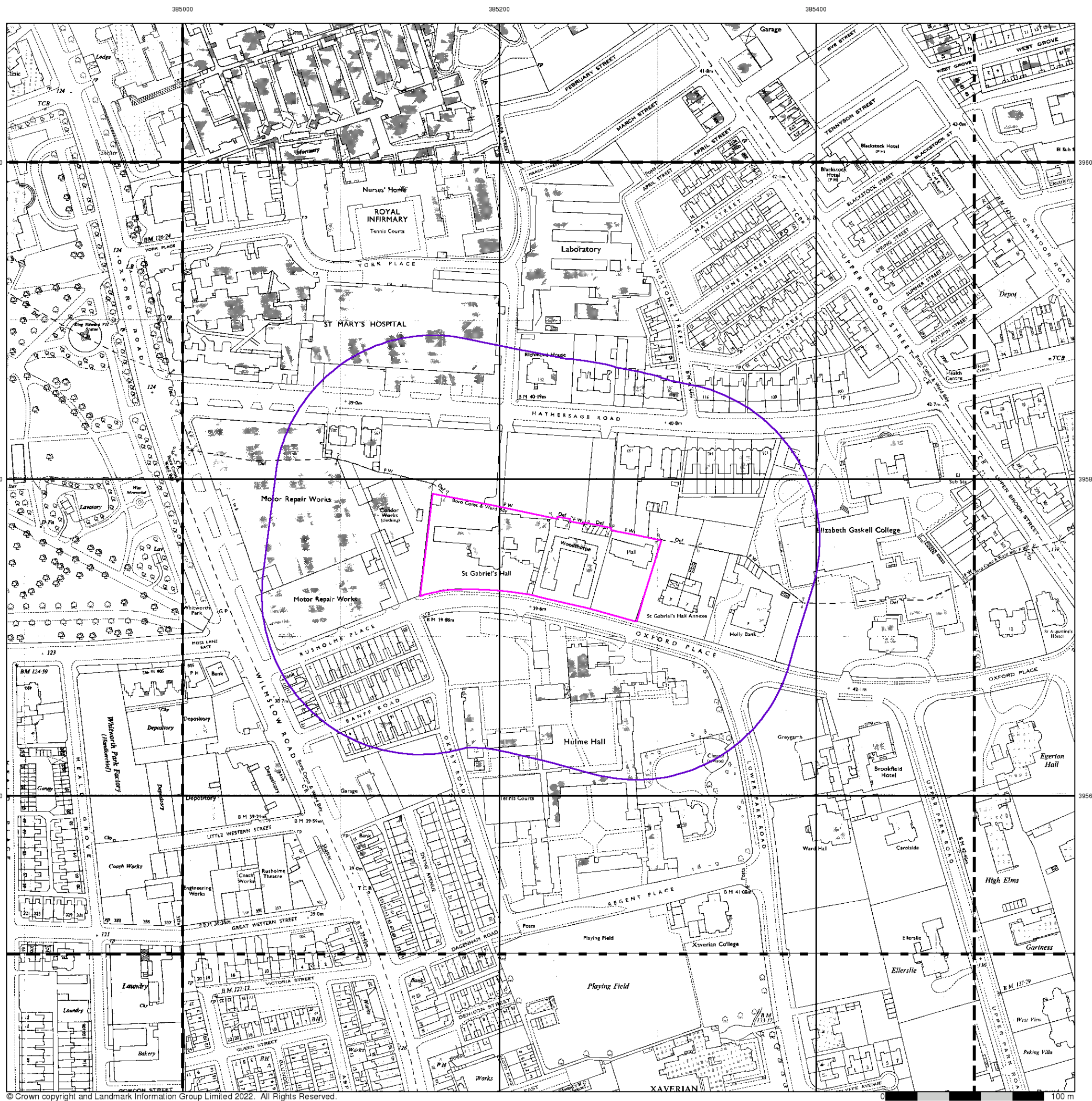
Site Details

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Ordnance Survey Plan

Published 1951 - 1976

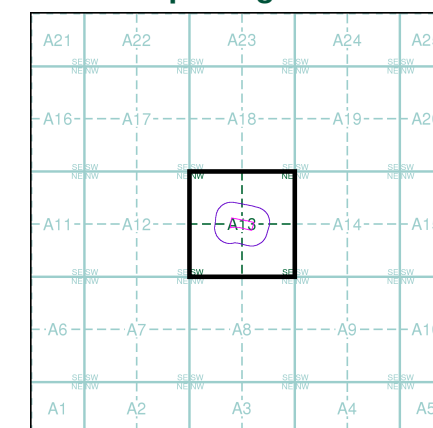
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SJ8496SE	SJ8596SW	SJ8596SE
1961	1976	1976
1:1,250	1:1,250	1:1,250
SJ8495NE	SJ8595NW	SJ8595NE
1951	1970	1967
1:1,250	1:1,250	1:1,250
SJ8495SE	SJ8595SW	SJ8595SE
1951	1961	1965
1:1,250	1:1,250	1:1,250

Historical Map - Segment A13



Order Details

Order Number: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
Search Buffer (m): 100

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Additional SIMs

Published 1961 - 1986

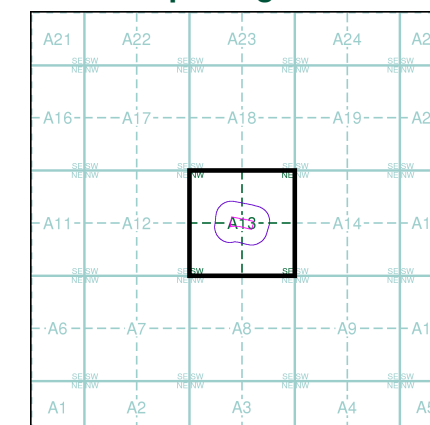
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

SJ8496SE	SJ8596SW	SJ8596SE
1977	1978	1978
1:1,250	1:1,250	1:1,250
SJ8495NE	SJ8595NW	SJ8595NE
1978	1986	1980
1:1,250	1:1,250	1:1,250
SJ8495SE	SJ8595SW	SJ8595SE
1978	1961	1980
1:1,250	1:1,250	1:1,250

Historical Map - Segment A13



Order Details

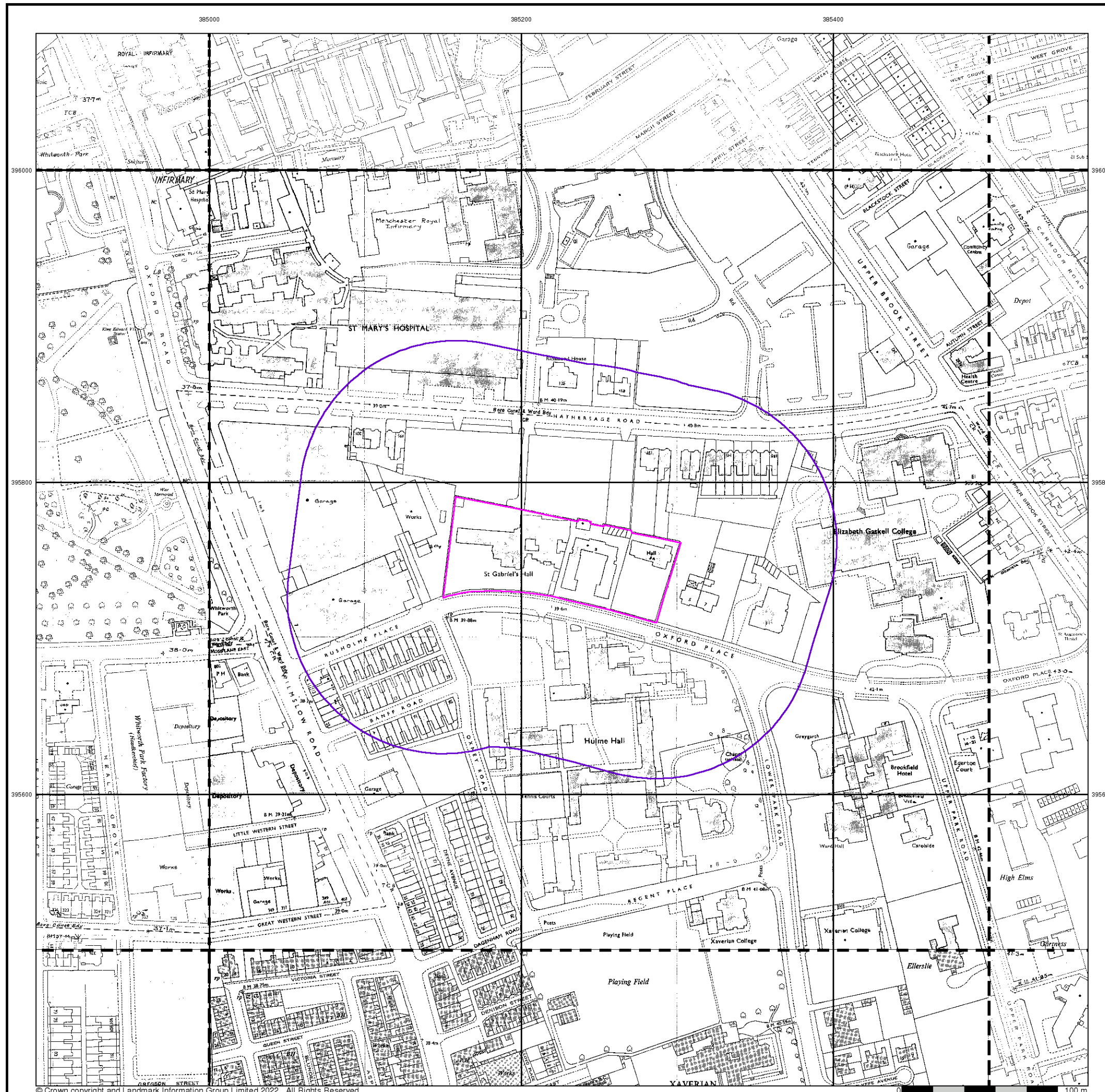
Order Number: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
Search Buffer (m): 100

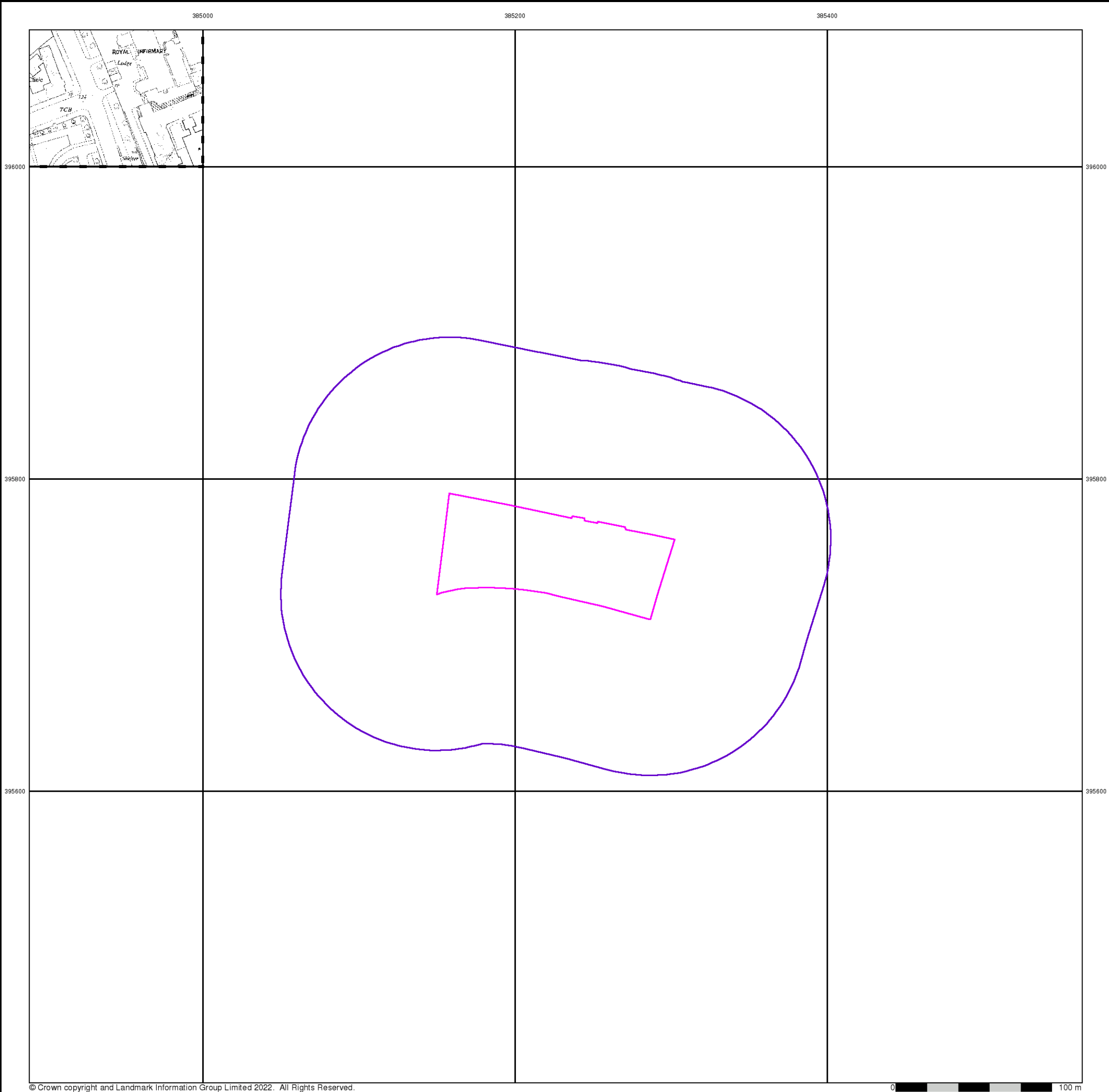
Site Details

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Supply of Unpublished Survey Information

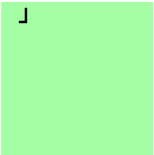
Published 1977

Source map scale - 1:1,250

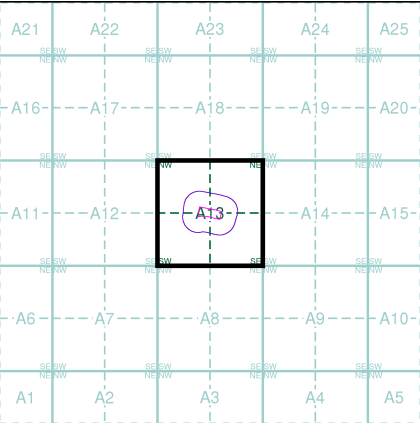
SUSI maps (Supply of Unpublished Survey Information) were produced between 1972 and 1977, mainly for internal use at Ordnance Survey. These were more of a 'work-in-progress' plan as they showed updates of individual areas on a map. These maps were unpublished, and they do not represent a single moment in time. They were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SJ8496SE
1977
1:1,250



Historical Map - Segment A13



Order Details

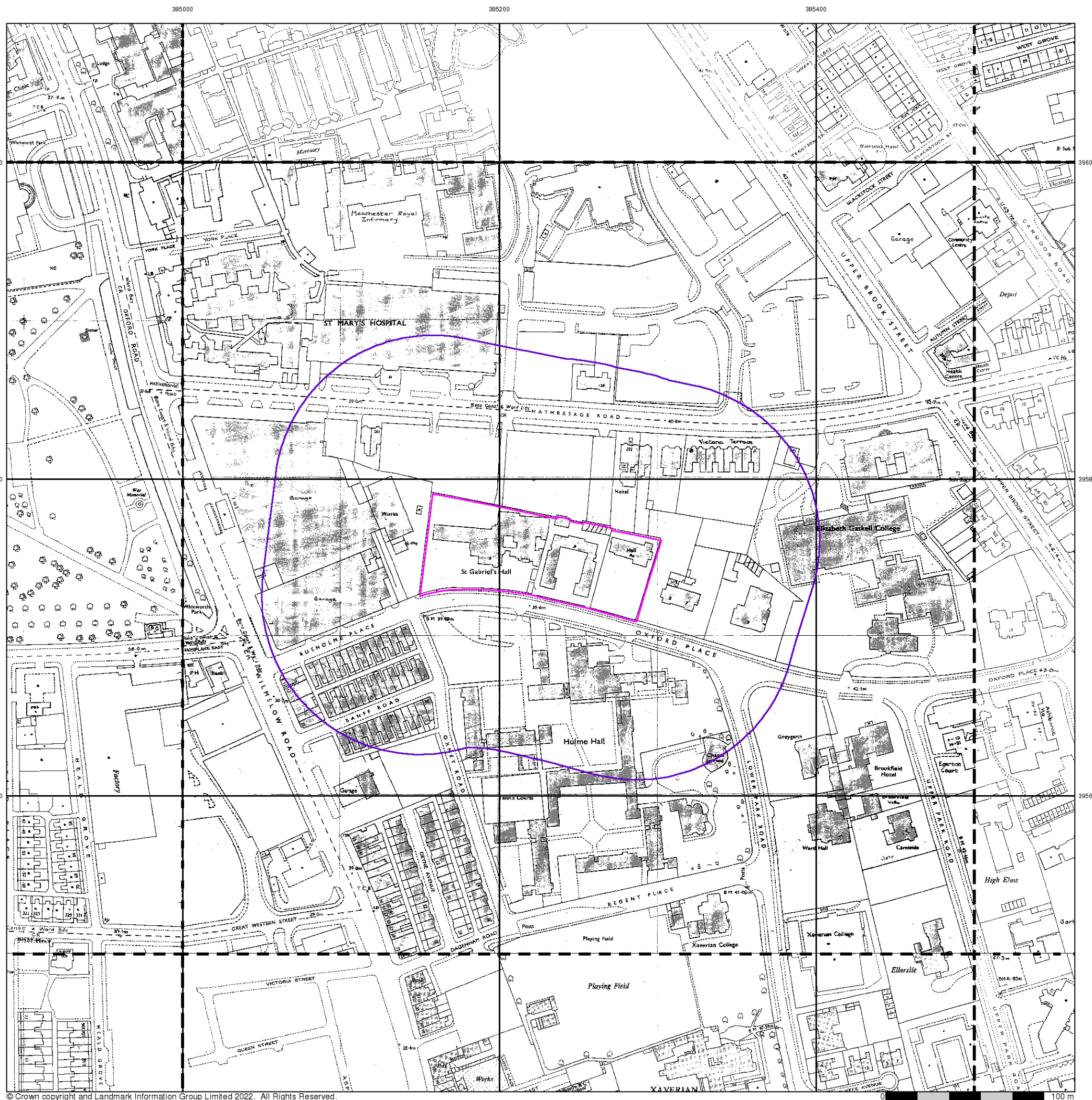
Order Number: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
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Additional SIMs

Published 1979 - 1992

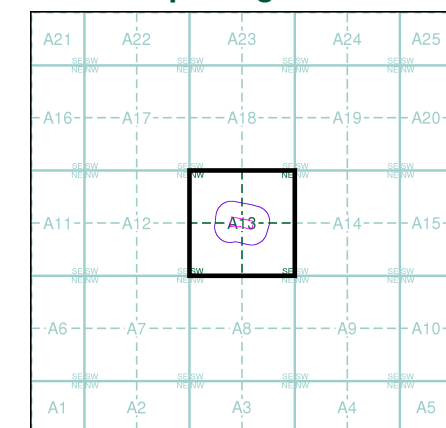
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

SJ8496SE	SJ8596SW	SJ8596SE
1987	1984	1991
1:1,250	1:1,250	1:1,250
SJ8495NE	SJ8595NW	SJ8595NE
1989	1991	1992
1:1,250	1:1,250	1:1,250
SJ8495SE	SJ8595SW	SJ8595SE
1987	1979	1989
1:1,250	1:1,250	1:1,250

Historical Map - Segment A13



Order Details

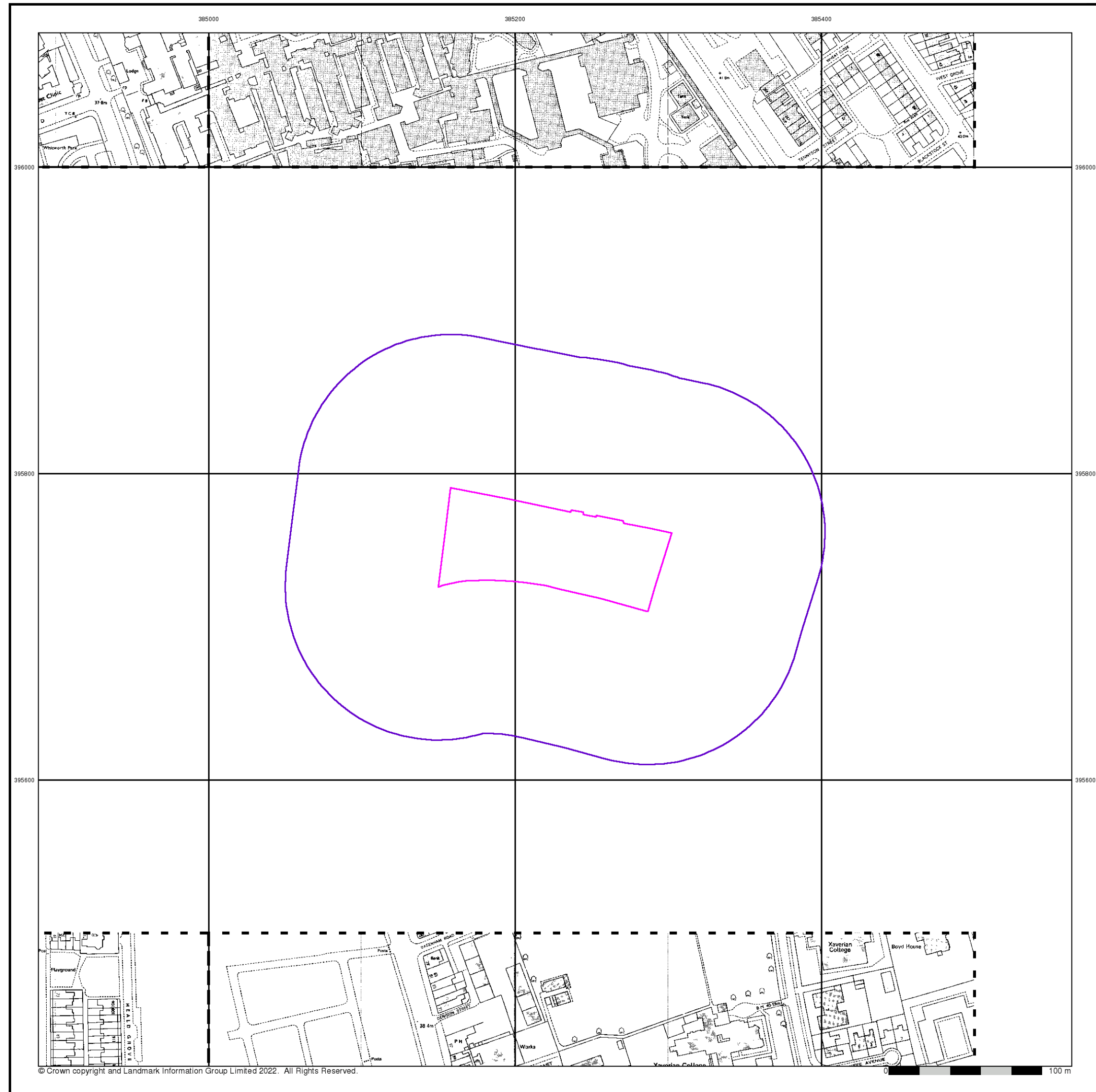
Order Number: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
Search Buffer (m): 100

Site Details

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Ordnance Survey Plan

Published 1980 - 1992

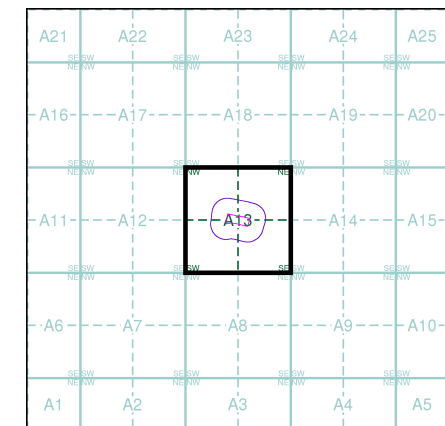
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SJ8496SE	SJ8596SW
1980	1992
1:1,250	1:1,250
SJ8495SE	SJ8595SW
1982	1983
1:1,250	1:1,250

Historical Map - Segment A13



Order Details

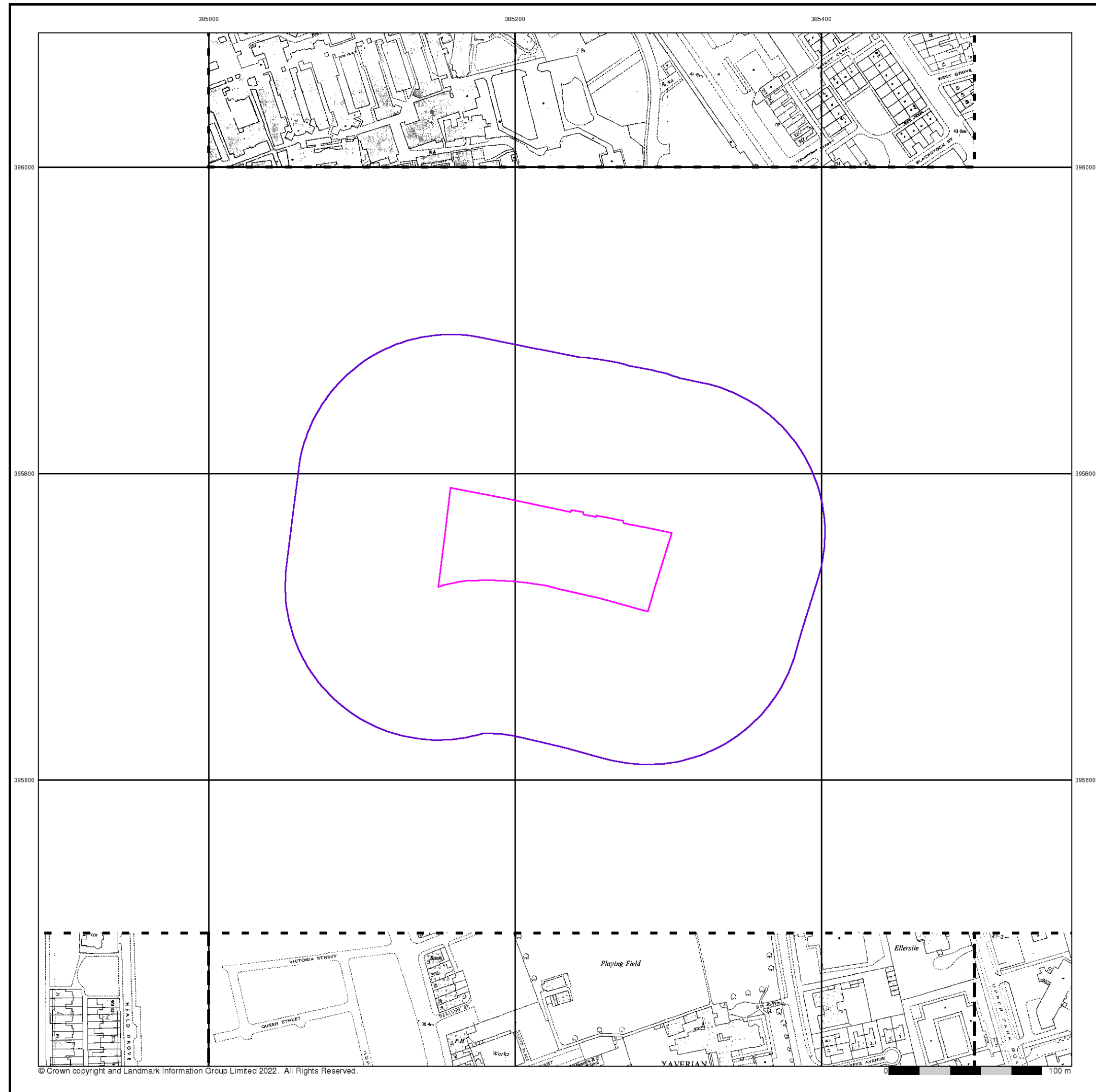
Order Number: 290282449_1_1
 Customer Ref: 11671
 National Grid Reference: 385220, 395750
 Slice: A
 Site Area (Ha): 0.77
 Search Buffer (m): 100

Site Details

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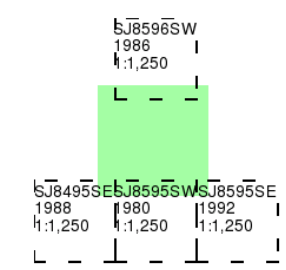
Additional SIMs

Published 1980 - 1992

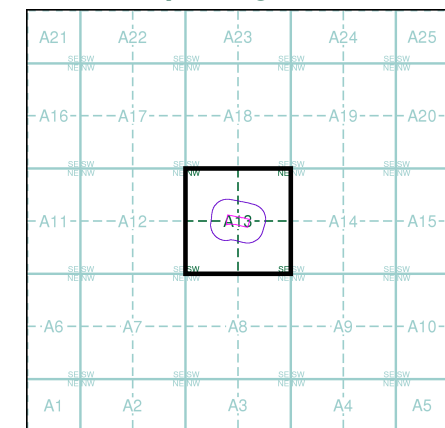
Source map scale - 1:1,250

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

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

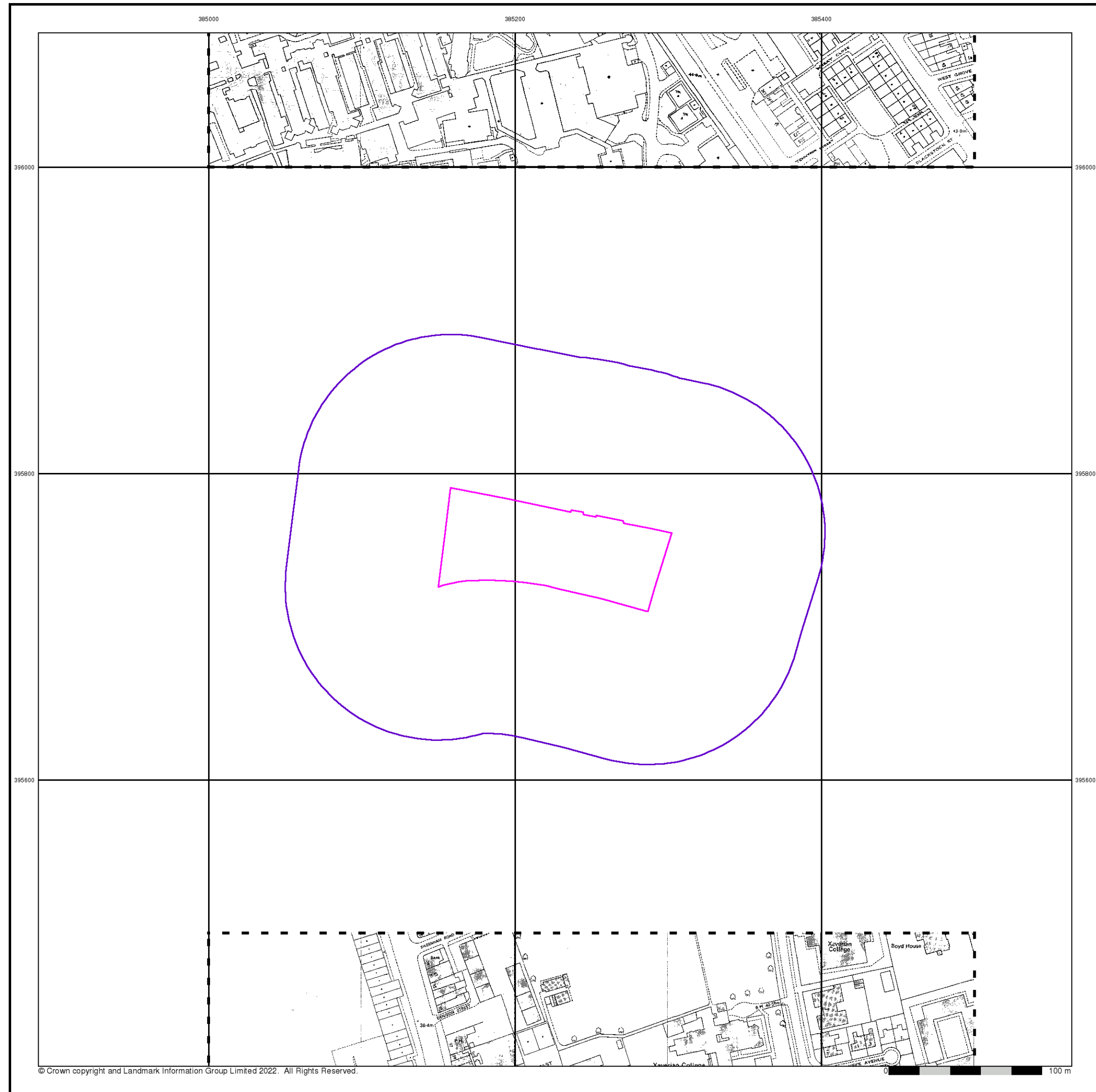
Order Number: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
Search Buffer (m): 100

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Additional SIMs

Published 1983 - 1991

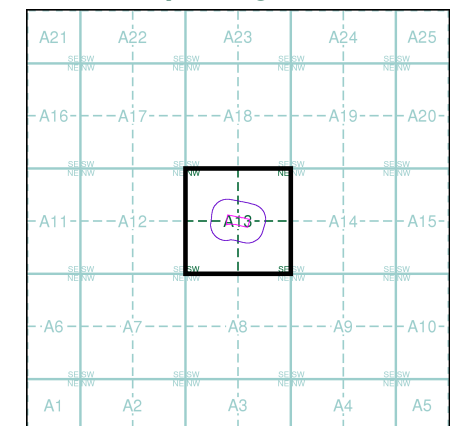
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

SJ8596SW
1991
1:1,250
SJ8595SW
1983
1:1,250

Historical Map - Segment A13



Order Details

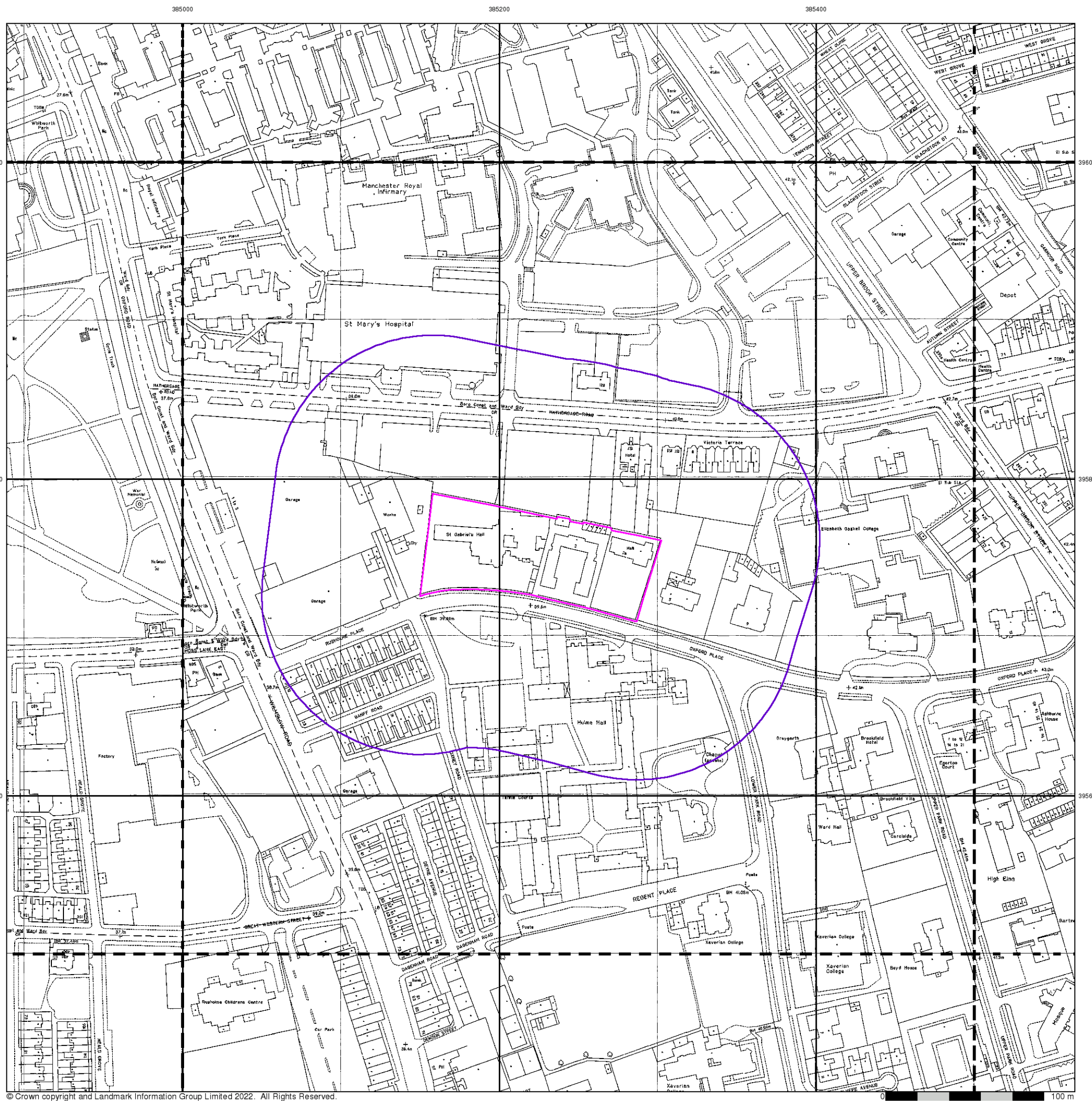
Order Number: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
Search Buffer (m): 100

Site Details

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Large-Scale National Grid Data

Published 1992

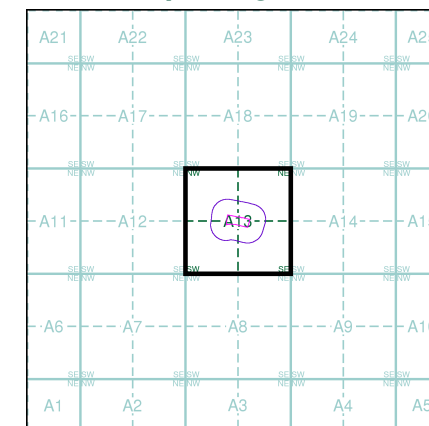
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

SJ8496SE	SJ8596SW	SJ8596SE
1992	1992	1992
1:1,250	1:1,250	1:1,250
SJ8495NE	SJ8595NW	SJ8595NE
1992	1992	1992
1:1,250	1:1,250	1:1,250
SJ8495SE	SJ8595SW	SJ8595SE
1992	1992	1992
1:1,250	1:1,250	1:1,250

Historical Map - Segment A13



Order Details

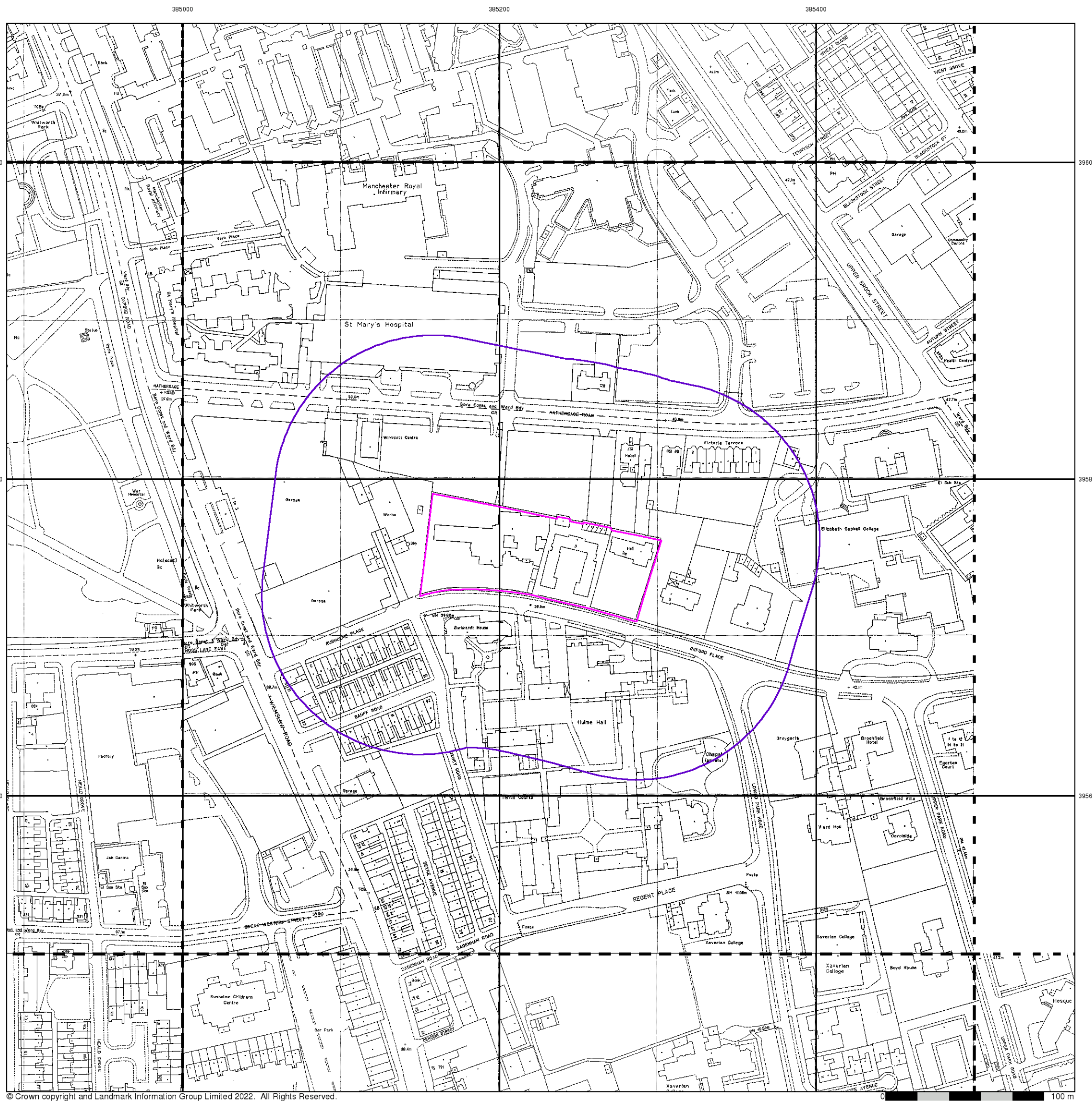
Order Number: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
Search Buffer (m): 100

Site Details

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Large-Scale National Grid Data

Published 1993 - 1995

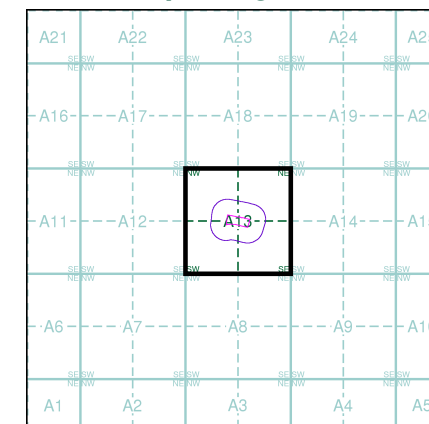
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

SJ8496SE	SJ8596SW
1993	1994
1:1,250	1:1,250
SJ8495NE	SJ8595NW
1994	1993
1:1,250	1:1,250
SJ8495SE	SJ8595SW
1993	1994
1:1,250	1:1,250
SJ8595SE	SJ8595SW
1994	1995
1:1,250	1:1,250

Historical Map - Segment A13



Order Details

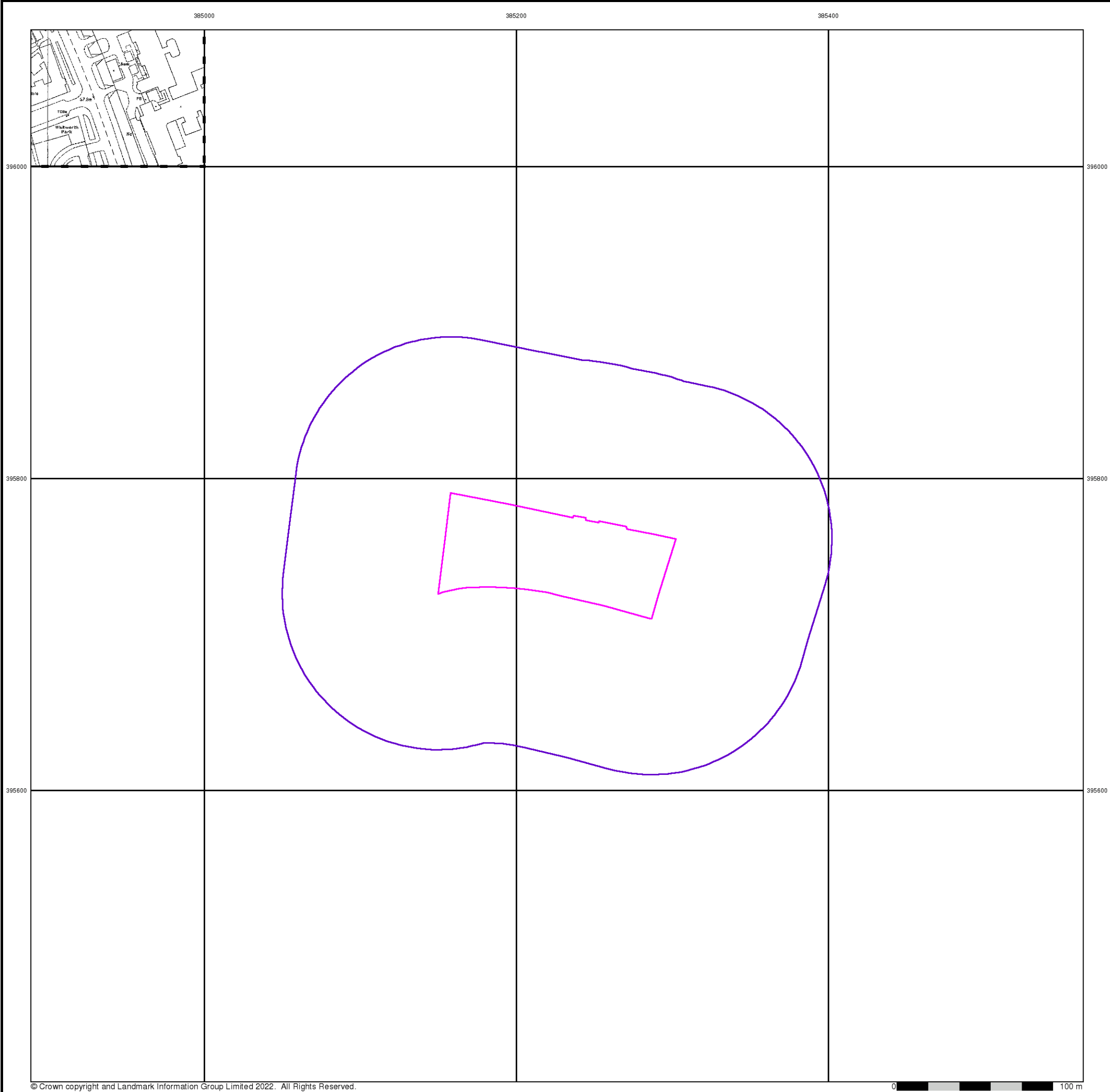
Order Number: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
Search Buffer (m): 100

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Large-Scale National Grid Data

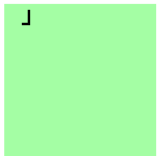
Published 1994

Source map scale - 1:1,250

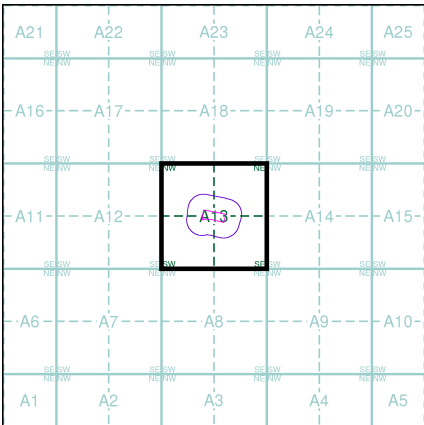
'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic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

Map Name(s) and Date(s)

SJ8496SE
1994
1:1,250



Historical Map - Segment A13



Order Details

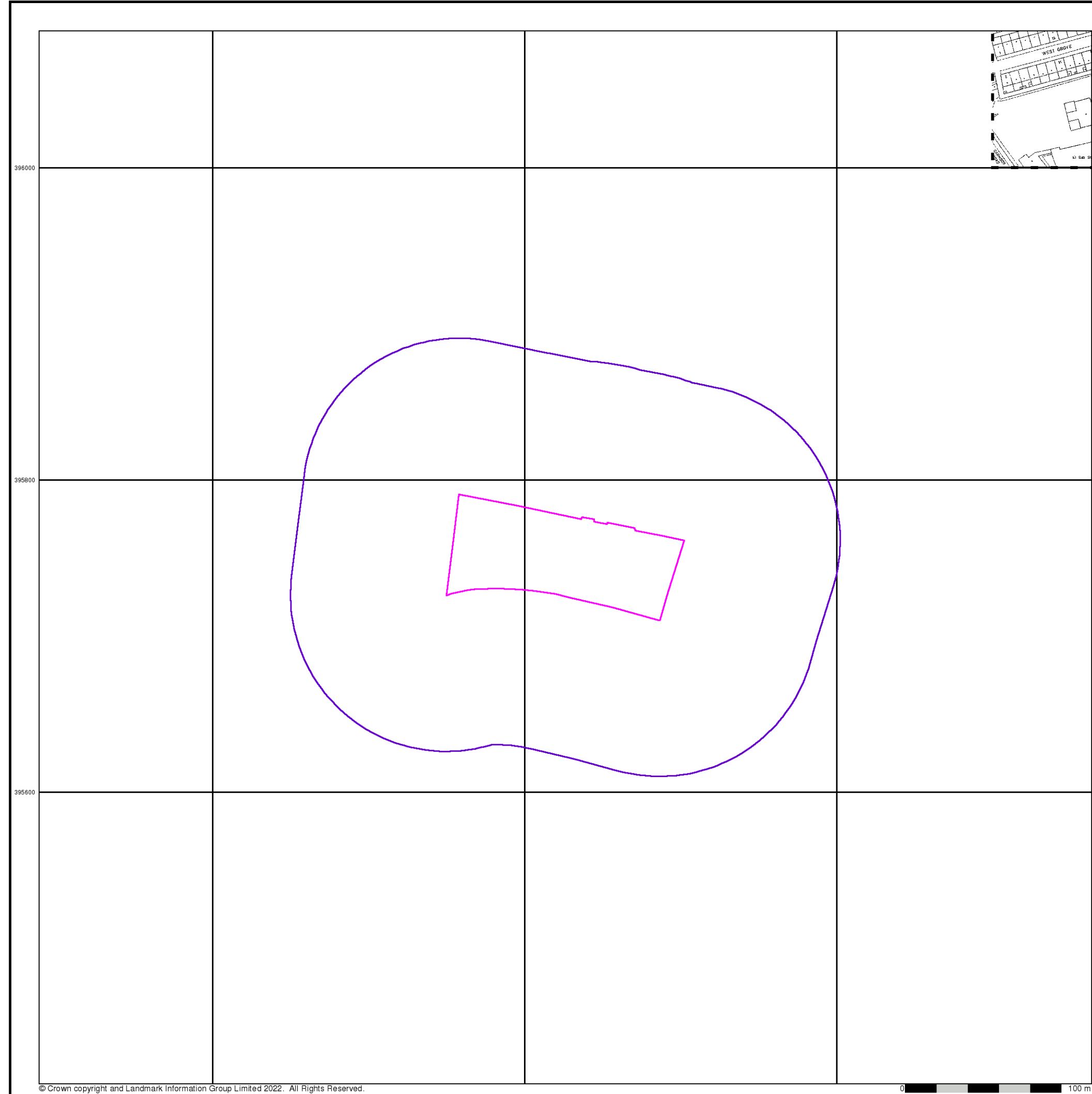
Order Number: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
Search Buffer (m): 100

Site Details

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Web: www.envirocheck.co.uk



396000

395800

395600

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0 100 m



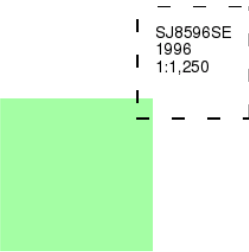
Large-Scale National Grid Data

Published 1996

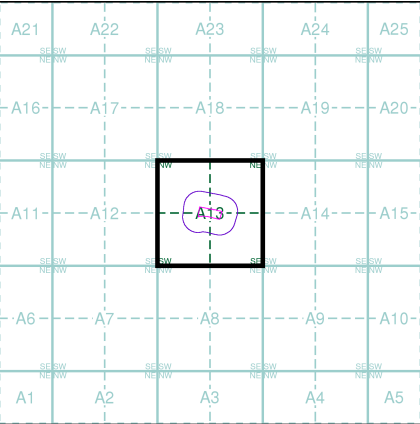
Source map scale - 1:1,250

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

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

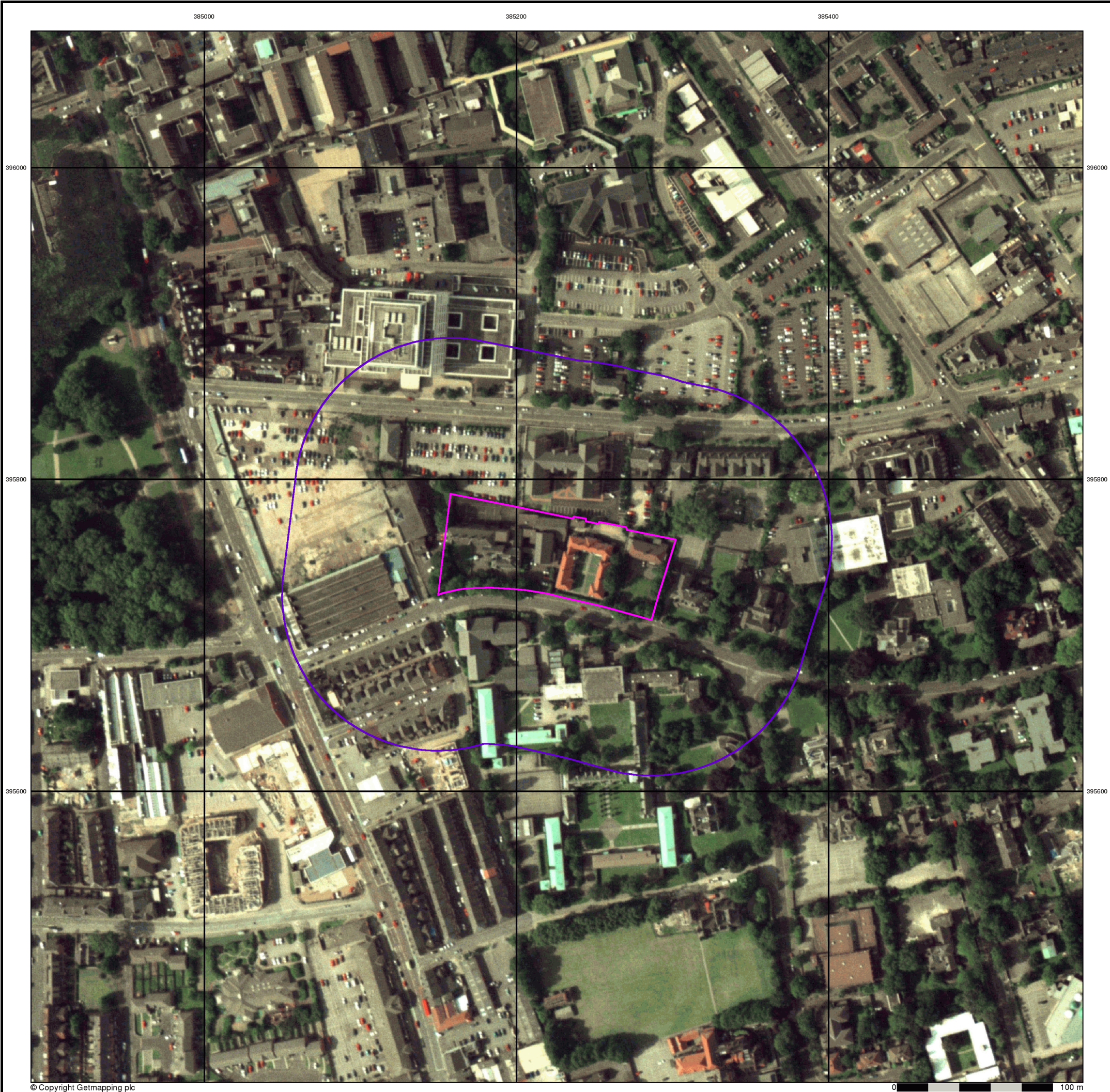
Order Number: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
Search Buffer (m): 100

Site Details

St Gabriels, Oxford Place, Manchester, M14 5TG



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

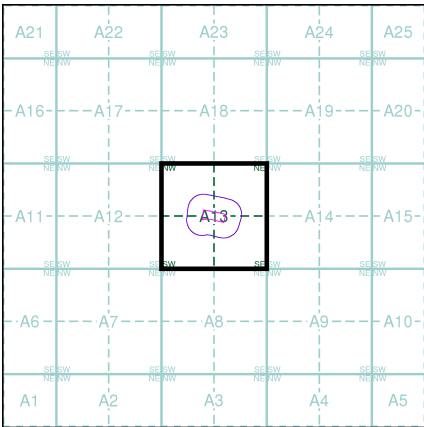


Historical Aerial Photography

Published 2000

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

Historical Aerial Photography - Segment A13



Order Details

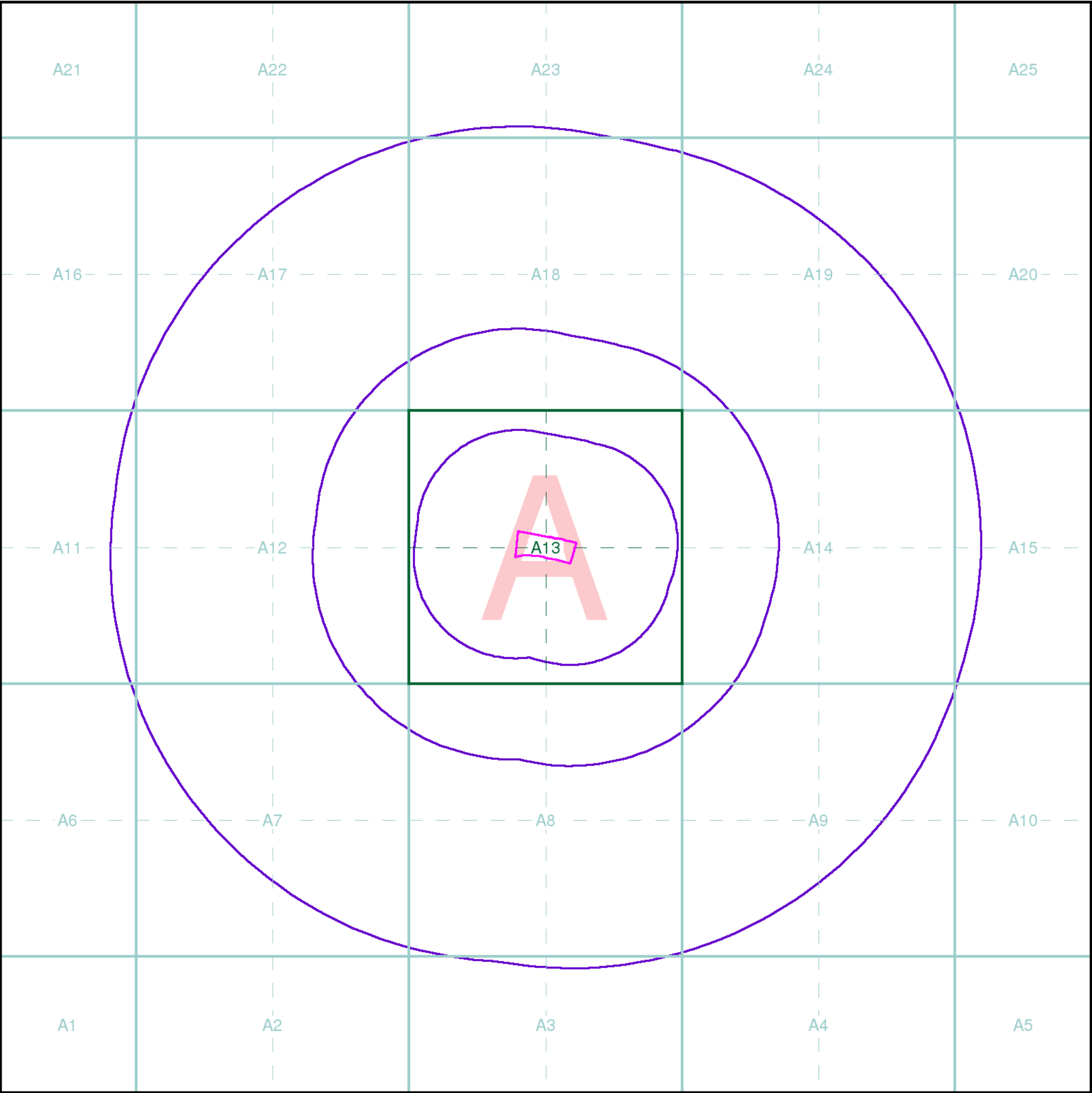
Order Number: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Slice: A
Site Area (Ha): 0.77
Search Buffer (m): 100

Site Details

St Gabriels, Oxford Place, Manchester, M14 5TG



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



Index Map

For ease of identification, your site and buffer have been split into Slices, Segments and Quadrants. These are illustrated on the Index Map opposite and explained further below.

Slice

Each slice represents a 1:10,000 plot area (2.7km x 2.7km) for your site and buffer. A large site and buffer may be made up of several slices (represented by a red outline), that are referenced by letters of the alphabet, starting from the bottom left corner of the slice "grid". This grid does not relate to National Grid lines but is designed to give best fit over the site and buffer.

Segment

A segment represents a 1:2,500 plot area. Segments that have plot files associated with them are shown in dark green, others in light blue. These are numbered from the bottom left hand corner within each slice.

Quadrant

A quadrant is a quarter of a segment. These are labelled as NW, NE, SW, SE and are referenced in the datasheet to allow features to be quickly located on plots. Therefore a feature that has a quadrant reference of A7NW will be in Slice A, Segment 7 and the NW Quadrant.

A selection of organisations who provide data within this report:



Envirocheck reports are compiled from 136 different sources of data.

Client Details

Ms J Saddington, RSK Environment Ltd, Four Ways House, 57 Hilton Street, Manchester, M1 2EJ

Order Details

Order Number: 290282449_1_1
Customer Ref: 11671
National Grid Reference: 385220, 395750
Site Area (Ha): 0.77
Search Buffer (m): 1000

Site Details

St Gabriels, Oxford Place, Manchester, M14 5TG

Full Terms and Conditions can be found on the following link:
<http://www.landmarkinfo.co.uk/Terms/Show/515>



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

APPENDIX E CONSULTANTS COAL MINING REPORT

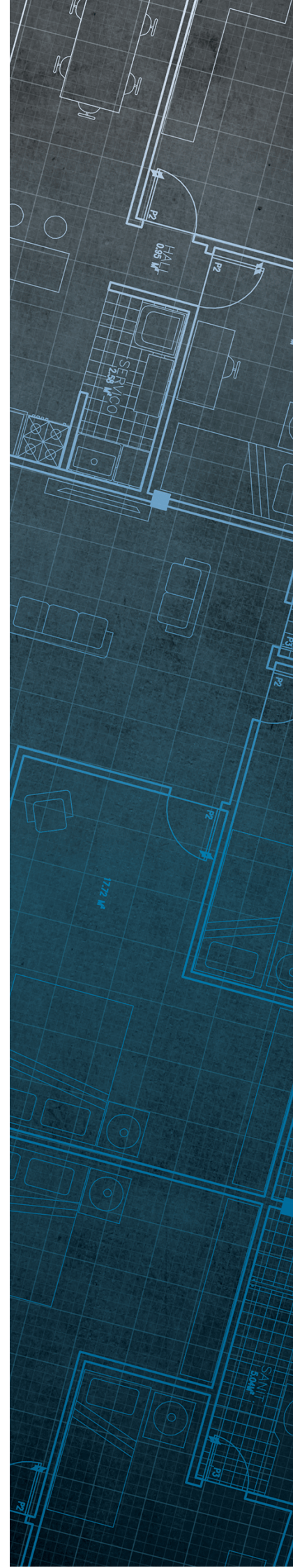


The Coal
Authority

Consultants Coal Mining Report

St Gabriels Oxford Place
Manchester
M14 5GS

Date of enquiry:	26 January 2022
Date enquiry received:	26 January 2022
Issue date:	26 January 2022
Our reference:	51002944161001
Your reference:	PO2121919



Consultants

Coal Mining Report

This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

Client name

RSK ENVIRONMENT LIMITED

Enquiry address

St Gabriels Oxford Place
Manchester
M14 5GS

How to contact us

0345 762 6848 (UK)
+44 (0)1623 637 000 (International)

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

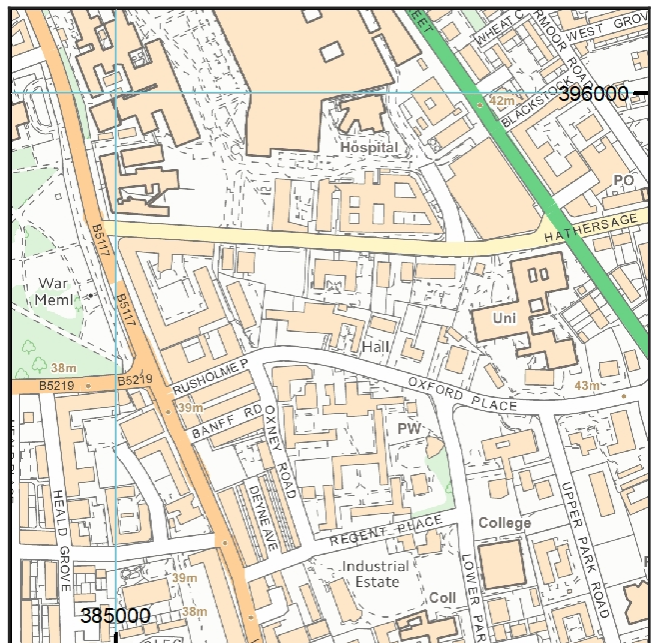
www.groundstability.com

 @coalauthority

 /company/the-coal-authority

 /thecoalauthority

 /thecoalauthority



Approximate position of property



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Ordnance Survey Licence number: 100020315

Section 1 – Mining activity and geology

Past underground mining

No past mining recorded.

Probable unrecorded shallow workings

None.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

Mine entries

None recorded within 100 metres of the enquiry boundary.

Abandoned mine plan catalogue numbers

None available.

Outcrops

No outcrops recorded.

Geological faults, fissures and breaklines

No faults, fissures or breaklines recorded.

Opencast mines

None recorded within 500 metres of the enquiry boundary.

Coal Authority managed tips

None recorded within 500 metres of the enquiry boundary.

Section 2 – Investigative or remedial activity

Please refer to the 'Summary of findings' map (on separate sheet) for details of any activity within the area of the site boundary.

Site investigations

None recorded within 50 metres of the enquiry boundary.

Remediated sites

None recorded within 50 metres of the enquiry boundary.

Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

Mine gas

None recorded within 500 metres of the enquiry boundary.

Mine water treatment schemes

None recorded within 500 metres of the enquiry boundary.

Section 3 – Licensing and future mining activity

Future underground mining

None recorded.

Coal mining licensing

None recorded within 200 metres of the enquiry boundary.

Court orders

None recorded.

Section 46 notices

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

Withdrawal of support notices

The property is not in an area where a notice to withdraw support has been given.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

Payments to owners of former copyhold land

The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Section 4 – Further information

Based on the responses in this report, no further information has been highlighted.

Section 5 – Data definitions

The datasets used in this report have limitations and assumptions within their results. For more guidance on the data and the results specific to the enquiry boundary, please **call us on 0345 762 6848** or **email us at groundstability@coal.gov.uk**.

Past underground coal mining

Details of all recorded underground mining relative to the enquiry boundary. Only past underground workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination, will be included.

Probable unrecorded shallow workings

Areas where the Coal Authority believes there to be unrecorded coal workings that exist at or close to the surface (less than 30 metres deep).

Spine roadways at shallow depth

Connecting roadways either, working to working, or, surface to working, both in-seam and cross measures that exist at or close to the surface (less than 30 metres deep), either within or within 10 metres of the enquiry boundary.

Mine entries

Details of any shaft or adit either within, or within 100 metres of the enquiry boundary including approximate location, brief treatment details where known, the mineral worked from the mine entry and conveyance details where the mine entry has previously been sold by the Authority or its predecessors British Coal or the National Coal Board.

Abandoned mine plan catalogue numbers

Plan numbers extracted from the abandoned mines catalogue containing details of coal and other mineral abandonment plans deposited via the Mines Inspectorate in accordance with the Coal Mines Regulation Act and Metalliferous Mines Regulation Act 1872. A maximum of 9 plan extents that intersect with the enquiry boundary will be included. This does not infer that the workings and/or mine entries shown on the abandonment plan will be relevant to the site/property boundary.

Outcrops

Details of seam outcrops will be included where the enquiry boundary intersects with a conjectured or actual seam outcrop location (derived by either the British Geological Survey or the Coal Authority) or intersects with a defined 50 metres buffer on the coal (dip) side of the outcrop. An indication of whether the Coal Authority believes the seam to be of sufficient thickness and/or quality to have been worked will also be included.

Geological faults, fissures and breaklines

Geological disturbances or fractures in the bedrock. Surface fault lines (British Geological Survey derived data) and fissures and breaklines (Coal Authority derived data) intersecting with the enquiry boundary will be included. In some circumstances faults, fissures or breaklines have been known to contribute to surface subsidence damage as a consequence of underground coal mining.

Opencast mines

Opencast coal sites from which coal has been removed in the past by opencast (surface) methods and where the enquiry boundary is within 500 metres of either the licence area, site boundary, excavation area (high wall) or coaling area.

Coal Authority managed tips

Locations of disused colliery tip sites owned and managed by the Coal Authority, located within 500 metres of the enquiry boundary.

Site investigations

Details of site investigations within 50 metres of the enquiry boundary where the Coal Authority has received information relating to coal mining risk investigation and/or remediation by third parties.

Remediated sites

Sites where the Coal Authority has undertaken remedial works either within or within 50 metres of the enquiry boundary following report of a hazard relating to coal mining under the Coal Authority's Emergency Surface Hazard Call Out procedures.

Coal mining subsidence

Details of alleged coal mining subsidence claims made since 31 October 1994 either within or within 50 metres of the enquiry boundary. Where the claim relates to the enquiry boundary confirmation of whether the claim was accepted, rejected or whether liability is still being determined will be given. Where the claim has been discharged, whether this was by repair, payment of compensation or a combination of both, the value of the claim, where known, will also be given.

Details of any current 'Stop Notice' deferring remedial works or repairs affecting the property/site, and if so the date of the notice.

Details of any request made to execute preventative works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991. If yes, whether any person withheld consent or failed to comply with any request to execute preventative works.

Mine gas

Reports of alleged mine gas emissions received by the Coal Authority, either within or within 500 metres of the enquiry boundary that subsequently required investigation and action by the Coal Authority to mitigate the effects of the mine gas emission.

Mine water treatment schemes

Locations where the Coal Authority has constructed or operates assets that remove pollutants from mine water prior to the treated mine water being discharged into the receiving water body.

These schemes are part of the UK's strategy to meet the requirements of the Water Framework Directive. Schemes fall into 2 basic categories: Remedial – mitigating the impact of existing pollution or Preventative – preventing a future pollution incident.

Mine water treatment schemes generally consist of one or more primary settlement lagoons and one or more reed beds for secondary treatment. A small number are more specialised process treatment plants.

Future underground mining

Details of all planned underground mining relative to the enquiry boundary. Only those future workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination will be included.

Coal mining licensing

Details of all licenses issued by the Coal Authority either within or within 200 metres of the enquiry boundary in relation to the under taking of surface coal mining, underground coal mining or underground coal gasification.

Court orders

Orders in respect of the working of coal under the Mines (Working Facilities and Support) Acts of 1923 and 1966 or any statutory modification or amendment thereof.

Section 46 notices

Notice of proposals relating to underground coal mining operations that have been given under section 46 of the Coal Mining Subsidence Act 1991.

Withdrawal of support notices

Published notices of entitlement to withdraw support and the date of the notice. Details of any revocation notice withdrawing the entitlement to withdraw support given under Section 41 of the Coal Industry Act 1994.

Payment to owners of former copyhold land

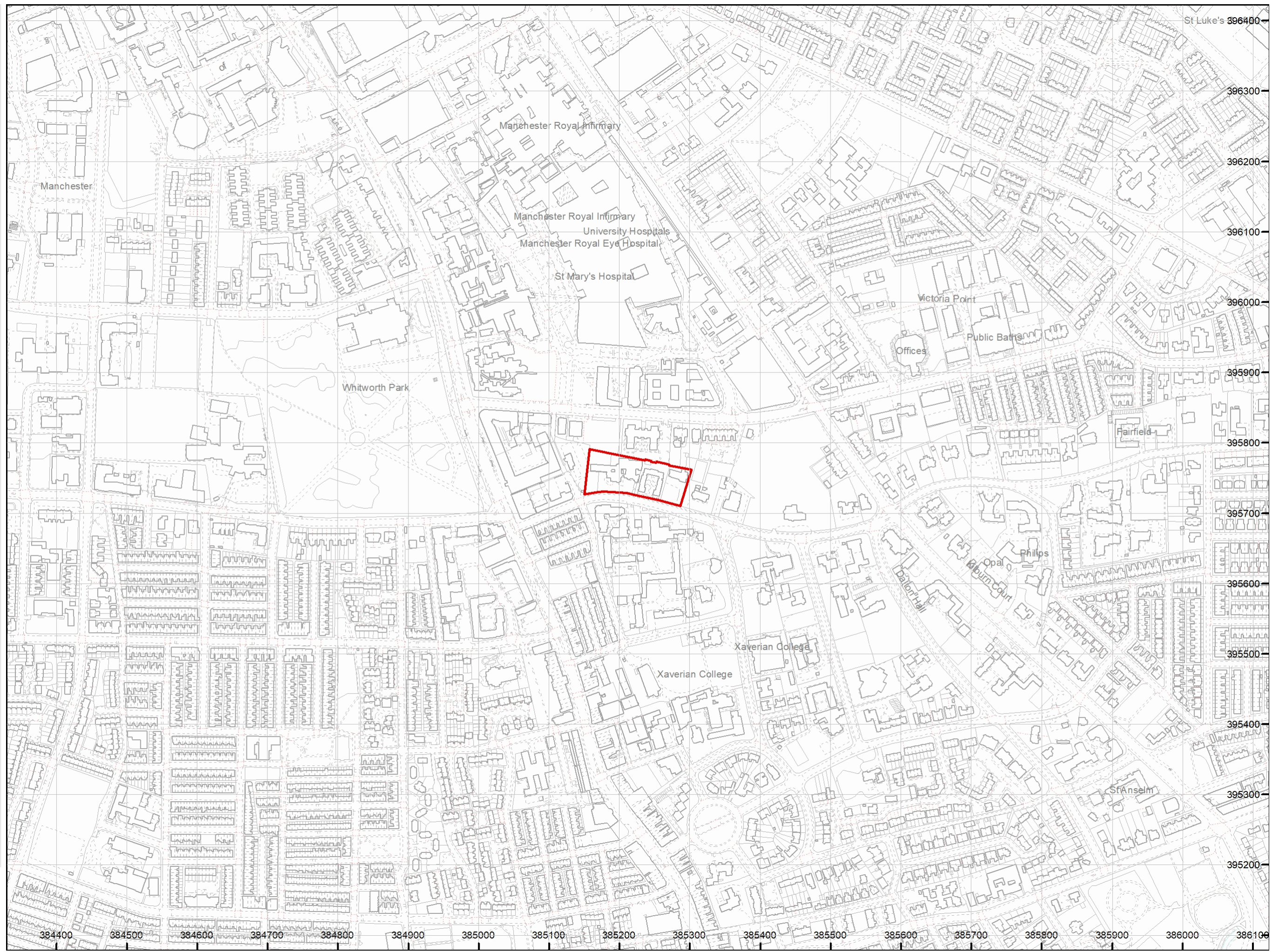
Relevant notices which may affect the property and any subsequent notice of retained interests in coal and coal mines, acceptance or rejection notices and whether any compensation has been paid to a claimant.

The map highlights any specific surface or subsurface features within or near to the boundary of the site.

Key

Approximate position of the enquiry boundary shown 

How to contact us
0345 762 6848 (UK)
+44 (0)1623 637 000 (International)
www.groundstability.com



APPENDIX F SUPPORTING DESK STUDY INFORMATION

1. Environmental Information Data

DATE: 09 February 2022 TIME: 15:30

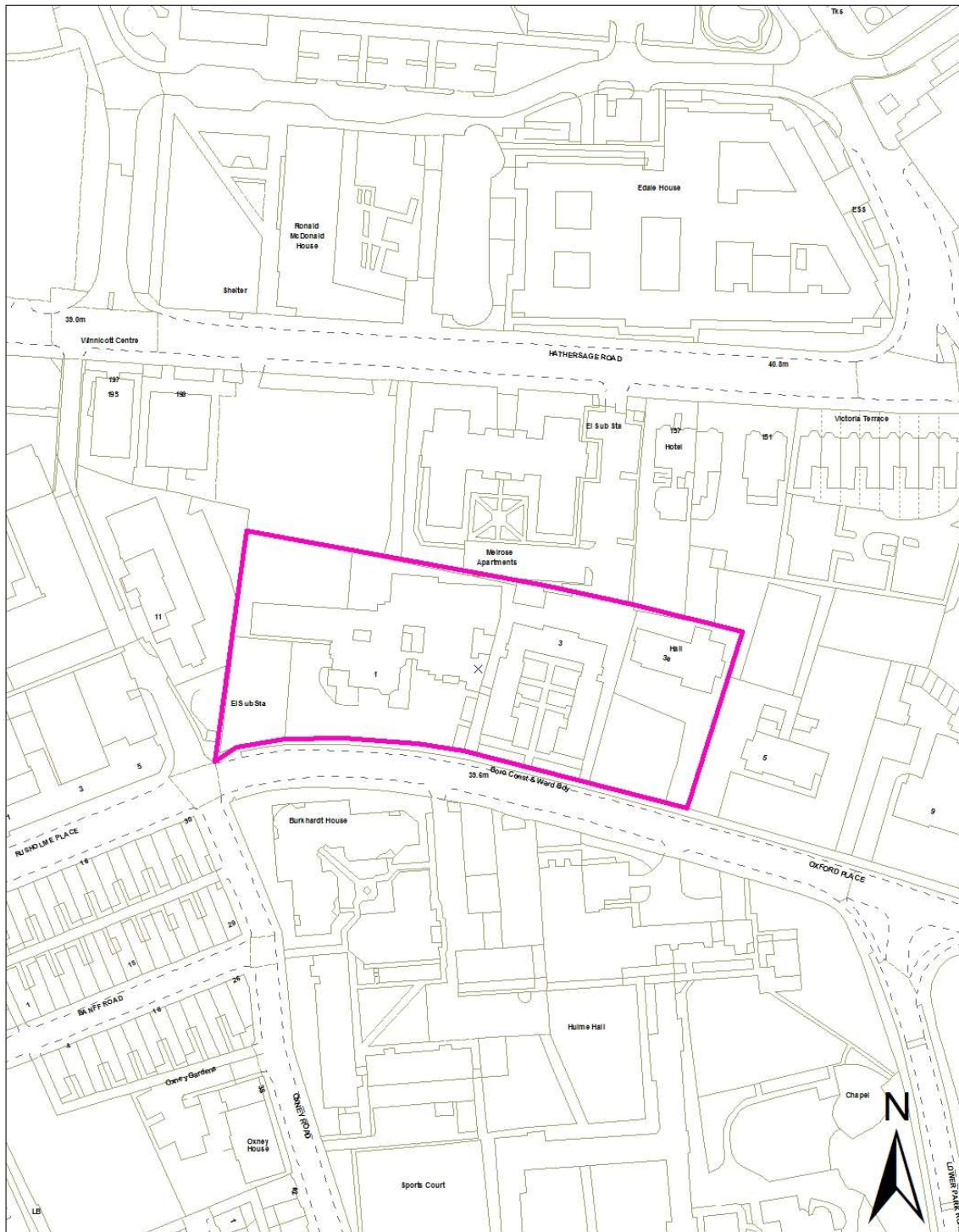
Buffer Search Radius: 25, 100, 250, 2000 metres

Site Centre Coordinates (British National Grid): 385223, 395751

Approx. area of search feature: 7798m²

Polygon buffer search

2. Site Location Map



0.3 Meters
H

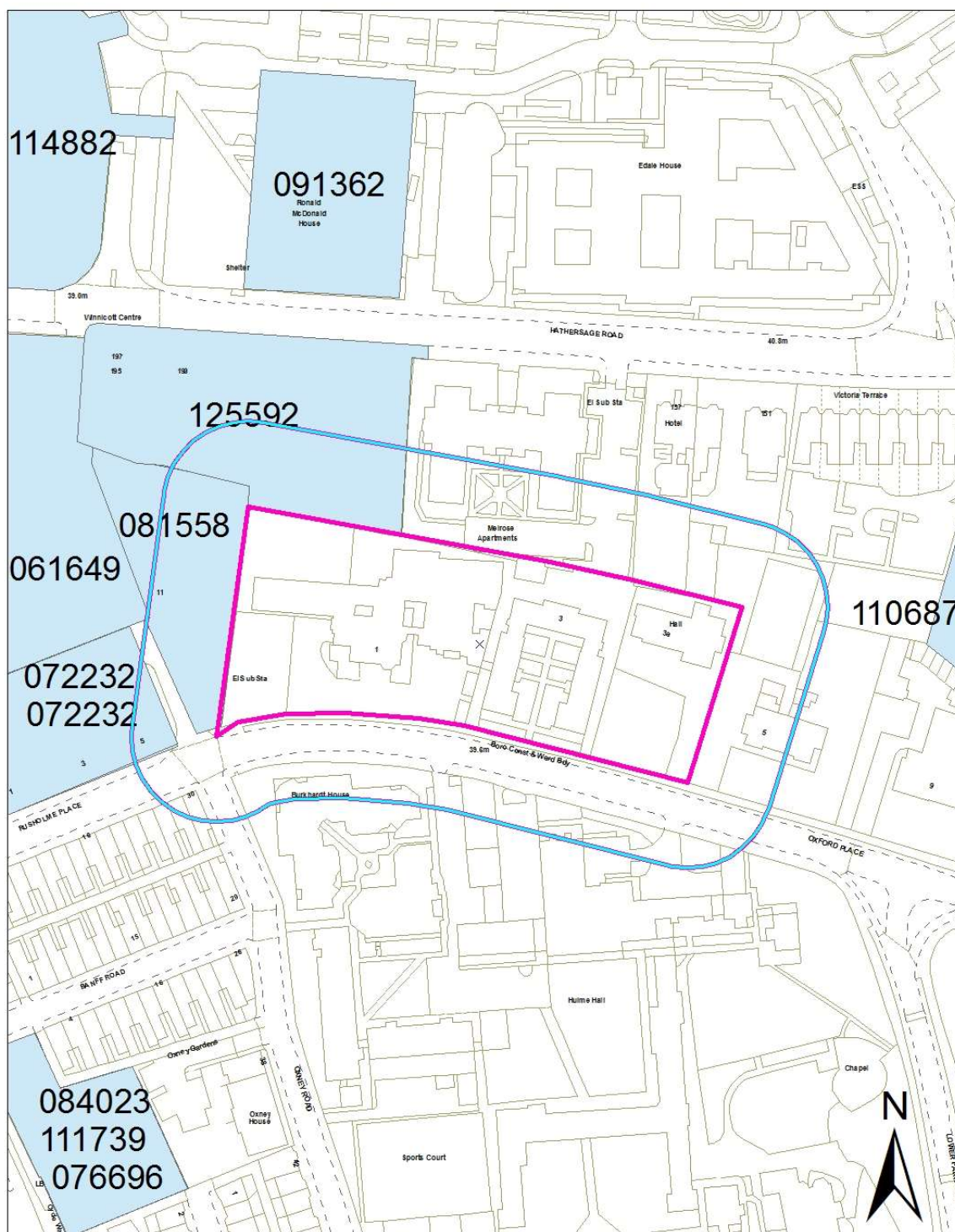


**MANCHESTER
CITY COUNCIL**

Contaminated Land Section

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Ordnance Survey 100019568.

Contaminated Land Section records of contamination issues at the site and land adjacent to the site (2006-present):



3.1 GIS Attribute Data for CLS Records (2006-present)

Selection Summary for layer

0 feature(s) identified on site.

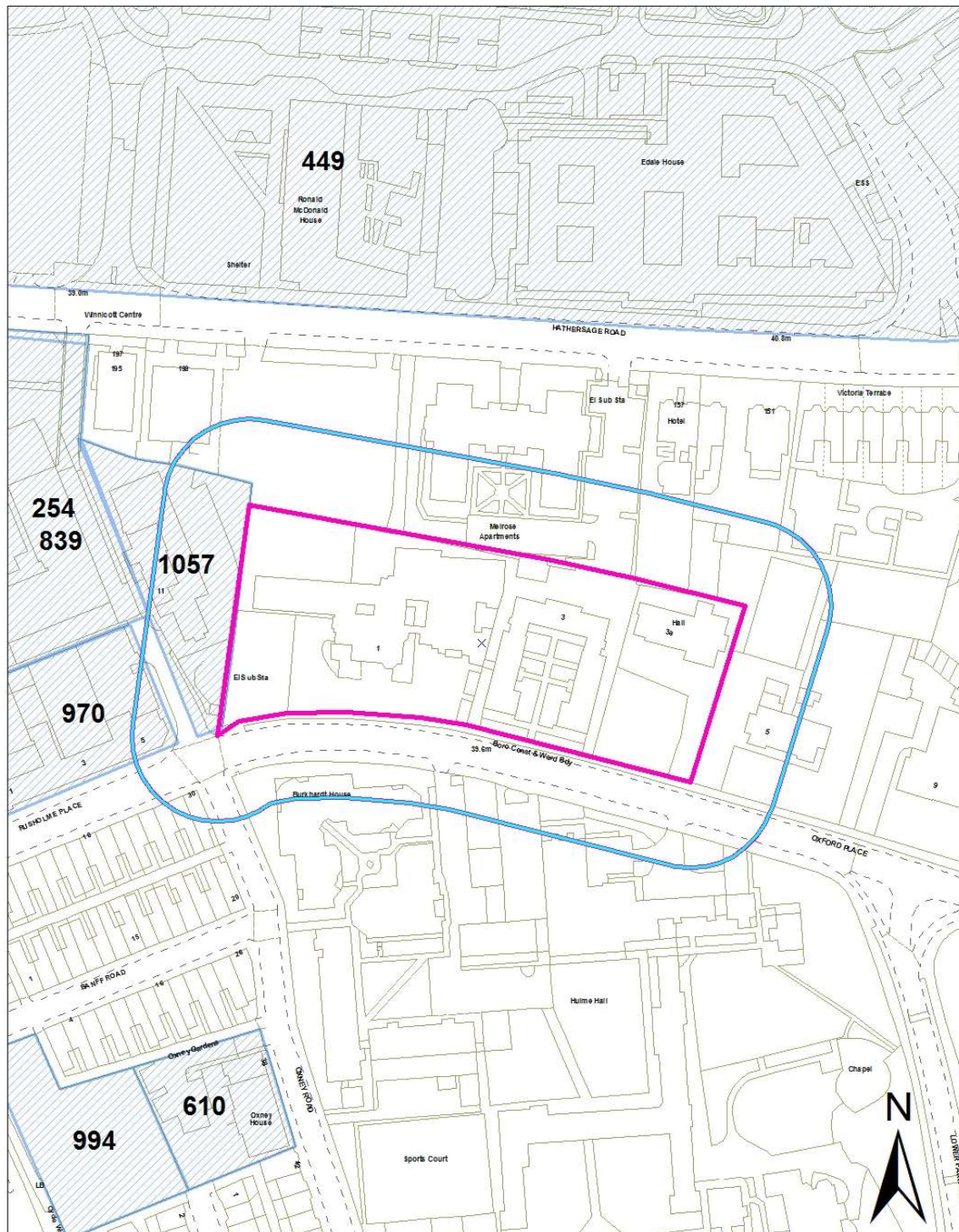
5 feature(s) identified off site within 25 metres

PLANNING	Status	Address	DD_MM_YYYY	Reports	Grid Ref.
On Site					
None					
Identified Off-site - Within 25m					
081558	Discharged	Wilmslow Park Phase 3, Rusholme Place, Rusholme, Manchester.			385136, 395774
125592	Pending	Hathersage Road, Manchester			385161, 395817
072232	Discharged	Wilmslow Park Phase 2, Manchester.			385092, 395723
072232	Discharged	Former Jaguar Garage Site, Rusholme Place and Wilmslow Road, Rusholme.			385092, 395723
061649	Discharged	Former Garages Site, Wilmslow Rd, Manchester.			385067, 395793

The search has identified that the Contaminated Land Section may hold some information pertaining to ground conditions at or adjacent to this site, as shown on the above plan. Please contact us to arrange access to any available reports.

4. CLS Records (pre-2006)

Contaminated Land Section records of contamination issues at the site and land adjacent to the site (pre-2006):



4.1 GIS Attribute Data for CLS Records (pre-2006)

Selection Summary for layer

0 feature(s) identified on site.

4 feature(s) identified off site within 25 metres

SITE_REF	Address	Reports	Grid Ref.	Comments
On Site				
None				
Identified Off-site - Within 25m				
1057	Wilmslow Park Phase 3, Wilmslow Rd/Rusholme Place.			078556 Erection of apartments.
970	7 Wilmslow Road, Rusholme.			072232 Student Accommodation
254	Wilmslow Road / Hathersage Road.			Office, retail and residential development. Planning application no. 061649 and 056670. SI by Ian Farmer Associates.
839	Moss Side Audit.			

The search has identified that the Contaminated Land Section may hold some information pertaining to ground conditions at or adjacent to this site, as shown on the above plan. Please contact us to arrange access to any available reports.

5. MCC Landfill

Landfill sites within 250 metres.

No records were identified within 250m

6. Part 2A Determined Land

Environmental Protection Act 1990 Part 2A, sites determined to be statutory contaminated land within 250 metres:

No records were identified within 250M

The council have not identified the site or surrounding area as being contaminated land as defined under the Environmental Protection Act 1990, Part 2A. The council have not assigned a risk rating to the site, and have no current proposals to investigate the site or surrounding area under the Environmental Protection Act 1990, Part 2A.

Manchester City Councils contaminated land inspection strategy can be found at the following link.

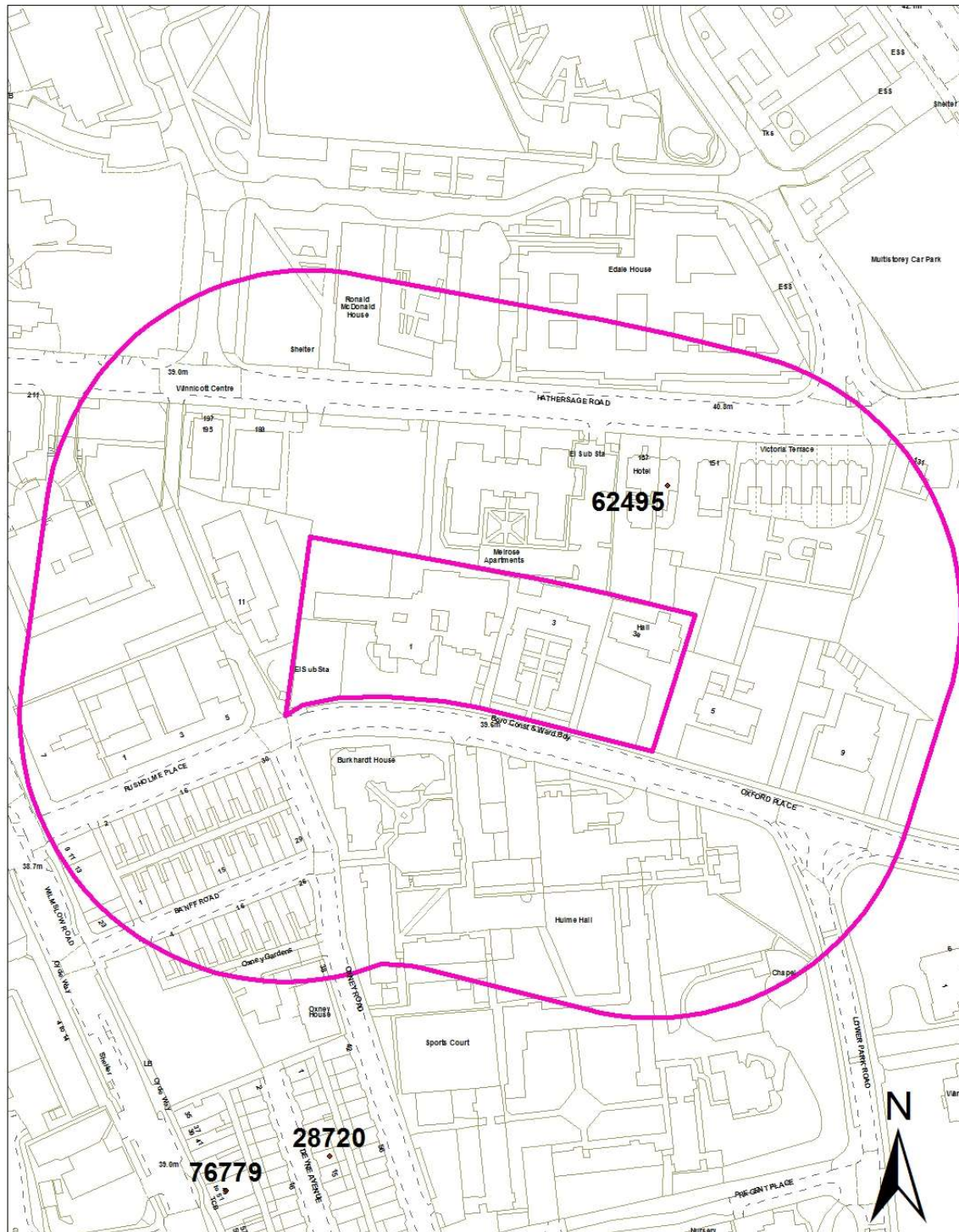
https://secure.manchester.gov.uk/info/100006/environmental_problems/2366/contaminated_land_and_environmental_searches/5

Manchester City Council contaminated land public register can be found at the following

https://www.manchester.gov.uk/directories/500217/licence-public_registers

7. Notices

Environmental Protection Act 1990 Notices



7.1 GIS Attribute Data for Notices

Selection Summary for layer

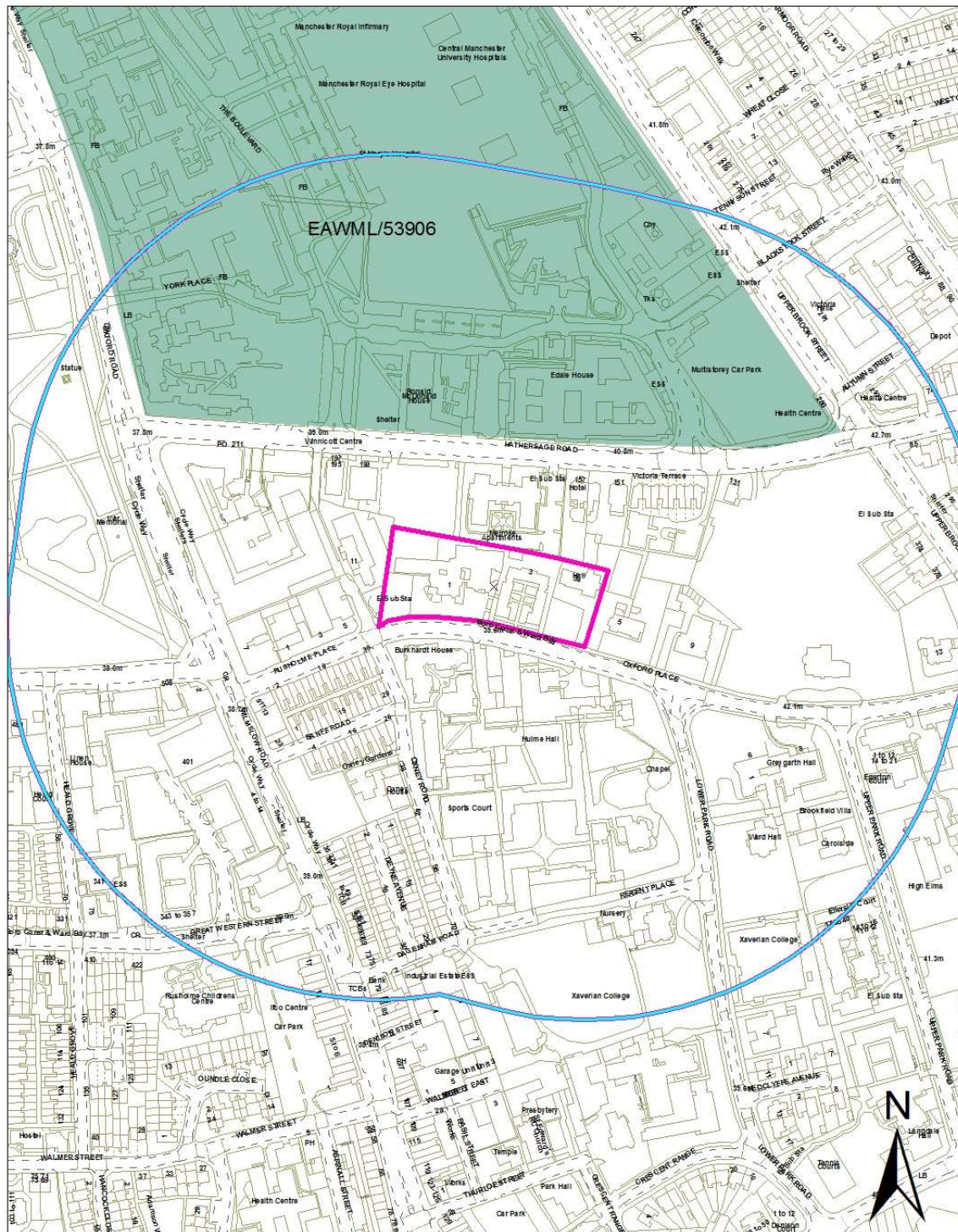
0 feature(s) identified on site.

1 feature(s) identified off site within 100 metres

llpg_upm	type	status	Sv date	edate	address	ward	Grid Ref.
On site							
None							
Identified Off site – Within 0 -100M							
62495	E4 EPA 1990 Section 80 (Nuisance)	CPN COMPLIED WITH	22/06/2010		Flat 3, 155 Hathersage Road, Manchester, M13 0HY	Ardwick	

8. Waste Management Licences

Environmental Permitting (England & Wales) Regulations 2010, Waste Management Licences within 250 metres (MCC current and historic):



8.1 GIS Attribute Data for Waste Management Licences

Selection Summary for layer

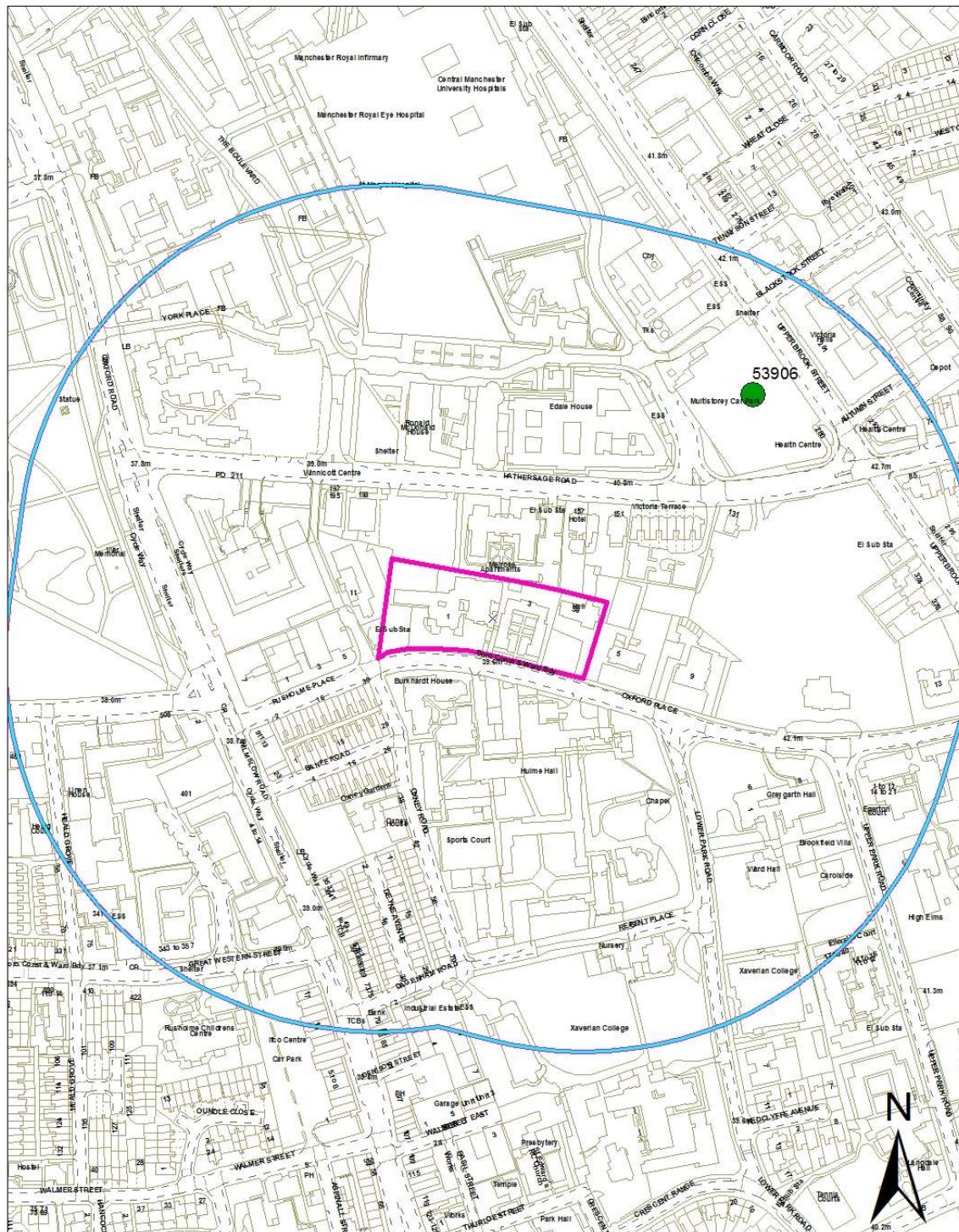
0 feature(s) identified on site.

1 feature(s) identified off site within 250 metres

WML_NO	BUSINESS	ADDRESS	FACILITY	Grid Ref.
On Site				
None				
Identified Off-site - Within 0-250m				
EAWML/53906	Central Manchester Area Health Authority (MRI).	Oxford Road, M13 9WL,	Clinical Waste Transfer Station (Waste Incinerator).	385145, 396124

All waste management activities are licensed by the Environment Agency and it is recommended that you should obtain confirmation and any further information from them. The local authority only holds copies of the applications and registrations. Our files are only updated when new information is received from the Environment Agency.

Environmental Permitting (England & Wales) Regulations 2016, Waste Management Licences within 250 metres (EA current):



9.1 GIS Waste Management Licences Data within 250M

Selection Summary for layer

0 feature(s) identified on site.

1 feature(s) identified off site within 250 metres

WML_NO	BUSINESS	ADDRESS	FACILITY	Grid Ref.
On Site				
None				
Identified Off-site - Within 0-250m				
53906	Central Manchester and Manchester Childrens University Hospital NHS Trust.	Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL.		

10. Part A(1) Permitted Processes

Environmental Permitting (England & Wales) Regulation 2016, Part A(1) Permitted Processes within 250 metres (MCC current and historic):
No records were identified within 250m

11. Part A(1) Permitted Processes

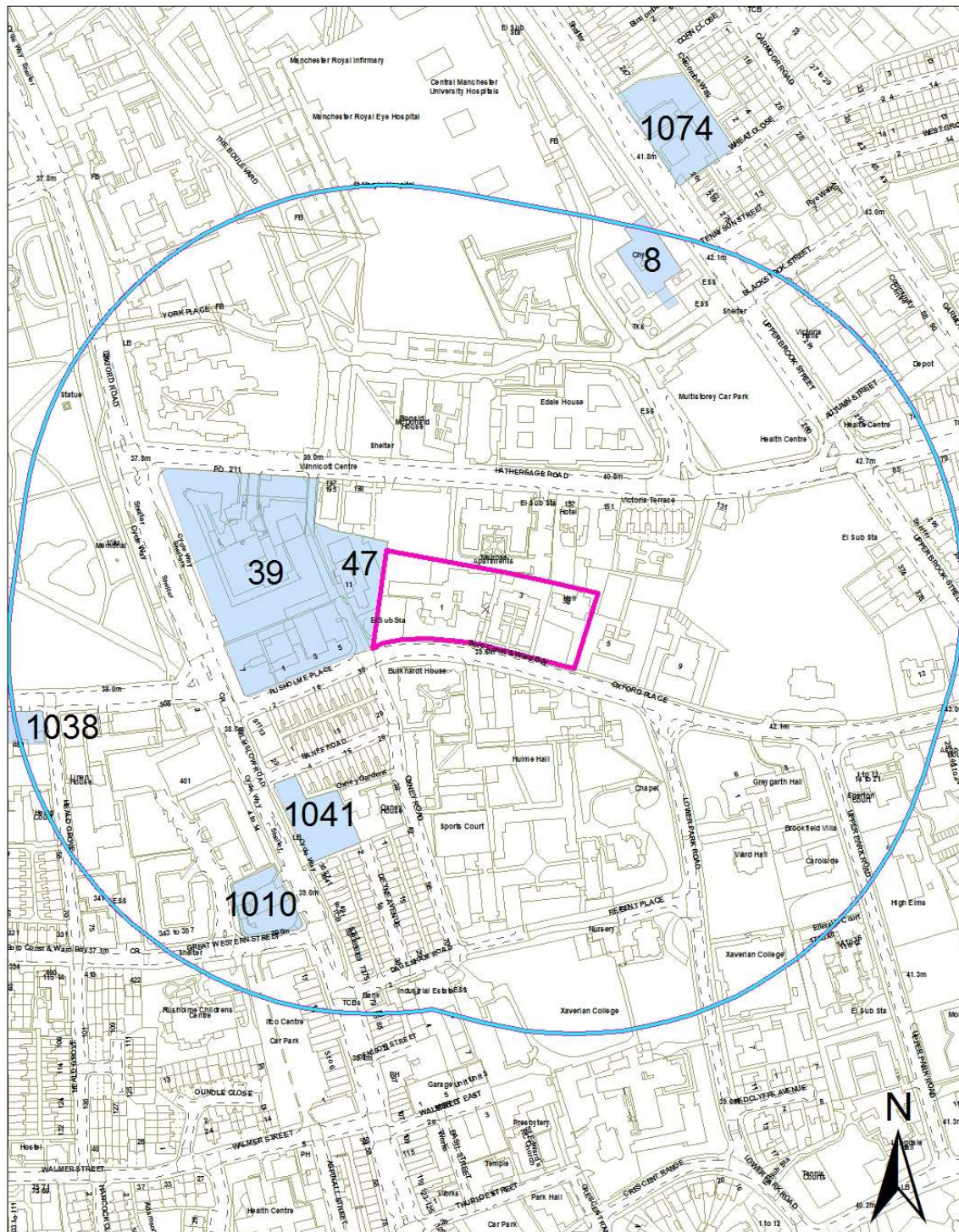
Environmental Permitting (England & Wales) Regulations 2016, Part A(1) Permitted Process within 250 metres (EA Current):
No records were identified within 250m

12. Part A(2) Permitted Processes

Environmental Permitting (England & Wales) Regulations 2016, Part A2 Permitted Processes within 250 metres:
No records were identified within 250m

13. Part B Permitted Processes

Environmental Permitting (England & Wales) Regulations 2016, Part B Permitted Processes within 250 metres of the site:



13.1 GIS Attribute Data for Part B Permitted Processes

Selection Summary for layer

0 feature(s) identified on site.

6 feature(s) identified off site within 250 metres

Site Number	BUSINESS	ADDRESS	Permit Number	Status	Grid Ref.
On Site					
None					
Identified Off-site - Within 0-250m					
47	Green Brothers Limited.	Condor Works, Rusholme Place, Rusholme, M14 5GB.		Revoked	385133, 395766
39	Manchester Garages Limited.	Oxford Road, Rusholme, M13 0JD.		Revoked	385073, 395769
1041	Petrol Filling Station		PFS/39/98-99	Revoked	
1010	TCS Rusholme.	25-33 Wilmslow Road, Rusholme, M14 5AQ.	PPC/PFS/RM/024/06	Current	385076, 395551
1038	Save Service Station (Whitworth Park).	490 Moss Lane East, Rusholme, M14 4PA.	PFS/36/98/02	Revoked	384910, 395670
8	Manchester Royal Infirmary.	Central Services Complex, off Hathersage Road, Rusholme, M13 9WL.		Revoked	385338, 395988

14. Private Water Supplies

Private Water Supplies Regulations 2016, registered abstractions within 2000 metres:
No records were identified within 2000m

Manchester City Council currently have 4 Private water supplies that come under the Private Water Supplies Regulation 2016. However, only one of these is currently online.

If you require further information on these private water supplies, then please contact us.

15. Radioactive Substances Registrations

Radioactive Substances Act 1993, current registrations at or adjacent to the site:
No records were identified within 25m

End of Report.

Scale $\frac{1}{500}$

Approximate Line of Malkin Brook Culvert

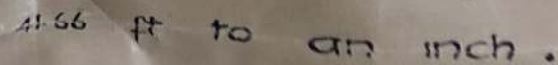


WOOTHORPE



from Wilmslow R^d

OXFORD PLACE





**British
Geological
Survey**

Version 2.0.6.4

BGS ID: 936439 : BGS Reference: SJ89NE38

British National Grid (27700) : 385065,395691

[Report an issue with this borehole](#)

(B11857) Wt. 17852—S154—5,000 12/26 Gp. 180. O.A.

Nos. 55-58. 3V No vertical section.

SECTION OF

Boreholes

SJ89NE 38-41

British Geological Survey

British Geological Survey

British Geological Survey

Maps: One-inch 85

Six-inch 104 S.E.W

County Lancashire

Height above O.D.

Latitude

Longitude

Communicated by

Manchester Corporation

Date of Sinking

Made by

Dip of Strata

38

British Geological Survey

(Mer. 39) ^{38.6} 26.89 ft. O.D. Corner of Rusholme Place & Wilmslow Rd.

made ground
Stiff brown clay
Harder clay
loamy clay
Red sandstone

1	22
4	-
2	44
8	-
5	49
18	-
3	05
10	-
0	91
3	-

39

British Geological Survey

(Mer. 38) ^{39.1} 128.59 ft. O.D. Corner of Claremont Rd. & Wilmslow Rd.

made ground
Clay with boulders
Darker clay
Hard red sand (Water level at 3 ft.)
Red rock.

1	22
4	-
3	35
11	-
4	27
14	-
2	74
9	-
0	91
3	-

40

British Geological Survey

(Mer. 37) ^{41.3} 135.64 ft. O.D. Corner of Hall Rd. & Dickenson Rd.

Fillings & setts.
Yellow sandy clay
Black peat
Brown clay

0.61	2	-	0.61	2	-
0.61	2	-	1.22	4	-
0.91	3	-	2.13	7	-
4.27	14	-	6.40	21	-

41

British Geological Survey

(Mer. 36) ^{49.5} 162.56 ft. O.D. Corner of Dickenson Rd. & St. Paul Rd. height

Filled up stuff
Boulder clay

1.83	6	-	1.83	6	-
6.10	20	-	7.93	26	-



**British
Geological
Survey**

Version 2.0.6.4

BGS ID: 937147 : BGS Reference: SJ89NE730

British National Grid (27700) : 385460,395870

[Report an issue with this borehole](#)

<<

< **Prev**

Page 1 of 2 ▼

Next >

>>

MANCHESTER CITY COUNCIL
CITY ENGINEER AND SURVEYORS DEPARTMENT

S589NE

8546 9587

730

SITE INVESTIGATION FOR MAIN DRAINAGE					DATE COMMENCED 1.7.87					
LOCATION ANSON ROAD					BORING METHOD CABLE PERCUSSIVE					
BOREHOLE No. 1 (SHEET 1 OF 2)					BORING DIAMETER 150 mm					
GRID REFERENCE					SCALE: 1:50 (Approx.)					
DATE	CASING DEPTH (m)	WATER LEVEL MORNING & EVENING	DEPTH OF STRATA BELOW GL	Reduced Level	DESCRIPTION	No. and Type of Sample	SAMPLE DEPTH PENETRATION		No. of Blows	Legend
							From	To		
			0.15		Bituminous surfacing on to setts					
			0.40		Bricks, cinders, ash, clay lenses soil, gravel, etc. MADEGROUND	D1	0.25			
			0.75		Brick, clay gravel, etc. MADEGROUND (drillers description)					
					Very stiff brown silty and sandy CLAY with roots and grey fissures in the upper zone, silt laminae, sand lenses, fine-medium gravel and slightly laminated in parts	B1 U1 D2 U2 D3 U3 D4 U4 D5 U5 D6 U6	0.75 1.50 2.10 2.50 3.10 3.50 4.10 4.50 5.10 5.30 6.10 6.50	1.50 2.00 3.00 4.00 5.00 6.00 7.00		
			7.00		continued					
WATER OBSERVATIONS DURING BORING					WATER LEVEL IN Cased/UNCased BOREHOLE ON COMPLETION					
DEPTH OF WATER ENTRY (m)	ESTIMATED SEE PAGE	STANDING LEVEL (m)	DEPTH OF CASING WHEN SEALED (m)		DATE	WATER LEVEL	DEPTH OF CASING			
					REMARKS:--					
SAMPLE TEST KEY		D – DISTURBED SAMPLE B – BULK SAMPLE U – UNDISTURBED SAMPLE P – SPT SAMPLE W – WATER SAMPLE								
NOTE: WHERE FULL 0.3 PENETRATION HAS NOT BEEN ACHIEVED, THE NUMBER OF BLOWS FOR THE QUOTED PENETRATION IS GIVEN (NOT N – VALUE)										
ALL DEPTHS AND REDUCED LEVELS IN (m) UNLESS OTHERWISE STATED										
REMARKS										
M/c 5931										



**British
Geological
Survey**

Version 2.0.6.4

BGS ID: 937148 : BGS Reference: SJ89NE731

British National Grid (27700) : 385550,395750

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S589NE

8555 9575 731

M/c 5931



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BGS ID: 937147 : BGS Reference: SJ89NE730

British National Grid (27700) : 385460,395870

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MANCHESTER CITY COUNCIL
CITY ENGINEER AND SURVEYORS DEPARTMENT

S5890E

730

SITE INVESTIGATION FOR				MAIN DRAINAGE		DATE COMMENCED				1.7.87	
LOCATION				ANSON ROAD		BORING METHOD				CABLE PERCUSSIVE	
BOREHOLE No. 1 (SHEET 2 OF 2)						BORING DIAMETER				150 mm	
GRID REFERENCE				British Geological Survey		SCALE:				1:50 (approx.) British Geological Survey	
DATE	CASING DEPTH (m)	WATER LEVEL MORNING & EVENING	DEPTH OF STRATA BELOW GL	Reduced Level	DESCRIPTION	No. and Type of Sample	SAMPLE DEPTH PENETRATION		No. of Blows	Legend	
							From	To			
1.7.87	1.50	DRY	9.00		AS ABOVE END OF BOREHOLE	D7 U7 DB UB	7.10 7.50 8.10 8.50	8.00 9.00			
British Geological Survey British Geological Survey British Geological Survey British Geological Survey British Geological Survey British Geological Survey											
WATER OBSERVATIONS DURING BORING						WATER LEVEL IN CASED/UNCASED BOREHOLE ON COMPLETION					
DEPTH OF WATER ENTRY (m)	ESTIMATED SEE PAGE	STANDING LEVEL (m)	DEPTH OF CASING WHEN SEALED (m)	DATE		WATER LEVEL		DEPTH OF CASING			
SAMPLE TEST KEY				D – DISTURBED SAMPLE B – BULK SAMPLE U – UNDISTURBED SAMPLE P – SPT SAMPLE W – WATER SAMPLE							
NOTE: WHERE FULL 0.3 PENETRATION HAS NOT BEEN ACHIEVED, THE NUMBER OF BLOWS FOR THE QUOTED PENETRATION IS GIVEN (NOT N – VALUE)											
ALL DEPTHS AND REDUCED LEVELS IN (m) UNLESS OTHERWISE STATED											
REMARKS											
M/c 5931											



**British
Geological
Survey**

Version 2.0.6.4

BGS ID: 937148 : BGS Reference: SJ89NE731

British National Grid (27700) : 385550,395750

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MANCHESTER CITY COUNCIL
CITY ENGINEER AND SURVEYORS DEPARTMENT

S584NE

731

SITE INVESTIGATION FOR MAIN DRAINAGE					DATE COMMENCED 2.7.87					
LOCATION ANSON ROAD					BORING METHOD CABLE PERCUSSIVE					
BOREHOLE No. 2 (sheet 2 of 2)					BORING DIAMETER 150mm					
GRID REFERENCE					SCALE: 1:50 (approx)					
DATE	CASING DEPTH (m)	WATER LEVEL MORNING & EVENING	DEPTH OF STRATA BELOW GL	Reduced Level	DESCRIPTION	No. and Type of Sample	SAMPLE DEPTH PENETRATION		No. of Blows	Legend
							From	To		
2.7.87	3.20	DRY	9.00		As Above	D8	7.10			
						U7	7.50	8.00		
						D9	8.20			
					END OF BOREHOLE	U8	8.70	9.00		
WATER OBSERVATIONS DURING BORING					WATER LEVEL IN CASED/UNCASED BOREHOLE ON COMPLETION					
DEPTH OF WATER ENTRY (m)	ESTIMATED SEE PAGE	STANDING LEVEL (m)	DEPTH OF CASING WHEN SEALED (m)		DATE	WATER LEVEL	DEPTH OF CASING			
					REMARKS: —					
SAMPLE TEST KEY		D — DISTURBED SAMPLE B — BULK SAMPLE U — UNDISTURBED SAMPLE P — SPT SAMPLE W — WATER SAMPLE								
NOTE: WHERE FULL 0.3 PENETRATION HAS NOT BEEN ACHIEVED, THE NUMBER OF BLOWS FOR THE QUOTED PENETRATION IS GIVEN (NOT N — VALUE)										
ALL DEPTHS AND REDUCED LEVELS IN (m) UNLESS OTHERWISE STATED										
REMARKS										
M/c 5931										

Pre-Desk Study Assessment

Site:	St Gabriels, Manchester, Greater Manchester
Client:	RSK Geoscience
Contact:	Emma Atkinson
Date:	4 th February 2022
Pre-WWI Military Activity on or Affecting the Site	None identified.
WWI Military Activity on or Affecting the Site	None identified.
WWI Strategic Targets (within 5km of Site)	The following strategic targets were located in the vicinity of the Site: ■ Salford Docks and the Manchester Ship Canal. ■ Transport infrastructure and public utilities. ■ Industries important to the war effort, including munitions factories, aircraft manufacturing, and chemical, metal, and engineering works. ■ Royal Flying Corps (RFC) Alexandra Park. ■ Military barracks. ■ Anti-Aircraft (AA) guns.
WWI Bombing	None identified on the Site.
Interwar Military Activity on or Affecting the Site	None identified.
WWII Military Activity on or Affecting the Site	None identified.
WWII Strategic Targets (within 5km of Site)	The following strategic targets were located in the vicinity of the Site: ■ Salford Docks and the Manchester Ship Canal. ■ Transport infrastructure and public utilities. ■ Industries important to the war effort, including aircraft manufacturing, and chemical, metal, and engineering works. ■ Military barracks, camps, and training areas. ■ AA and anti-invasion defences.
WWII Bombing Decoys (within 5km of Site)	None.
WWII Bombing	During WWII the Site was located in the County Borough (CB) of Manchester, which officially recorded 737No. High Explosive (HE) bombs with a bombing density of 27 bombs per 405 hectares (ha). The Manchester area was heavily bombed between the 22nd and 24th December 1940 (the 'Manchester Blitz'). Over 400No. HE bombs and more than 30,000 Incendiary Bombs (IBs) fell across the region.

	Readily available records have been found to indicate that several HE bombs fell in close proximity to the Site.
Post-WWII Military Activity on or Affecting the Site	None identified.
Recommendation	It is recommended that a detailed desk study is commissioned to assess, and potentially zone, the Unexploded Ordnance (UXO) hazard level on the Site.
Further information	For information about Zetica's detailed UXO desk studies and other UXO services, please visit our website: www.zeticauxo.com. Details and downloadable resources covering the most common sources of UXO hazard affecting sites in the UK can be found here. If you have any further queries, please don't hesitate to get in contact with us at uxo@zetica.com or 01993 886 682.
This summary is based on a cursory review of readily available records. Caution is advised if you plan to action work based on this summary. It should be noted that where a potentially significant source of UXO hazard has been identified on the Site, the requirement for a detailed desk study and risk assessment has been confirmed and no further research will be undertaken at this stage. It is possible that further in-depth research as part of a detailed UXO desk study and risk assessment may identify other potential sources of UXO hazard on the Site.	

APPENDIX G SITE RECONNAISSANCE RECORDS

Basic Details

Site Walkover Questionnaire.



Date	02/02/2022
Project Name	St Gabriel's
Project No.	11671
Site Name	St Gabriel's
GPS Location	53° 27' 29.978" N 2° 13' 26.847" W
Site Engineer	Sam Diver
Accompanied by	
Site Engineer Arrival Time	02/02/2022, 11:29
Site Engineer Departure Time	
Other RSK Staff On Site	
Weather Conditions	☐ Heavy Rain ☐ Rain ☒ Drizzle ☒ Overcast ☐ Cloudy ☐ Sunny Spells ☐ Sunny ☐ Fog ☐ Snow ☐ Thunder ☐ Hail
Any Other Details	

A. Current Site Use

Question	Combined Response
A1. What are the main land uses on site?	Vacant / Derelict : Vacant buildings boarded up with metal sheets and secured by vps
A2. What are the current land uses NORTH of the site?	Apartments;Vacant / Derelict :
A3. What are the current land uses EAST of the site?	Apartments :
A4. What are the current land uses SOUTH of the site?	Apartments;Education : University accommodation
A5. What are the current land uses WEST of the site?	Apartments;Commercial;Retail : Apartments and shops
A6. Current Site Activities	Site is currently vacant, gas engineers have been in basement of Western building, but site is otherwise unused
A7. Current Site Activities - Adjacent Sites	Construction work on apartments west, University accommodation south
A8. Site Boundaries	Defined by tall brick walls west north and east sides low wall south. Abundant vegetation present

B. Access Constraints

B1. General Access Constraints?	() No (X) Yes
B2. Access constraints details	Gates are locked, vps security have keys to all. Car parking on road may restrict access to the gated areas.

Question	Combined Response
B3. Are they any areas of the site that could not or were not entered during the walkover?	Buildings : Access to Eastern building and small building in North of site was not permitted

Question	Combined Response
B4. Are there any access constraints for the SI phase?	Gates / Fences;Overhead Power Lines : Vegetation clearance may be necessary in some areas. Gated access previously mentioned. Overhead telephone lines present in parts of site

C. Physical Characteristics

Question	Combined Response
C1. Is the Site level?	No : Topography is undulating across the site.
C2. Is there any evidence of subsidence, landslip or slope erosion?	No :
C3. Are there any changes in level between the site and adjacent sites?	No :

Enter percentage of site coverage by buildings / roads / hardstanding etc. (Soft cover is automatically calculated)

C4. Percentage Hard Cover	80
C5. Percentage Soft Cover	20
C6. Cover Details	No cracks observed in hardstanding for most of the site

D. Environmental Characteristics

Question	Combined Response
D1. Is there any vegetation on site?	Grasses;Hedges;Shrubs;Trees :

D2. Evidence of Vegetation
Stress

Question	Combined Response
D3. Is there any evidence of invasive species being present on site?	No Invasive Species Observed :
D4. Is there any evidence of invasive species being present on adjacent sites (within 10m of site boundary?)	No Invasive Species Observed :

D5. Site visit in dormancy period? () Yes
(X) No

Question	Combined Response
D6. Are there any surface water features on site?	No :
D7. Are there any surface water features within 250m off site?	No :

Question	Combined Response
D8. Visual evidence of contamination of surface waters	No Evidence of Contamination :

Drainage could be to ground, surface water sewer, foul sewer, watercourse, SuDS etc.

Include visual observations and any anecdotal information from site representatives. Obtain or consult copies of drainage plans where possible.

D9. Where does the site drain to? Drainage channels are present throughout the site, it is most likely these drain to public sewers under adjacent roads

D10. Site Drainage Information Drain covers observed

D11. Site Outfall Information

D12. Site Waterlogging or
Flooding

E. Structures and Services

Question	Combined Response
E1. Are there any buildings on site?	Yes :

Question	Combined Response
E2. Any evidence of gas protection measures in buildings?	No :

Question	Combined Response
E3. Are there any buried services present?	Yes : Underground water mains and overhead telephone services observed. Gas mains could potentially be present.
E4. Are there any overhead services present on or adjacent to site?	Yes : Overhead power cables

Question	Combined Response
E5. Are there any underground structures present on or adjacent to site?	Yes : Basement of Western building

F. Geotechnical Considerations

<i>Question</i>	<i>Combined Response</i>
F2. Is there any evidence of damage to existing building structures on site?	No :
F3. Are there any remains of building structures present on or adjacent to site?	No :
F4. Are there any retaining walls present on or adjacent to site?	No : none observed
F5. Are there any abrupt changes in ground level present on or adjacent to site?	No :
F6. Are there any potentially unstable slopes/ exposed ground present on or adjacent to site?	No :
F7. Are there any mature trees on site?	Yes :
F8. Is there any visual evidence of infilled basements on site?	No :

G. Potential Evidence for Contamination

<i>Question</i>	<i>Combined Response</i>
G1. Is there any potentially hazardous materials storage and use on site?	Yes : Gas pipework around site and gas room in basement of Western building. Potential leak from calorifier observed
G2. Is there any waste storage on site?	Yes : Large bins in North of site, unused
G3. Is there any fly tipping / litter on site?	Yes : Minimal litter present throughout site
G4. Are there any electricity sub stations/ transformers on or near site?	Yes : Adjacent to the south west of the site

<i>Question</i>	<i>Combined Response</i>
G5. Is there any evidence for ACM on site?	None Observed :

<i>Question</i>	<i>Combined Response</i>
G6. Is there any visual evidence of potential contamination on site?	Leaks / Spills : See image
G7. Is there any visual evidence of potential contamination on adjacent sites?	None Observed :

H. Pictures

(47 records)

Select Feature	Description	Direction Taken	
1b. Current site activities.	Structure in the west of the site	NW	
1b. Current site activities.	Vacant chapel, sloping north approx 0.5m	N	

OTHER

View of path to the south of Western structure

W



5a. Existing buildings on-site

Sloping retaining structure adjacent to the south of the Western building

N



4g. Site drainage	Drain south of Western structure	N	
5a. Existing buildings on-site	Western structure from southwest corner of site	N	
5a. Existing buildings on-site	Western structure	NE	

5c. Buried and overhead services	Potential feature in southwest that could be connected to a circuit	N	
OTHER	View of the Western extent of the site	N	
OTHER	Surfaced area in northwest corner of the site (sports courts)	N	

5c. Buried and overhead services	Drain cover in northwest of the site	N	
5a. Existing buildings on-site	View along the north side of the Western building	E	
OTHER	Large gas room within the basement	N	

7f. Evidence of possible land contamination on-site	Potential leak from calorifier	N	
OTHER	Basement room	N	
OTHER	Basement, window ledge 1.5m off ground ceiling approx 2.3m high	N	

OTHER

Central courtyard within
basement

N



5a. Existing buildings
on-site

Basement of Western
building

N



5c. Buried and overhead services	Buried unknown services likely drains running north adjacent to the west of maisonettes	N	
5a. Existing buildings on-site	View of maisonettes	N	
5c. Buried and overhead services	Unknown buried services adjacent to the east of maisonettes	N	

5a. Existing buildings on-site	View of maisonettes from north	SW	 A photograph showing a narrow alleyway between red brick buildings. The ground is paved and covered with fallen yellow leaves. A person in a high-visibility vest is visible in the distance.
OTHER	View of the open area north of the maisonettes. Wooden benches on top of hardstanding.	NW	 A photograph of an open, paved area with wooden benches. A yellow machine is visible in the background. Red brick buildings are visible in the background.
5c. Buried and overhead services	Gas main running overhead between building in the north of the site	W	 A photograph showing a gas main running overhead between two red brick buildings. A yellow machine is visible in the foreground.

OTHER	Area north of the maisonettes	NE	
5c. Buried and overhead services	Gas meter within low area east of chapel	N	
OTHER	View south from centre of site drains visible	S	

OTHER	View west along northern boundary	W	
OTHER	View of Western building from North	SW	
5c. Buried and overhead services	Drain covers running along the north side of the Western building	W	

5a. Existing buildings on-site	Eastern building	E	
5c. Buried and overhead services	Unknown buried service on Western side of Eastern building	N	
4a. Vegetation on site	Heavy vegetation on north side of Eastern building	E	

OTHER	View south along east side of Eastern building	S	
5c. Buried and overhead services	Overhead phone line	N	

5c. Buried and overhead services	Telephone line on site	N	
OTHER	Slightly sloping courtyard north of eastern building	S	
5a. Existing buildings on-site	Eastern building	N	

2a. Access constraints - general.	Locked gate in centre of site	N	
5c. Buried and overhead services	Water main on site by door of maisonnettes	N	

5c. Buried and overhead services

Unknown service

N



1d. Site boundaries.

Southern boundary by Western access point

SE



OTHER

Western access point

N



2a. Access constraints - general.	On road parking heavily restricted	N	
OTHER	Access for the chapel, locked	N	
OTHER	Access to centre of site and path north, locked	N	

OTHER	Access point to the Eastern section of the site, locked	N	
-------	---	---	---

I. Other Observations & Sketches

Include Sketches	[]
------------------	-----

(1 record)

Notes / Observations

Sign-Off

RSK Representative

 Sam Diver

SDiver@rsk.co.uk

RSK Representative Signature



APPENDIX H TECHNICAL BACKGROUND

H1 Desk Study

Aquifer designation and Source protection zones

Principal aquifer: layers of rock or drift deposit that have high intergranular and/or fracture permeability (usually providing a high level of water storage). They may support water supply and/or river base flow on a strategic scale.

Secondary A aquifer: 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.

Secondary B aquifer: predominantly lower permeability layers that may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering.

Secondary undifferentiated aquifer: it has not been possible to attribute either a category A or B to a rock type. In most cases this means that it was previously designated as both a minor and non-aquifer in different locations owing to the variable characteristics.

Unproductive' strata: low permeability with negligible significance for water supply or river base flow.

The EA generally adopts a three-fold classification of source protection zones (SPZ) surround abstractions for public water supply. The Site is situated in an area defined as follows:

- Zone 1 or the 'inner protection zone' is located immediately adjacent to the groundwater source and is based on a 50-day travel time from any point below the water table to the source. It is designed to protect against the effects of human activity and biological/chemical contaminants that may have an immediate effect on the source
- Zone 2 or the 'outer protection zone' is defined by a 400-day travel time from a point below the water table to the source. The travel time is designed to provide delay and attenuation of slowly degrading pollutants
- Zone 3 or the 'total catchment' is the area around the source within which all groundwater recharge is presumed to be discharged at the source.

Preliminary risk assessment methodology

LCRM outlines the framework to be followed for risk assessment in the UK. The framework is designed to be consistent with UK legislation and policies including planning. An outline conceptual model should be formed at the preliminary risk assessment stage that collates all the existing information pertaining to a site in text, tabular or diagrammatic form. The outline conceptual model identifies potentially complete (termed possible) contaminant linkages (contaminant–pathway–receptor) and is used as the basis for the design of the site investigation. The outline conceptual model is updated as further information becomes available, for example as a result of the site investigation.

Production of a conceptual model requires an assessment of risk to be made. Risk is a combination of the likelihood of an event occurring and the magnitude of its consequences. Therefore, both the

likelihood and the consequences of an event must be taken into account when assessing risk. RSK has adopted guidance provided in CIRIA C552 for use in the production of conceptual models.

The likelihood of an event can be classified on a four-point system using the following terms and definitions based on CIRIA C552:

- highly likely: the event appears very likely in the short term and almost inevitable over the long term or there is evidence at the receptor of harm or pollution
- likely: it is probable that an event will occur or circumstances are such that the event is not inevitable, but possible in the short term and likely over the long term
- low likelihood: circumstances are possible under which an event could occur, but it is not certain even in the long term that an event would occur and it is less likely in the short term
- unlikely: circumstances are such that it is improbable the event would occur even in the long term.

The severity can be classified using a similar system also based on CIRIA C552. The terms and definitions relating to severity are:

- severe: short term (acute) risk to human health likely to result in 'significant harm' as defined by the Environment Protection Act 1990, Part IIA. Short-term risk of pollution of sensitive water resources. Catastrophic damage to buildings or property. Short-term risk to an ecosystem or organism forming part of that ecosystem (note definition of ecosystem in 'Draft Circular on Contaminated Land', DETR 2000)
- medium: chronic damage to human health ('significant harm' as defined in 'Draft Circular on Contaminated Land', DETR 2000), pollution of sensitive water resources, significant change in an ecosystem or organism forming part of that ecosystem
- mild: pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services ('significant harm' as defined in 'Draft Circular on Contaminated Land', DETR 2000). Damage to sensitive buildings, structures or the environment
- minor: harm, not necessarily significant, but that could result in financial loss or expenditure to resolve. Non-permanent human health effects easily prevented by use of personal protective clothing. Easily repairable damage to buildings, structures and services.

Once the probability of an event occurring and its consequences have been classified, a risk category can be assigned according to the table below.

		Consequences			
		Severe	Medium	Mild	Minor
Probability	Highly likely	Very high	High	Moderate	Moderate/low
	Likely	High	Moderate	Moderate/low	Low
	Low likelihood	Moderate	Moderate/low	Low	Very low
	Unlikely	Moderate/low	Low	Very low	Very low

Definitions of these risk categories are as follows together with an assessment of the further work that may be required:

- very high: there is a high probability that severe harm could occur or there is evidence that severe harm is currently happening. This risk, if realised, could result in substantial liability; urgent investigation and remediation are likely to be required
- high: harm is likely to occur. Realisation of the risk is likely to present a substantial liability. Urgent investigation is required. Remedial works may be necessary in the short term and are likely over the long term
- moderate: it is possible that harm could arise, but it is unlikely that the harm would be severe and it is more likely that the harm would be relatively mild. Investigation is normally required to clarify the risk and determine the liability. Some remedial works may be required in the longer term
- low: it is possible that harm could occur, but it is likely that if realised this harm would at worst normally be mild
- very low: there is a low possibility that harm could occur and if realised the harm is unlikely to be severe.

Reuse of suitable materials

The Definition of Waste: Development Industry Code of Practice (CL:AIRE, 2011) (CoP) was developed in consultation with the Environment Agency and development industry to enable the re-use of materials under certain scenarios and subject to demonstrating that specific criteria are met. The current reuse scenarios covered by the CoP comprise

- reuse on the site of origin (with or without treatment)
- direct transfer of clean and natural soils between sites
- use in the development of land other than the site of origin following treatment at an authorised Hub site (including a fixed soil treatment facility).

The importation of made ground soils (irrespective of contamination status) or crushed demolition materials is not permitted currently under the CoP and requires either a standard rules environmental permit or a U1 waste exemption (see below).

In the context of excavated materials used on-sites undergoing development, four factors are considered to be of particular relevance in determining if the material is a waste or when it ceases to be waste:

- the aim of the Waste Framework Directive is not undermined, i.e. if the use of the material will create an unacceptable risk of pollution of the environment or harm to human health it is likely to be waste
- the material is certain to be used
- the material is suitable for use both chemically and geotechnically
- only the required quantity of material will be used.

The CoP requires the preparation of a materials management plan (MMP) that confirms the above factors will be met. This plan needs to be reviewed by a 'Qualified Person' (QP) who will then issue

a declaration form to the EA. As the project progresses, data must be collated and on completion a verification report produced that shows the MMP was followed and describes any changes.

The MMP establishes whether specific materials are classified as waste and how excavated materials will be treated and/or reused in line with the CoP. The MMP is likely to form part of the site waste management plan.