Next Generation Engineering Consultancy Services

NX448 Phase 1 Geoenvironmental Desk Study & Ground Stability Risk Assessment 38 Clough Road, Manchester, M9 4BY

Project No: NX448



Client

Li Gao

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EXECUTIVE SUMMARY

Site Location & Access	38 Clough Road, Manchester, M9 4BY Access is gained from Clough Road
Grid Reference	386599,402061
Site Area	Approximately 0.02Ha.
Site description & Proposed Development	The property comprises a garden area within a 2-storey brick and glass clad terraced residential property namely; No. 38 Clough Road. The proposed development area is situated between Marlow Road and No. 38 Clough Road and comprises a landscaped garden to the south of the house, along with a single car parking space and vehicle access. Surface cover comprises grass, patches of tarmacadam and concrete paving flag surfacing. The property is bound to the north by an adjacent residential property (No. 40 Clough Road forming part of the same row of residential terraced housing). The site is bound to the east by further residential terraced housing on Marlow Road. The site is bounded to the West by public footpath and Clough Road and to the south by Marlow Road. NX Consulting understand the site is proposed to be redeveloped as a single residential dwelling with garden and car parking areas. A site walkover was carried out by a suitably qualified engineer from NX Consulting. During the inspection no significant areas of contamination sources were established. No unstable slopes or retaining features were observed during the walkover.
Geological Mapping	British Geological Survey map, sheet No85 (Manchester) Solid and Drift editions, state the site is underlain by Drift deposits comprising Devensian Till (clay, silt, sand and gravel). Bedrock is stated to be the Manchester Marls Formation (Mudstone) overlying deposits of mudstone, siltstone & sandstone and coal seams of the Pennine Middle Coal Measures Formation. No faults impact the site in the immediate vicinity.
Coal Mining	The site is located within a Coal Authority defined Coal Mining Reporting Area. A CON29M Coal Mining Assessment has been obtained and considers the property to be at low risk associated with historic and existing coal mining. No further action is likely to be required with regards to past and present coal mining.
Flood Risk	The site is not located within EA flood risk zones 2 or 3 according to the Environment Agency flood risk map.

Site History	**On-Site** Historical mapping shows that the site has been undeveloped and an allotment prior to the construction of the current residential terraced housing and gardens. **Offsite** A number of industrial activities (comprising an allotment gardens, rope works, an engineering works) have been recorded within the immediate surrounding area which have the potential to result in contamination being present upon the site and surrounding area.
Utility Locations	Underground services are likely to impact the site. The design team should familiarise themselves with their presence and implications on the development.
Landfill Sites & Potential Ground Gas	There are no recorded active landfill sites within 500m of the site. 1no. historical land fill site located 291m South of the site at Land at Moston College. 1no. Licenced waste site is located 46m SW at L&M Peugeot & Citroen Spares. 13No. Waste exception sites are recorded within 500m of site. The nearest is Unit 2 Whitehouse Works, Clough Road, located 54m West of site. 1no. Britpit is recorded within 500m, located 486m SE.
Geotechnical Considerations	Made ground is likely to be present on site given the historical development (allotment gardens, rope works and engineering works) immediately adjacent and in the surrounding area.
Contaminated land & intrusive site investigation works	The Site is not included on the list of sites designated as contaminated land. With respect to the proposed residential development, the likelihood of action being taken under the Environmental Protection Act 1990 is considered to be low. Potential sources of contamination associated with extensive development, former refuse tips and heavy industrial activities; predominantly related to coal mining, pose a potential low to moderate risk to human health receptors. Potential contamination sources affecting the site were identified as possible asbestos, heavy metals, petroleum hydrocarbons, VOCs and potentially hazardous ground gas from onsite Made Ground deposits. These contaminants may pose a risk to site users via various pathways shown on Table 6.0 of this document. In its current form and assuming a proposed residential end use of the site, we consider that the site presents a low to

	moderate risk to identified human health receptors and a low risk to Controlled Water receptors.
Recommendations	In order to address the potential pollutant linkages a site investigation is recommended. The site investigation should be carried in accordance with relevant guidance documents (including BS101751 and BS59301). This report should be sufficient for the Local Planning Authority to consider the application. However, outline planning conditions relating to contamination may need to be addressed prior to occupation and/or pre-commencement of development works.

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1.0 INTRODUCTION

1.1 Instruction

NX Consulting Limited have been commissioned by Li Gao, 38 Clough Road, Manchester, M9 4BY (The Client) to conduct a Phase 1 Geoenvironmental Desk Study and Ground Stability Risk Assessment on land adjacent to 38 Clough Road, Manchester, M9 4BY.

It is understood that the site is to be developed for residential purposes with associated gardens and car parking areas.

1.2 Scope of Work

Guidance set out in CLR11[1], GPLC1-3[2] and the National Planning Policy Framework (NPPF)[3] states that a Preliminary Risk Assessment with a site reconnaissance is required as a minimum to ascertain if there is a potential contamination risk.

The aim of any Desk Top Study is to assess the potential ground related risks at the site. In order to achieve the above stated aims and objectives, the following scope of works has been determined:

- Present a discussion of the current site status and key environmental influences around the site.
- Undertake and present a historical site and area review, primarily referring to old Ordnance Survey Maps.
- Undertake preliminary data searches.
- Present a discussion of the ground and groundwater conditions within the topographical and area context.
- Present a preliminary ground contamination assessment discussing the results of the research above, not only concerning potential on-site conditions and contamination but also with an overview of the potential for migration on or off-site with respect to the surrounding neighboring sites.
- The information gathered will be used to identify potential geotechnical constraints associated with the redevelopment of the site.
- Present a preliminary qualitative risk assessment and make recommendations for a characterisation stage of physical investigation and testing, if appropriate.

1 EA (2020). "Land contamination risk management (LCRM).
2 EA (2016). "Guiding Principles for Land Contamination." GPLC1-3.
3 DCL (2021). "National Planning Policy Framework." Department of Communities and Local Government.

1.3 Report Layout

- Section 2 of this report provides a summary of the Phase 1 desk study findings; including the site history, as established from available public record information and Coal Mining Risk assessment.
- Section 3 details the preliminary risk assessment.
- Section 4 presents a summary of conclusions and recommendations.

1.4 Limitations

The accuracy of the data supplied by third parties should be considered in the context of any known site conditions for which NX Consulting Limited cannot be held liable.

The comments made in this report are based on the data available at the time of its completion. Any unusual or conflicting evidence discovered during any future site works must be presented to NX Consulting as soon as possible so that any implications may be considered.

This report is provided for the benefit only of the party to whom it is addressed. NX Consulting does not extend responsibility to any third party for the whole or any part of the contents. NX Consulting owes no duty of care in relation to this report to any third party. The investigation and reportage has been undertaken with all reasonable skill, care and due diligence. NX Consulting disclaims any responsibility to the client or others in respect of any matter(s) outside this agreed scope of the above works.

In addition to the above it should be noted that when investigating or developing land, sub-surface conditions might vary both spatially and over time. Whilst this investigation and subsequent interpretation has been undertaken to reasonably characterise current sub-surface conditions at the site within the scope of works and agreed budget, the absence of certain ground, contamination or groundwater conditions at the individual locations is not a guarantee that these conditions do not exist elsewhere on the site. Additional information, changes in legislation or revised practices may necessitate re-interpretation of part or all of this report.

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2.0 PHASE 1 ASSESSMENT SUMMARY

This section summarises pertinent information gained from reviewing the Groundsure Geoinsight, Enviroinsight Reports and Historical Mapping. Full copies are presented in Appendix B and C respectively.

2.1 Site Location & Setting

Table 2.1 – Site location and Setting

Site Location	Land adjacent to 38 Clough Road, Manchester, M9 4BY	
Site Description	The property comprises a garden area within a 2-storey brick and glass clad terraced residential property namely; No. 38 Clough Road. The proposed development area is situated between Marlow Road and No. 38 Clough Road and comprises a landscaped garden to the south of the house, along with a single car parking space and vehicle access. Surface cover comprises grass, patches of tarmacadam and concrete paving flag surfacing. The property is bound to the north by an adjacent residential property (No. 40 Clough Road forming part of the same row of residential terraced housing). The site is bound to the east by further residential terraced housing on Marlow Road. The site is bounded to the West by public footpath and Clough Road and to the south by Marlow Road. NX Consulting understand the site is proposed to be redeveloped as a single residential dwelling with garden and car parking areas. A site walkover was carried out by a suitably qualified engineer from NX Consulting. During the inspection no significant areas of contamination sources were established. No unstable slopes or retaining features were observed during the walkover.	
Grid Reference	386599,402061	
Site Area	Approximately 0.02Ha.	
Site Setting	Surrounding area:	North: Residential terraced housing East: Residential terraced housing South: Marlow Road West: Clough Road

2.2 Geology, Hydrology and Hydrogeology

Table 2.2 – Summary of Geology Hydrology and Hydrogeology	
Drift Geology	On site: Devensian Till (clay, silt, sand and gravel).
	Immediate surrounding area: Devensian Till forms the superficial geology in the surrounding area. Glaciofluvial Sheet Deposits are also present situated 306m NE of site.
Solid Geology	On Site: Manchester Marls Formation – Mudstone. Faults are recorded in the area. The nearest fault is recorded 179m to the southwest of the site, this fault is inferred.
	Immediate surrounding area: Manchester Marls Formation – Mudstone, and Collyhurst Sandstone Formation – Sandstone.
Hydrology	There are no surface water features within 250m of the site.
Hydrogeology	Superficial deposits - Secondary undifferentiated Aquifer. Bedrock deposits – Secondary (B) Aquifer.
Water Abstractions	4No. recorded groundwater abstractions lie within 2000m of the study site. The nearest is located 1791m NW of site. No recorded surface water abstractions lie within 2000m of the study site.
Source Protection Zone	The site does not lie within an Environment Protection Agency Groundwater Source Protection Zone.
Flood Risk	The site is designated as being within an area at very low risk from flooding. The site is at negligible risk from surface water flooding. The site and the immediate area surrounding area are not within a designated Zone 2 or 3 flood risk zone.
Shrink Swell Clays	Very Low Risk
Landslides	Very Low Risk
Ground Dissolution of soluble Rocks	Negligible Risk
Compressible deposits	Negligible Risk
Collapsible Deposits	Very Low Risk

Table 2.2 – Summary of Geology Hydrology and Hydrogeology	
Running Sands	Very Low Risk

2.3 Mining Extraction and Natural Cavities

Table 2.3 – Mining and Mineral Extraction	
Coal Mining	The site is located within a coal mining area as defined by the Coal Authority. As a result, a CON29M Coal Mining Assessment has been obtained. However, NX Consulting consider that the risks associated with mining related activities beneath the site is very low, based upon the result of the CON29M Assessment and information available from The Coal Authority Gazetteer and BGS mapping.
Johnson Poole and Bloomer	The site is not recorded as within a JPB coal mining area
Other mining	1No. Britpit is situated 486m SE (Status: Ceased).
Historic Ground Workings	2No. historic ground workings were recorded in the vicinity of the site at surface and underground. Historical Surface Ground Workings: 1. 77m southwest, Ponds, 1891 2. 172m southwest, Pond, 1891

2.4 Ground Stability Risk Assessment

Published Geology

British Geological Survey map, sheet No85 (Manchester) Solid and Drift editions, state the site is underlain by Drift deposits comprising Devensian Till. Bedrock comprises the Manchester Marl Formation (mudstone) overlying deposits of the Pennine Middle Coal Measures Formation (mudstone, siltstone, sandstone with coal seams). Collyhurst Sandstone Formation (sandstone) is located approximately 107m north-east of site.

Geological mapping shows outcrops of the Pennine Middle Coal Measures Formation 298m east of the site and dipping in the direction of the site.

The property is not within an area where the Coal Authority believes there is coal at or close to the surface. This coal may have been worked at some time in the past.

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 are no recorded coal mine entries, mineshafts and coals seams known to the Coal Authority within, or within 20 metres, of the boundary of the property. The Coal

Authority has no record of a mine gas emission requiring action. There are no brine mining areas in the vicinity of the site.

BGS Boreholes

BGS borehole information from the boreholes 138m southeast and 182m south of site indicates tarmacadam and made ground overlying soft to firm organic silty clay and sandy clay. Information viewed from BGS boreholes in the vicinity of the site do not show any coal seams within logs.

2.5 Site History

Historical maps of the site area have been obtained from Groundsure. Pertinent information determined from review of these maps is set out in the following table; a full copy of the maps is presented in Appendix C.

Table 2.4 – Site History

Map Date	On Site and Surrounding Area Potentially Contaminative Past Uses	Related Historical Map
1848	The site comprises open undeveloped land. The surrounding area comprises predominantly undeveloped land with the exception of some roads, a lunatic asylum and a workhouse within 500m of the site.	

Table 2.4 – Site History

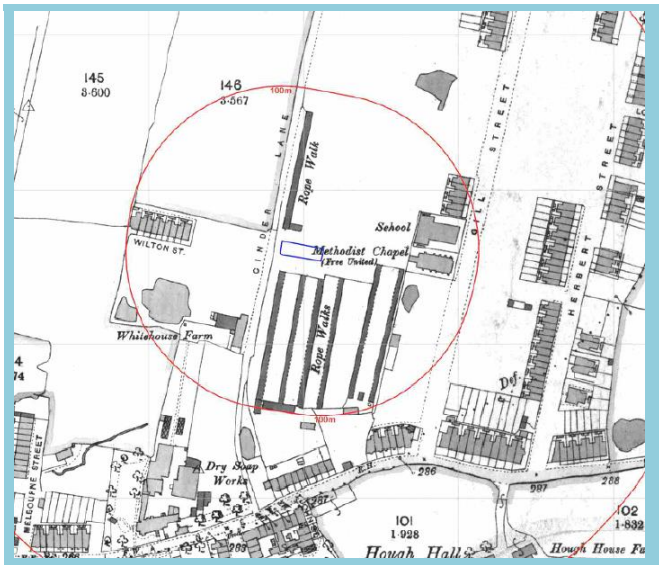
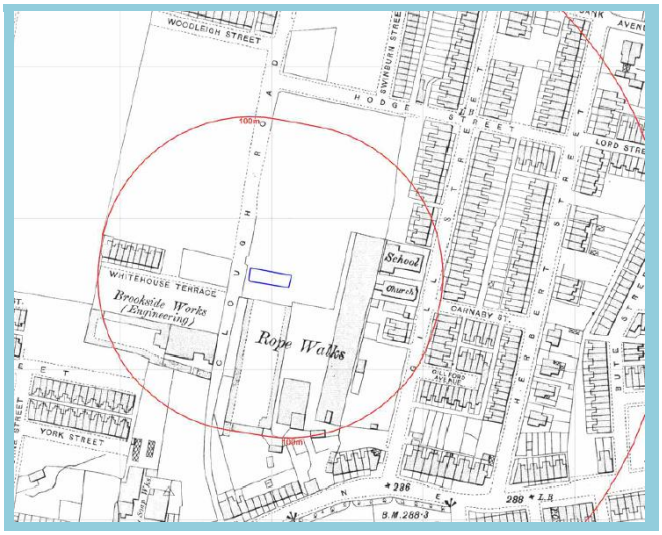
Map Date	On Site and Surrounding Area Potentially Contaminative Past Uses	Related Historical Map
1893	The site remains undeveloped. The adjacent surrounding area comprises a Chapel, a school and a Rope Walks. Cinder Lane runs N-S adjacent to the West of the site. Wilton Street and Whitehouse Farm are now situated within 100m of site across Cinder Lane to the West. More buildings and roads are being developed within 250m of site.	
1909	No significant change to site. Cinder Lane renamed to its current name, Clough Road. Brookside Engineering Works developed and has replaced Whitehouse Farm. Significant development of buildings and roads within the surrounding area.	

Table 2.4 – Site History

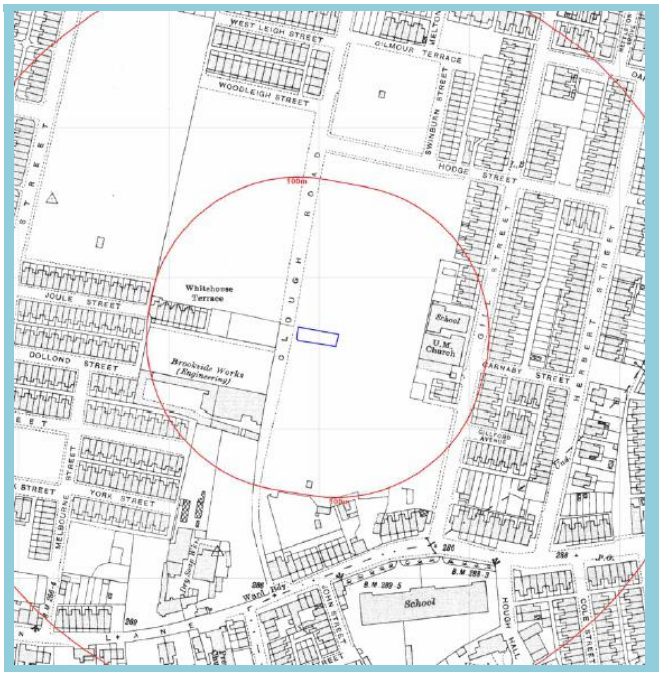
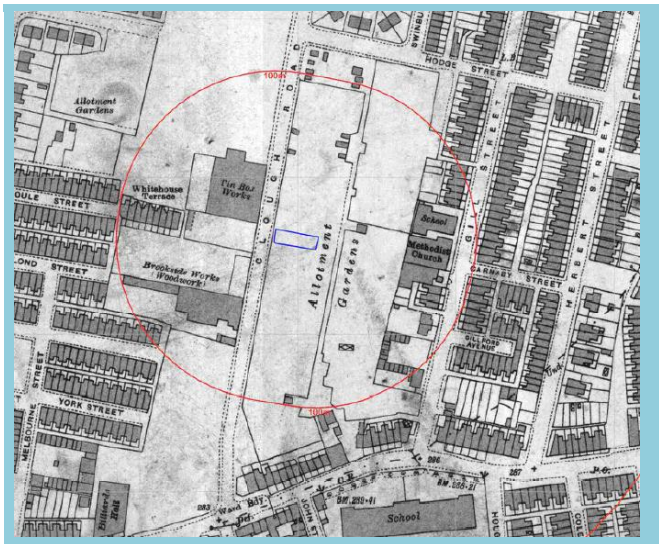
Map Date	On Site and Surrounding Area Potentially Contaminative Past Uses	Related Historical Map
1922	No significant change on site. The Rope Walks are no longer present surrounding the site. Further development of buildings and roads within the surrounding area. A school is developed approximately 200m South of site.	
1932-33	The site now hosts Allotment Gardens. Tin Box Works developed across Clough Road to the West. Further building of residential housing within the area.	

Table 2.4 – Site History

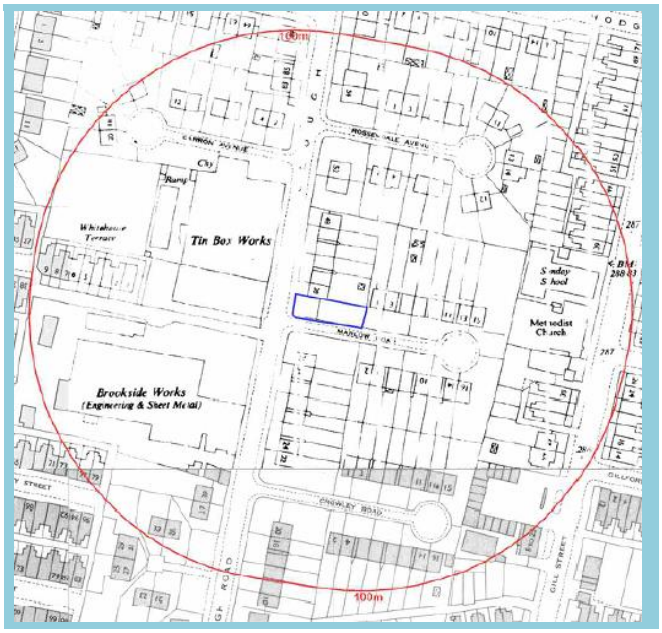
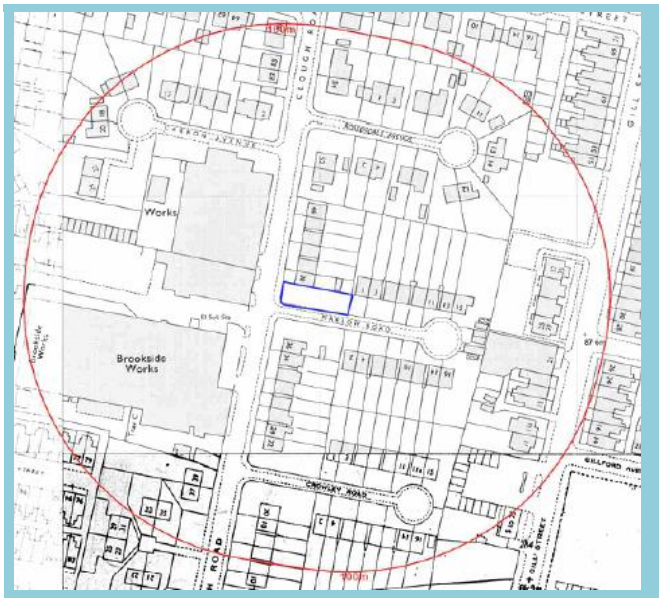
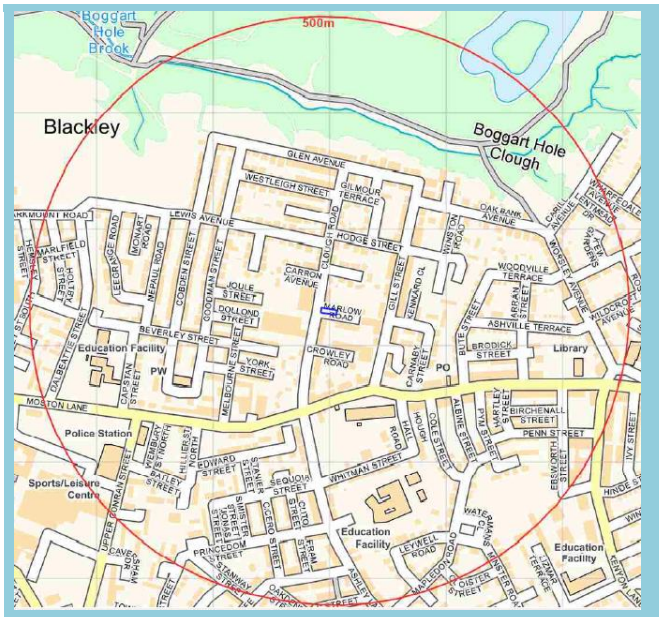
Map Date	On Site and Surrounding Area Potentially Contaminative Past Uses	Related Historical Map
1950-1951	Site is developed with terrace housing present now on site and extending along Clough Road. Further development of houses and roads in the surrounding area. Marlow Road and associated housing developed adjacent to the Southern boundary of site.	
1978	No significant change on site. An electrical substation is developed 50m SW of site.	

Table 2.4 – Site History

Map Date	On Site and Surrounding Area Potentially Contaminative Past Uses	Related Historical Map
2003	No significant changes to site. Brookside Engineering Works now labelled as 'Works'.	
2022	No significant changes. Works situated across Clough Road from the site comprises an MOT garage, a Liquidator company, an autobody shop, metal spinning and transport services.	

2.6 Environmental Information

Table 2.5 – Environmental Information

Landfill Sites and Other Waste Disposal Facilities	▪ There are no recorded active landfill sites within 500m of the site. ▪ 1no. historical land fill site located 291m South of the site at Land at Moston College. ▪ 1no. Licenced waste site is located 46m SW at L&M Peugeot & Citroen Spares. ▪ 13No. Waste exception sites are recorded within 500m of site. The nearest is Unit 2 Whitehouse Works, Clough Road, located 54m West of site.
Potentially contaminative land uses	▪ Made ground in surrounding areas associated with Engineering works, clay pits, refuse heaps, landfills, brick works. ▪ Electricity substation 34m West. ▪ Other industrial land uses listed in the Groundsure report in excess of 120m from site.
Ecological Setting	▪ There are 2No. designated environmentally sensitive sites (Ancient Woodland) located in the area. The nearest is: ▪ Boggart Hole Clough 258m north (Ancient and Semi-Natural Woodland).
Radon	The property is <u>not</u> in a Radon Affected Area, as less than 1% of properties are above the Action Level.

2.6 Coal Mining

Table 2.6 – Coal Authority Information	
Coal Authority Mining Report	The Coal Authority Mining Report (Ref: GS-8784324) dated May 2022 has been obtained for the subject site by NX Consulting. The Coal Authority online records were also assessed. This data confirmed: ▪ *The property does not lie within the potential zone of influence of any recorded underground coal workings.* ▪ *The property does not lie within the boundary of an underground site from which coal is being removed by underground methods.* ▪ *The property does not lie within the boundary of an underground site for which the Coal Authority is determining whether to grant a licence to remove coal by underground methods.* ▪ *No coal mine entries are recorded to lie within 20 metres of the property.* ▪ *No damage arising from geological faults or other lines of weakness activated by coal mining are recorded within the property.* ▪ *The property does not lie within the boundary of an opencast site from which coal was/being removed by opencast methods.* ▪ *No mine gas emissions are recorded within the boundary of the property* ▪ *The CON29M Coal Mining Assessment by the Coal Authority consider the property to be acceptably free from coal mining related risk. No further action is required with regards to past coal mining.*
Coal Authority Interactive Map	▪ The site is within the designated Development High Risk Area.

	▪ The site is not shown to be within an area of probable unrecorded shallow workings. ▪ There are no mine shaft entries shown within 1000m of the site.
British Geological Survey Mapping	▪ BGS Reference No. (SD80SE34) and (SD80SE1461), situated approximately 150m South of site, indicate no coal was identified and recovered during the drilling works. ▪ BGS Reference No. (SD80SE34) and (SD80SE1461), situated approximately 500m North of site, indicate the presence of coal recovered as gravel within sand and clay deposits.
Anecdotal Information	▪ N/A

3.0 PRELIMINARY CONCEPTUAL MODEL

The site characterisation attempts to identify potential previous and existing site sources of contamination. The conceptual model links the identified sources likely to cause significant possibility of significant harm via pathways to identified critical receptors. The conceptual model is therefore based on a number of identified source-pathway-receptor scenarios. For land to be classified as contaminated a significant pollutant linkage will need to be identified which will include each component of the conceptual model. The absence or removal of a source or interception of a pathway will 'break' the pollutant linkage.

The conceptual model is characterised by identification of the following:

- On-site sources, which may impact on-site receptors via plausible pathways.
- On-site source, which may impact off-site receptors via plausible pathways.
- Off-site sources, which may impact on-site receptors via plausible pathways.

The change of land use will require assessment of the new site development layout within the context of introducing new exposure pathways. The planning regime will require assessment of the site to ensure the new development will not be classed as contaminated land as defined in the National Planning Policy Framework 2018.

3.1 Risk Assessment

Section 6.3 of the CIRIA Report "Contaminated Land Risk Assessment: A Guide to Good Practice" (CIRIA Report C552) describes in detail the concepts underlying the risk-based approach to assessing potentially contaminated land, introduce the roles of key legislation and describe the qualitative methodology adopted for evaluating and characterising risk.

Current best practice in the UK promotes a risk-based approach to dealing with both soil and groundwater contamination. The principal aim of the approach is to ensure protection of human health and the environment in a thorough, transparent and cost-effective manner.

Fundamental to the risk-based approach is the concept that for 'Contaminated Land' to be designated, as a consequence of historic activities, a pathway for contamination must be shown to exist between a source of contamination and a receptor. The combined presence of a source, pathway and a receptor is described as a 'pollutant linkage'.

The concepts associated with a contaminant source, pathway and receptor are defined in DETR Circular 02/2000 'Contaminated Land Environmental Protection Act 1990: Part II A'. A **source** of contamination may be considered as a 'substance which is in, on or under land that has the potential to cause harm or to cause pollution of controlled waters'. A **receptor** can be considered as either 'a living organism, a group of living organisms, an ecological system or a piece of property which is being, or could be harmed, by a contaminant or controlled waters which are being, or could be, polluted

by a contaminant'. A **pathway** may be considered as one or more routes by, or through, which a receptor is being, or could be, exposed to or affected by a contaminant. Typical pathways may include migration in groundwater, surface water run-off or infiltration, inhalation, dermal contact and ingestion.

The risks posed by an identified pollutant linkage can often be mitigated by removing the source of contamination, treating the source of contamination, blocking the relevant pathway(s) or by protecting the receptor.

PRINCIPLES OF RISK EVALUATION

The risk evaluation methodology presented below is qualitative in nature and is therefore a subjective method. It is based upon guidance presented in CIRIA publication referenced C552, 'Contaminated land risk assessment ~ A guide to good practice', 2001 and involves the classification of the following:

The magnitude of the potential **consequence** (severity) of risk occurring (Table C 1).

The magnitude of the **probability** (likelihood) of the risk occurring (Table C 2).

These are then considered in conjunction to give a risk matrix (Table C 3)

Classification	Definition	Examples
Severe	Short-term (acute) risk to human health likely to result in 'significant harm' as defined by the Environmental Protection Act 1990, Part II A. Short-term risk of pollution (note: Water Resources Act contains no scope for considering significance of pollution) of sensitive water resource. Catastrophic damage to buildings/property. A short-term risk to a particular ecosystem, or organism forming part of such ecosystem (note the definitions of ecological systems within the Draft Circular on Contaminated Land, DETR, 2000).	High concentrations of cyanide on the surface of an informal recreation area. Major spillage of contaminants from site into controlled water. Explosion, causing building collapse (can also equate to a short-term human health risk if buildings are occupied).
Medium	Chronic damage to Human Health ('significant harm' as defined in DETR, 2000). Pollution of sensitive water resources (note: Water Resources Act contains no scope for considering significance of pollution). A significant change in a particular ecosystem, or organism forming part of such ecosystem. (Note: the definitions of ecological systems within Draft Circular on Contaminated Land, DETR, 2000).	Concentrations of a contaminant from site exceed the generic, or site-specific assessment criteria. Leaching of contaminants from a site to a major or minor aquifer. Death of a species within a designated nature reserve.
Mild	Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services ('significant harm' as defined in the *Draft Circular on Contaminated Land,* DETR, 2000). Damage to sensitive buildings/structures/ services or the environment.	Pollution of non-classified groundwater. Damage to building rendering it unsafe to occupy (e.g. foundation damage resulting in instability).
Minor	Harm although not necessarily significant harm, which may result in a financial loss, or expenditure to resolve. Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc). Easily repairable effects of damage to buildings, structures and services.	The presence of contaminants at such concentrations that protective equipment is required during site works. The loss of plants in a landscaping scheme. Discolouration of concrete.

Table C 1: Classification of Consequence

Classification	Definition
High likelihood	There is a pollution linkage and an event that either appears very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution.
Likely	There is a pollution linkage and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.
Low Likelihood	There is a pollution linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term.
Unlikely	There is a pollution linkage but circumstances are such that it is improbable that an event would occur even in the very long term.

Table C 2: Classification of Probability

		Consequence			
		Severe	*Medium*	*Mild*	*Minor*
Probability	High Likelihood	Very High Risk	High Risk	Moderate Risk	Moderate/Low Risk
	Likely	High Risk	Moderate Risk	Moderate/Low Risk	Low Risk
	Low Likelihood	Moderate Risk	Moderate/Low Risk	Low Risk	Very Low Risk
	Unlikely	Moderate/Low Risk	Low Risk	Very Low Risk	Very Low Risk

Table C3: Comparison of Consequence Against Probability

Very High Risk	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR, there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not undertaken already) and remediation are likely to be required.
High Risk	Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short term and are likely over the longer term.
Moderate Risk	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term.
Low Risk	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.
Very Low Risk	There is a low possibility that harm could arise to a receptor. In the event of such harm being realised, it is not likely to be severe.

Table C 4: Description of the classified risks and likely action required

Table 6.0. Phase 1 Conceptual Site Model (CSM) and Preliminary Risk Assessment (Proposed Residential End Use)

SOURCE -PATHWAY -RECEPTOR LINKAGE				QUALITATIVE RISK ASSESSMENT		
Potential Contaminant Source	**Location**	**Receptors**	**Pathways to Receptors**	**Associated Hazard (Potential Severity)**	**Likelihood of Occurrence**	**Risk***
Potential contaminants may be present beneath the site - Made Ground from infilling works in surrounding area - Made ground in surrounding areas associated with construction, allotment gardens, rope works and engineering works - Refuse tip shown on historical mapping to the south of the site.	Possibly within sub surface strata & Groundwater.	Ground water (Secondary Undifferentiated & Secondary (B) Aquifer)	Vertical percolation to groundwater	Groundwater (Medium – pollution of sensitive water resource)	Unlikely. Majority hardstanding & building cover will restrict infiltration and percolation. Low likelihood of significant contaminant sources being present.	**Low to moderate Site Investigation Required**
		Surface Water	Lateral percolation & Surface Run-off to surface water	Groundwater (Medium – pollution of sensitive water resource)	Unlikely, no significant sensitive surface water features identified in close proximity to site. Potential sources of contamination have been identified; however not likely to be significant. The cohesive nature of the superficial deposits are considered likely to restrict contaminant flow and the associated dilution.	**Low**
		End user of site.	Direct contact, Ingestion, Inhalation (Dust and Vapours)	Human Health (Severe).	Unlikely. Majority hardstanding & building cover will restrict migration pathways. Low likelihood if made ground disturbed during development.	**Low to moderate Site Investigation Required**
		Site Workers, Construction Staff,	Direct contact, Ingestion, Inhalation (Dust and Vapours)	Human Health (Minor – providing suitable PPE equipment is worn)	Low Likelihood – Given infilling of land and nearby refuse tips there is the potential for asbestos and contaminants to be present within the near sub-surface site deposits	**Low risk (if PPE equipment not worn and potential asbestos suppressed)**
Mobile/volatile contaminants from nearby Box Works, allotments & electrical sub station		End user of site and construction workers	Direct contact, Ingestion, Inhalation (Vapours)	Human Health - (Medium) (Minor for construction workers – Providing suitable PPE equipment is worn)	Low Likelihood, dependent upon presence of historic contaminants.	**Low to moderate Site Investigation Required**
Hazardous Ground Gas associated with potential Made Ground		End user of site (Staff and patrons)	Migration through strata and accumulation under buildings of explosive and asphyxiating gases.	Human Health (Severe)	Unlikely, no recorded landfills within 250m of the site boundary. Unlikely, dependent upon presence of historic contaminants. Gas monitoring recommended prior to future development.	**Low to moderate Site Investigation Required**

***Risk** refers to the potential risk that the Source, Pathway, Receptor linkage is complete and is used to determine if any further investigation/measures are required. It does not indicate immediate emergency risk to any individual or feature present on the site unless specifically noted.*

4.0 CONCLUSIONS & RECOMMENDATIONS

NX Consulting Limited have been commissioned by Li Gao, 38 Clough Road, Manchester, M9 4BY (The Client) to conduct a Phase 1 Geoenvironmental Desk Study and Ground Stability Risk Assessment on land adjacent to 38 Clough Road, Manchester, M9 4BY

Contamination

Historical mapping shows the site to have comprised allotments and residential housing with the immediate surrounding area has undergone extensive development and some industrial activities. Although unlikely allotment gardens, rope works and engineering works in the area pose a potential risk from made ground deposits providing a potentially viable contaminant source. Potential ground gases and mobile contaminants pose a low to moderate risk to current and future site users.

The risk of significant contaminants being present which are likely to require remedial action prior to redevelopment is considered to be low given the nature of the existing development and potential historical contaminant sources, both on site, and from surrounding areas.

Potential contamination affecting the development were identified as possible asbestos, heavy metals, hydrocarbons, VOC & PCBs. Potential ground gas generation from made ground soils and groundwater.

These contaminants may pose a risk to site users via various pathways shown on Table 6.0 of this document.

The Site is not included on the list of sites designated as contaminated land.

In order to address the potential pollutant linkages a site investigation is recommended. The site investigation should be carried in accordance with relevant guidance documents (including BS101751 and BS59301).

Geotechnical Considerations

Made ground is likely to be present on site given the historical development (allotment gardens, rope works and engineering works) immediately adjacent and in the surrounding area of the site.

The site is located within a Coal Authority Coal Mining Reporting Area. Despite this, the CON29M Coal Mining Assessment by the Coal Authority consider the property to be acceptably free from coal mining related risk. No further action is required with regards to past coal mining.

Any future site investigation works carried out should be designed to establish the following:

1. Possible localised made ground and / or relic in-ground structures which could affect groundworks and type of foundations required.

2. The strength and variability of superficial deposits. An allowable bearing pressure of the soils should be confirmed to allow the design of suitable foundations.

3. The depth of groundwater and variability of the water table should be confirmed.

4. Plasticity of any possible clay deposits should be confirmed to identify the shrinkability risk, particularly in the location of historical / current / proposed trees.

5. Indicative CBR values of the ground for pavement design should be calculated if required.

6. Sulphate content of the made ground and natural ground should be confirmed to assess the concrete requirements.

7. Chemical testing of soils should be carried out to establish potential risks to human health and controlled water receptors.

Possible localised deepening of foundations or abnormal foundations may be required due to finalised proposed site levels and clay shrinkability (associated with trees) and unsuitable fill materials / organic material dependent upon encountered ground conditions and finalized design proposals.

Flood Risk

The property is not within a Zone 2 or Zone 3 Environment Agency defined flood zone.

Groundwater flooding, coastal flooding, river flooding and pluvial flooding are all not deemed to be likely in the Groundsure report. Therefore, the associated flood risk is considered to be low. The structural engineer should establish if a quantitative flood risk is necessary.

Planning

This report should be sufficient for the Local Planning Authority to consider the application in line with the National Planning Policy Framework. However, outline planning conditions relating to contamination may need to be addressed prior to occupation and/or pre-commencement of development works.

This report should be issued to the regulatory authorities to prevent delays in the project.

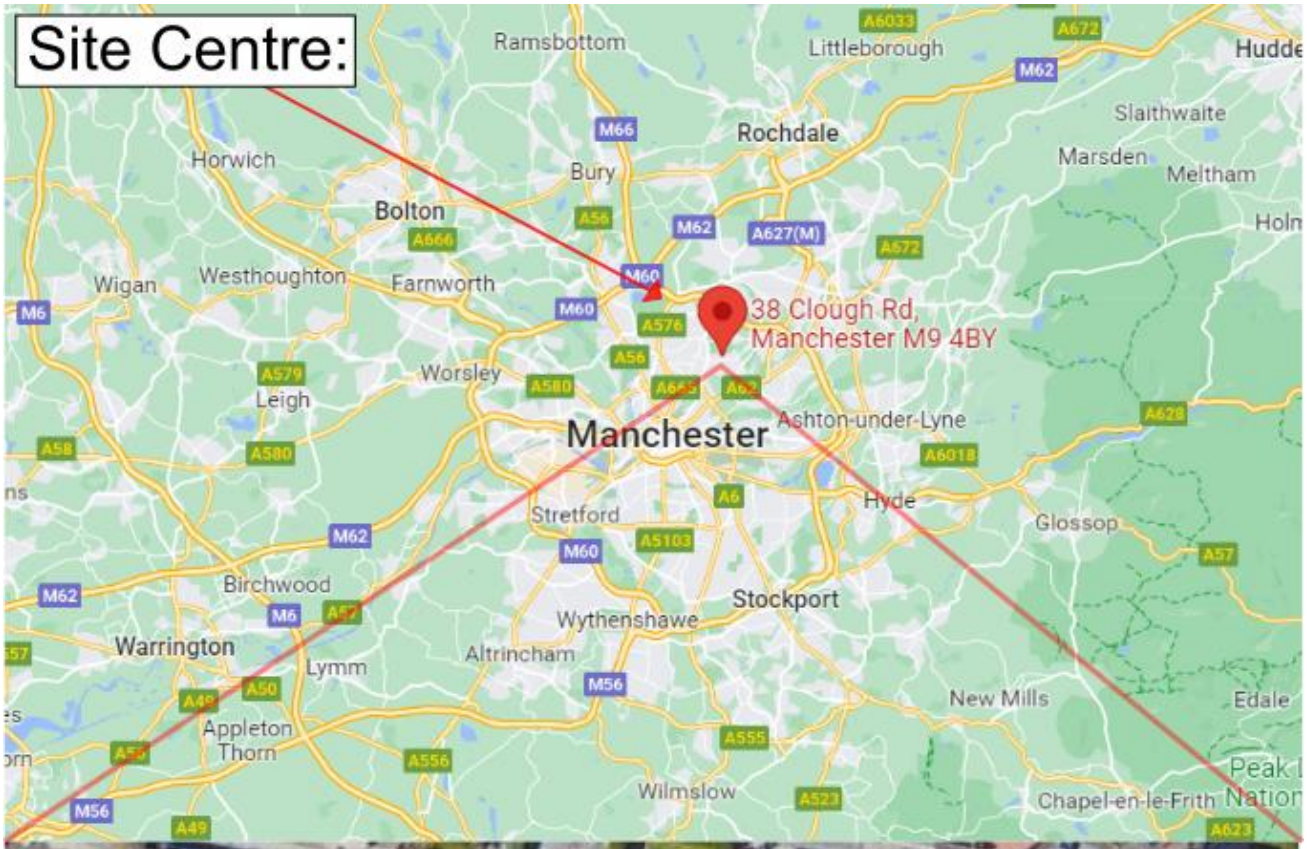
APPENDICES

Appendix A – Drawings & Photographs

Appendix B – Groundsure & Coal Authority Report

Appendix C – Historical Mapping

Appendix A – Drawings & Photographs





nxconsulting
Next Generation Engineering Consultancy Services
Tel: 0161 904 0187
E-mail: admin@nxconsulting.org.uk
Web: www.nxconsulting.org.uk

Ref: NX448 Figure

Project:

38 Clough Road, Manchester, M9 4BY

Title:

Site Location Plan



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NORTH

0 5 10 15 20

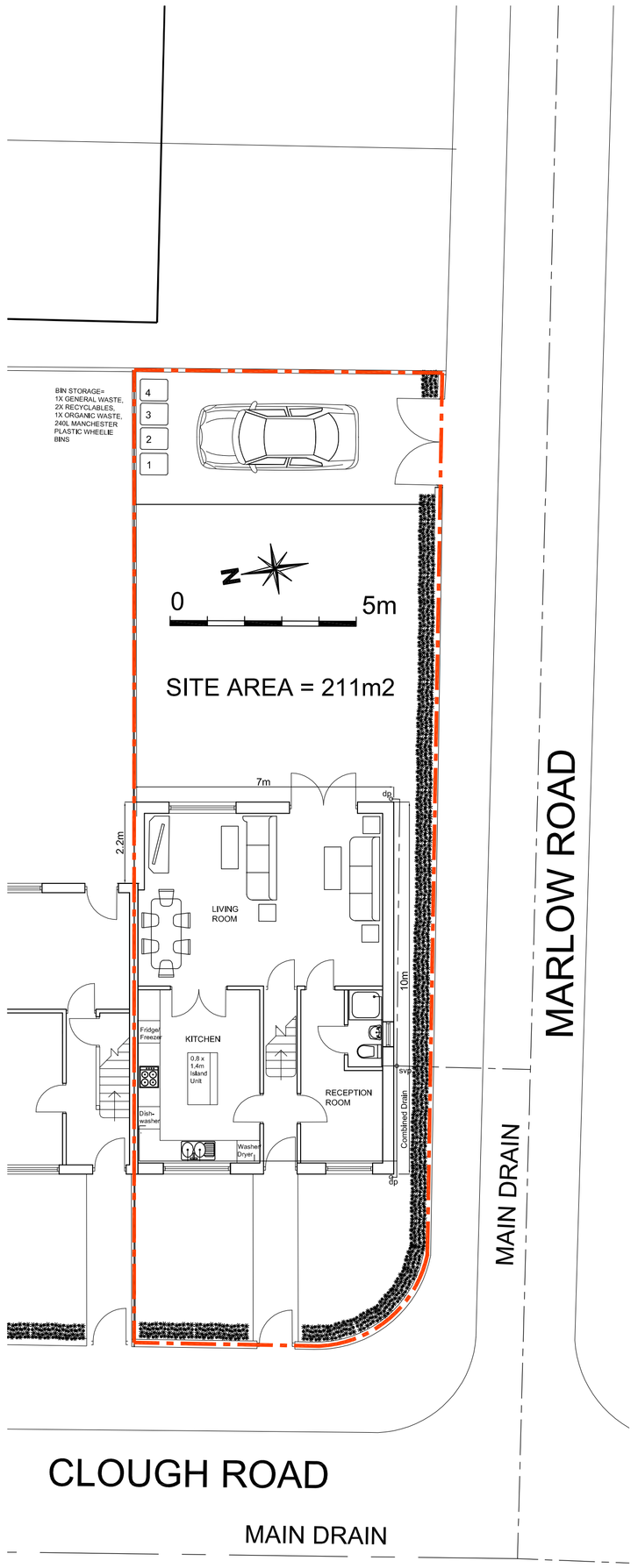
Scale 1:1250 @ A4

38 CLOUGH ROAD, MANCHESTER M9 4BY
LOCATION PLAN

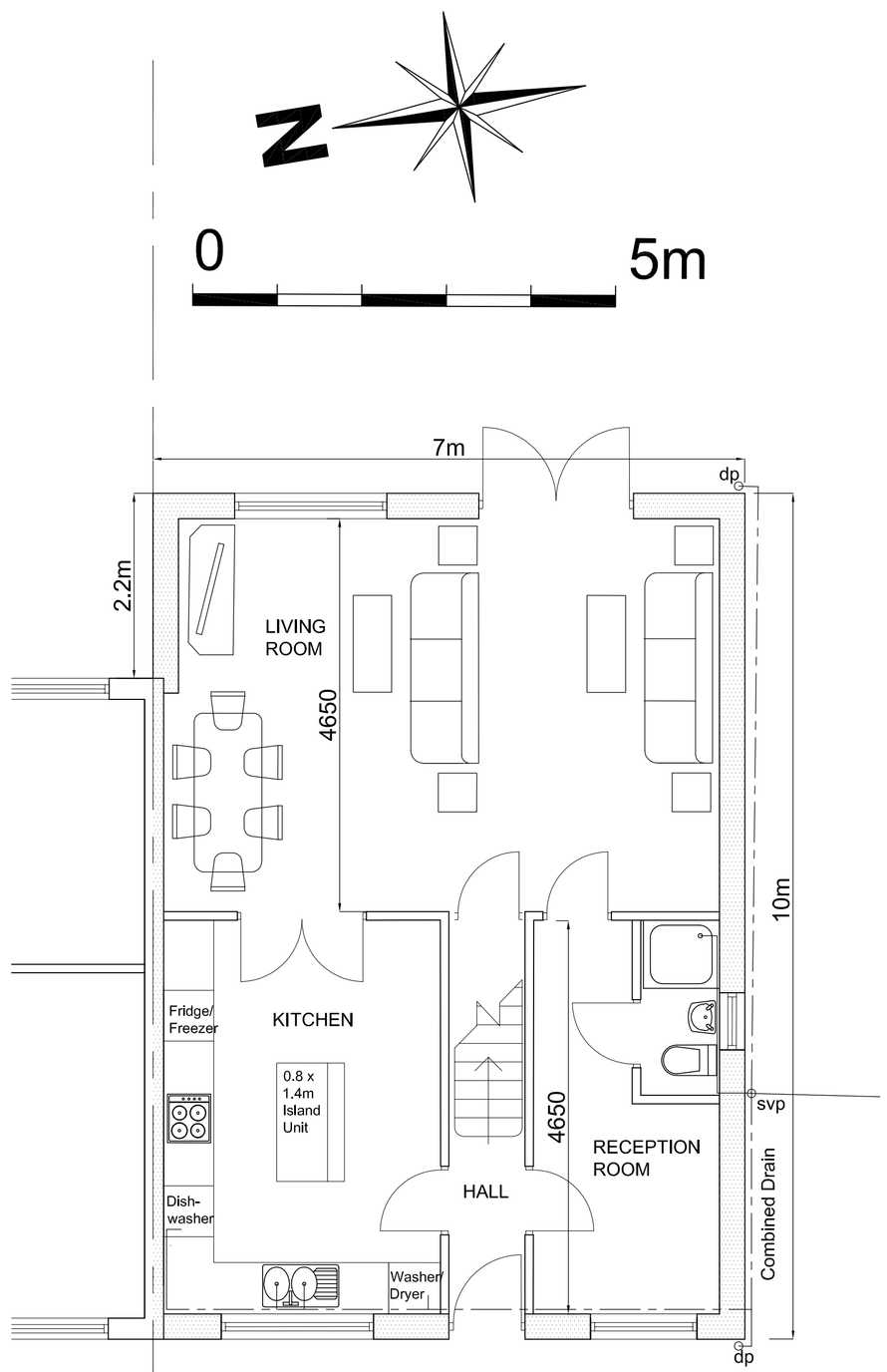
Copyright of this drawing is vested in BPM Architectural and it must not be copied or reproduced without written consent. Figured dimensions only are to be taken from this drawing. DO NOT SCALE OFF THIS DRAWING ..... IF IN DOUBT ASK

All contractors must visit the site and be responsible for taking and checking all dimensions relative to their work. BPM architectural are to be advised of any variation between drawings and site conditions.

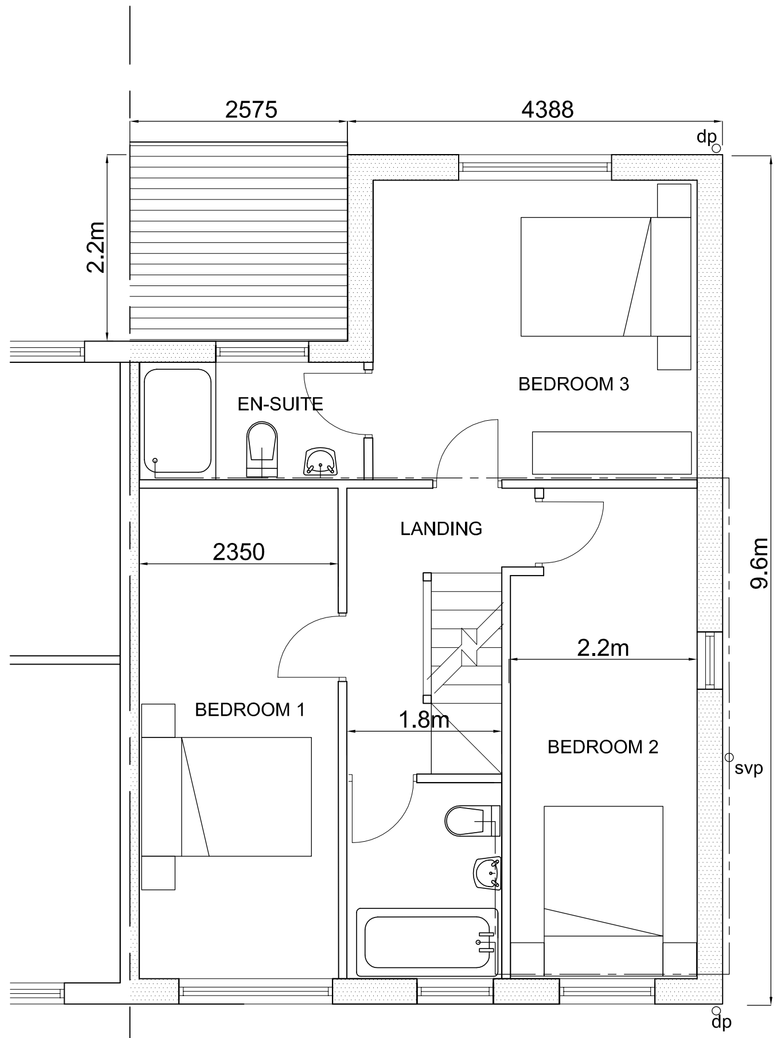
Electronic data/ drawings issued as 'read only' and should not be interrogated for measurement. All dimensions and levels should be 'read only' from those values stated in text, on the drawings.



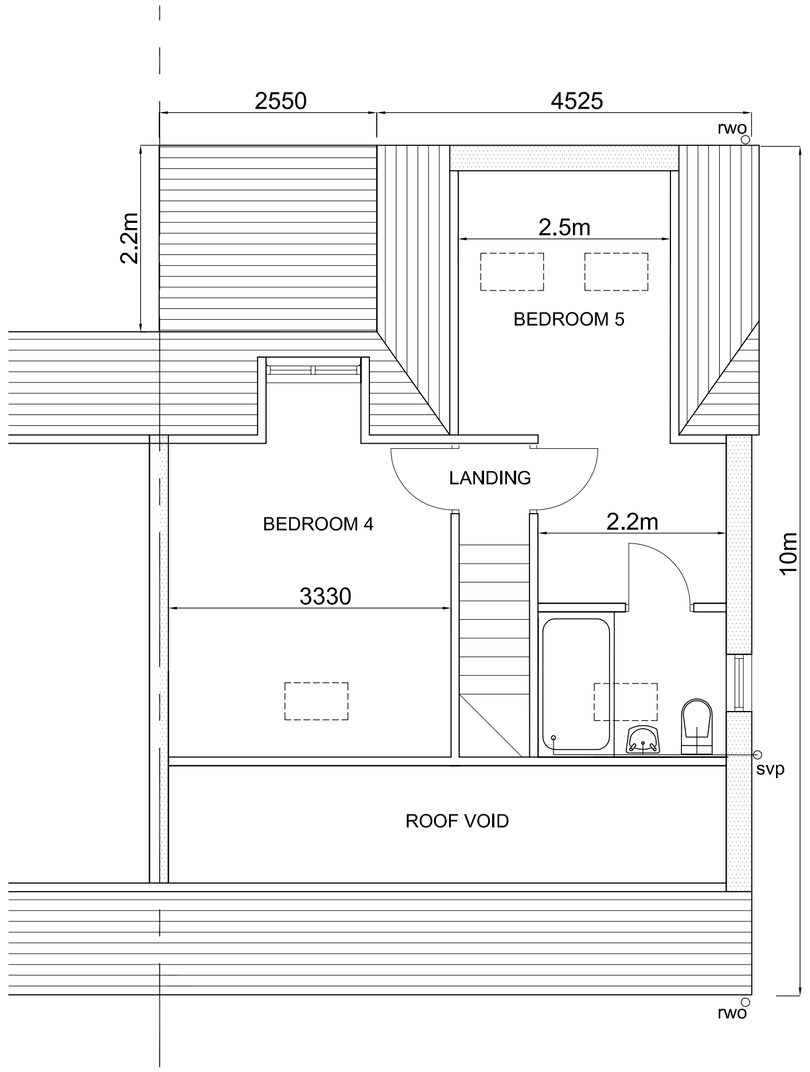
PROPOSED SITE PLAN
SCALE 1:100 @A1



GROUND FLOOR PLAN



FIRST FLOOR PLAN



DORMER ROOF PLAN

A 1121 DRAINAGE AND BOUNDARY DETAIL, SITE AREA ADDED

REV: | DATE: | DETAILS:

BM ARCHITECTURAL DESIGNS
APARTMENT 8,
224 GREAT CLOWES STREET
MANCHESTER M7 2ZS
TEL: 07415 493002

PROJECT: PROPOSED NEW HOUSE ON A PLOT AT 38 CLOUGH ROAD, MANCHESTER, M9 4BY

TITLE: PROPSED LAYOUT- SITE PLAN AND PLANS

CLIENT: LI RONG GAO

SCALE 1:50 @A1 DATE: 09/ 2021 DRAWN: BM

STATUS: PLANNING

DRAWING NO: BM/0921/CLOUGH/PL3 REV: A



Plate 1 – No. 38 Clough Road Front of House



Plate 2 – Area of proposed development, looking Southeast



Plate 3 – Area of proposed development, looking West



Plate 4 – Concrete paving slabs surrounding the property, looking East



Plate 5 – Area of hardstanding at the front of the property, looking North



Plate 6 – Rear garden and rear face of property, looking Northwest



Plate 7 – Car parking space and gate within rear garden, looking South



Plate 8 – Area of hardstanding within the centre of rear garden



Plate 9 – Small area of hardstanding at the rear of the house, looking North



Plate 10 – Looking East across rear garden from the rear of the property



Plate 11 – Bushes and shrubs surrounding the property



Plate 12 – Looking East down Marlow Road, along the Southern boundary of the site



Plate 13 – Clough Road, looking North



Plate 14 – Clough Road, looking South

Appendix B – Groundsure & Coal Authority Report

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

38, CLOUGH ROAD, MANCHESTER, M9 4BY

Order Details

Date: 27/05/2022

Your ref: N448

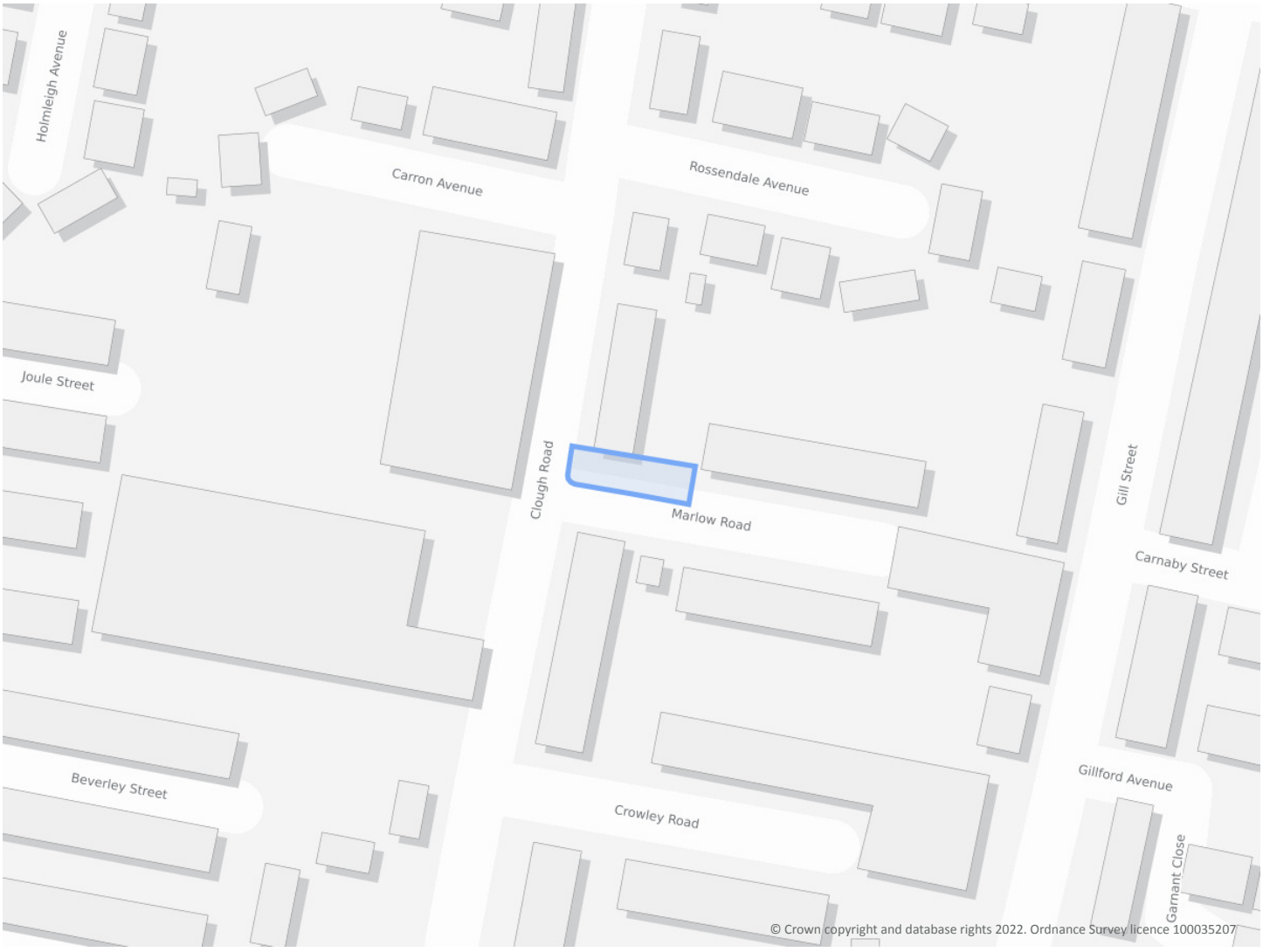
Our Ref: GS-8784325

Site Details

Location: 386599 402061

Area: 0.02 ha

Authority: Manchester City Council



Summary of findings p. 2

OS MasterMap site plan p.12

Aerial image p. 8

groundsure.com/insightuserguide

Contact us with any questions at:
info@groundsure.com
08444 159 000

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
13	1.1	Historical industrial land uses	1	4	4	32	-
15	1.2	Historical tanks	0	0	0	1	-
16	1.3	Historical energy features	0	1	4	10	-
16	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	Historical garages	0	0	3	1	-
17	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped	On site	0-50m	50-250m	250-500m	500-2000m
18	2.1	Historical industrial land uses	1	7	6	39	-
20	2.2	Historical tanks	0	0	0	3	-
21	2.3	Historical energy features	0	3	10	14	-
22	2.4	Historical petrol stations	0	0	0	0	-
22	2.5	Historical garages	0	0	3	2	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
24	3.1	Active or recent landfill	0	0	0	0	-
24	3.2	Historical landfill (BGS records)	0	0	0	0	-
25	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
25	3.4	Historical landfill (EA/NRW records)	0	0	0	1	-
25	3.5	Historical waste sites	0	0	0	0	-
25	3.6	Licensed waste sites	0	1	0	0	-
26	3.7	Waste exemptions	0	0	11	2	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
28	4.1	Recent industrial land uses	0	2	16	-	-
30	4.2	Current or recent petrol stations	0	0	0	0	-
30	4.3	Electricity cables	0	0	0	0	-
30	4.4	Gas pipelines	0	0	0	0	-
30	4.5	Sites determined as Contaminated Land	0	0	0	0	-

30	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
31	4.7	Regulated explosive sites	0	0	0	0	-
31	4.8	Hazardous substance storage/usage	0	0	0	0	-
31	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
31	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
31	**4.11**	**Licensed pollutant release (Part A(2)/B)**	0	0	0	1	-
32	4.12	Radioactive Substance Authorisations	0	0	0	0	-
32	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
32	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
32	4.15	Pollutant release to public sewer	0	0	0	0	-
33	4.16	List 1 Dangerous Substances	0	0	0	0	-
33	4.17	List 2 Dangerous Substances	0	0	0	0	-
33	**4.18**	**Pollution Incidents (EA/NRW)**	0	0	1	0	-
33	4.19	Pollution inventory substances	0	0	0	0	-
34	4.20	Pollution inventory waste transfers	0	0	0	0	-
34	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
35	**5.1**	**Superficial aquifer**	Identified (within 500m)				
36	**5.2**	**Bedrock aquifer**	Identified (within 500m)				
38	**5.3**	**Groundwater vulnerability**	Identified (within 50m)				
39	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
39	5.5	Groundwater vulnerability- local information	None (within 0m)				
40	**5.6**	**Groundwater abstractions**	0	0	0	0	4
42	5.7	Surface water abstractions	0	0	0	0	0
42	5.8	Potable abstractions	0	0	0	0	0
42	5.9	Source Protection Zones	0	0	0	0	-
42	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
43	6.1	Water Network (OS MasterMap)	0	0	0	-	-

43	6.2	Surface water features	0	0	0	-	-
44	**6.3**	**WFD Surface water body catchments**	1	-	-	-	-
44	**6.4**	**WFD Surface water bodies**	0	0	0	-	-
44	**6.5**	**WFD Groundwater bodies**	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
46	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
46	7.2	Historical Flood Events	0	0	0	-	-
46	7.3	Flood Defences	0	0	0	-	-
47	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
47	7.5	Flood Storage Areas	0	0	0	-	-
48	7.6	Flood Zone 2	None (within 50m)				
48	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
49	**8.1**	**Surface water flooding**	1 in 30 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding					
51	**9.1**	**Groundwater flooding**	Low (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
52	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
53	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
53	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
53	10.4	Special Protection Areas (SPA)	0	0	0	0	0
53	10.5	National Nature Reserves (NNR)	0	0	0	0	0
54	**10.6**	**Local Nature Reserves (LNR)**	0	0	0	1	0
54	**10.7**	**Designated Ancient Woodland**	0	0	0	1	1
54	10.8	Biosphere Reserves	0	0	0	0	0
55	10.9	Forest Parks	0	0	0	0	0
55	10.10	Marine Conservation Zones	0	0	0	0	0
55	10.11	Green Belt	0	0	0	0	0
55	10.12	Proposed Ramsar sites	0	0	0	0	0

55	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
56	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
56	10.15	Nitrate Sensitive Areas	0	0	0	0	0
56	**10.16**	**Nitrate Vulnerable Zones**	1	0	0	0	0
57	**10.17**	**SSSI Impact Risk Zones**	1	-	-	-	-
58	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
59	11.1	World Heritage Sites	0	0	0	-	-
60	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
60	11.3	National Parks	0	0	0	-	-
60	**11.4**	**Listed Buildings**	0	0	1	-	-
61	11.5	Conservation Areas	0	0	0	-	-
61	11.6	Scheduled Ancient Monuments	0	0	0	-	-
61	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
62	**12.1**	**Agricultural Land Classification**	Urban (within 250m)				
63	12.2	Open Access Land	0	0	0	-	-
63	12.3	Tree Felling Licences	0	0	0	-	-
63	12.4	Environmental Stewardship Schemes	0	0	0	-	-
63	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
64	13.1	Priority Habitat Inventory	0	0	0	-	-
64	13.2	Habitat Networks	0	0	0	-	-
65	**13.3**	**Open Mosaic Habitat**	0	0	1	-	-
65	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
66	**14.1**	**10k Availability**	Identified (within 500m)				
67	**14.2**	**Artificial and made ground (10k)**	0	0	0	3	-
68	**14.3**	**Superficial geology (10k)**	1	0	0	2	-

69	14.4	Landslip (10k)	0	0	0	0	-
70	14.5	Bedrock geology (10k)	1	0	2	5	-
71	14.6	Bedrock faults and other linear features (10k)	0	0	1	6	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
72	15.1	50k Availability	Identified (within 500m)				
73	15.2	Artificial and made ground (50k)	0	0	0	0	-
73	15.3	Artificial ground permeability (50k)	0	0	-	-	-
74	15.4	Superficial geology (50k)	1	0	0	2	-
75	15.5	Superficial permeability (50k)	Identified (within 50m)				
75	15.6	Landslip (50k)	0	0	0	0	-
75	15.7	Landslip permeability (50k)	None (within 50m)				
76	15.8	Bedrock geology (50k)	1	0	2	5	-
77	15.9	Bedrock permeability (50k)	Identified (within 50m)				
77	15.10	Bedrock faults and other linear features (50k)	0	0	1	6	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
79	16.1	BGS Boreholes	0	0	3	-	-
Page	Section	Natural ground subsidence					
81	17.1	Shrink swell clays	Very low (within 50m)				
82	17.2	Running sands	Very low (within 50m)				
83	17.3	Compressible deposits	Negligible (within 50m)				
84	17.4	Collapsible deposits	Very low (within 50m)				
85	17.5	Landslides	Very low (within 50m)				
86	17.6	Ground dissolution of soluble rocks	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
87	18.1	Natural cavities	0	0	0	0	-
88	18.2	BritPits	0	0	0	1	-
88	18.3	Surface ground workings	0	0	2	-	-
88	18.4	Underground workings	0	0	0	0	0
89	18.5	Historical Mineral Planning Areas	0	0	0	1	-

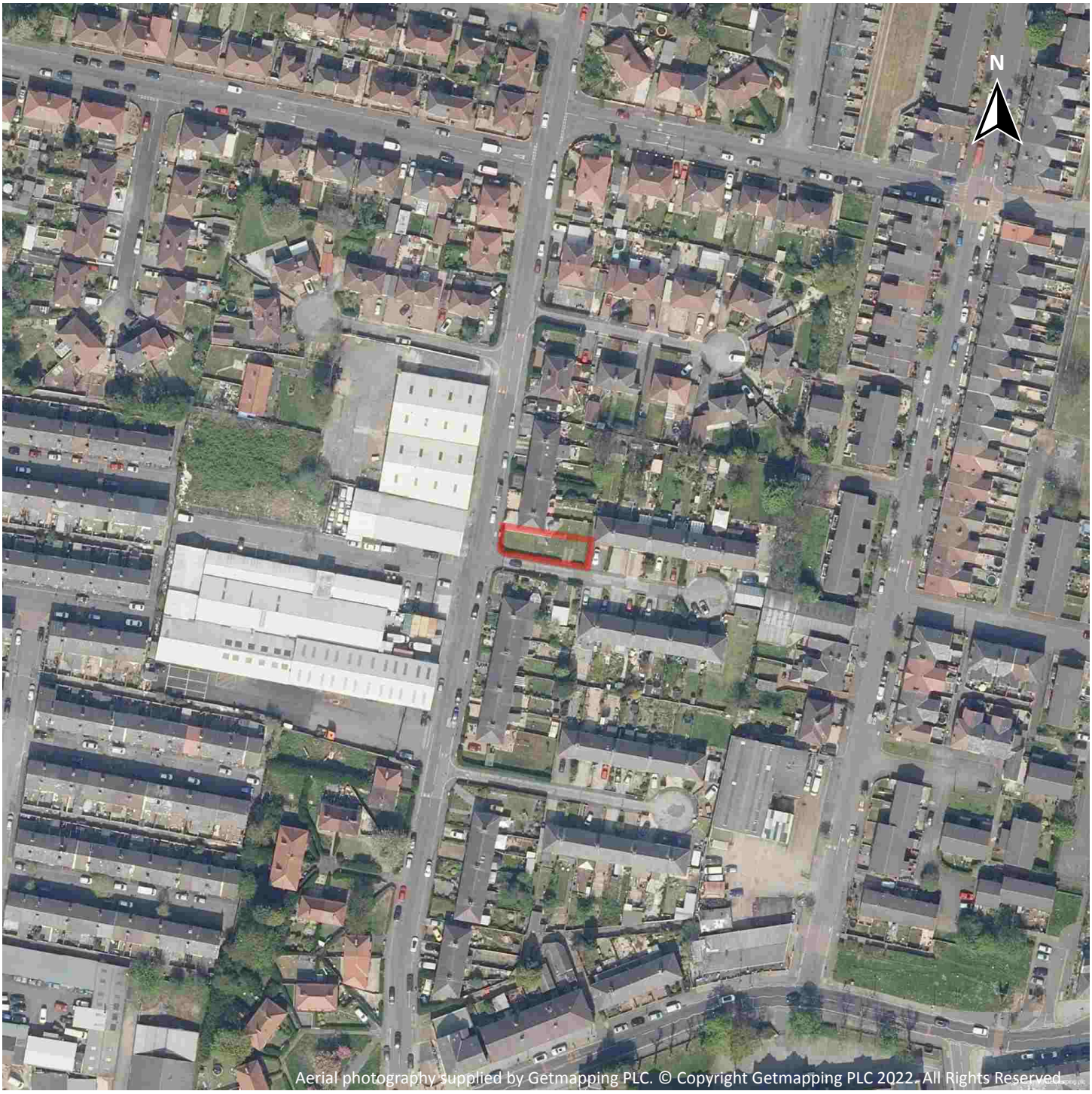
89	18.6	Non-coal mining	0	0	0	0	0
89	18.7	Mining cavities	0	0	0	0	0
89	18.8	JPB mining areas	None (within 0m)				
90	**18.9**	**Coal mining**	Identified (within 0m)				
90	18.10	Brine areas	None (within 0m)				
90	18.11	Gypsum areas	None (within 0m)				
90	18.12	Tin mining	None (within 0m)				
90	18.13	Clay mining	None (within 0m)				

Page	Section	Radon					
91	**19.1**	**Radon**	Less than 1% (within 0m)				

Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
92	**20.1**	**BGS Estimated Background Soil Chemistry**	1	0	-	-	-
92	20.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
92	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-

Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
93	21.1	Underground railways (London)	0	0	0	-	-
93	21.2	Underground railways (Non-London)	0	0	0	-	-
93	21.3	Railway tunnels	0	0	0	-	-
93	21.4	Historical railway and tunnel features	0	0	0	-	-
93	21.5	Royal Mail tunnels	0	0	0	-	-
94	21.6	Historical railways	0	0	0	-	-
94	21.7	Railways	0	0	0	-	-
94	21.8	Crossrail 1	0	0	0	0	-
94	21.9	Crossrail 2	0	0	0	0	-
94	21.10	HS2	0	0	0	0	-

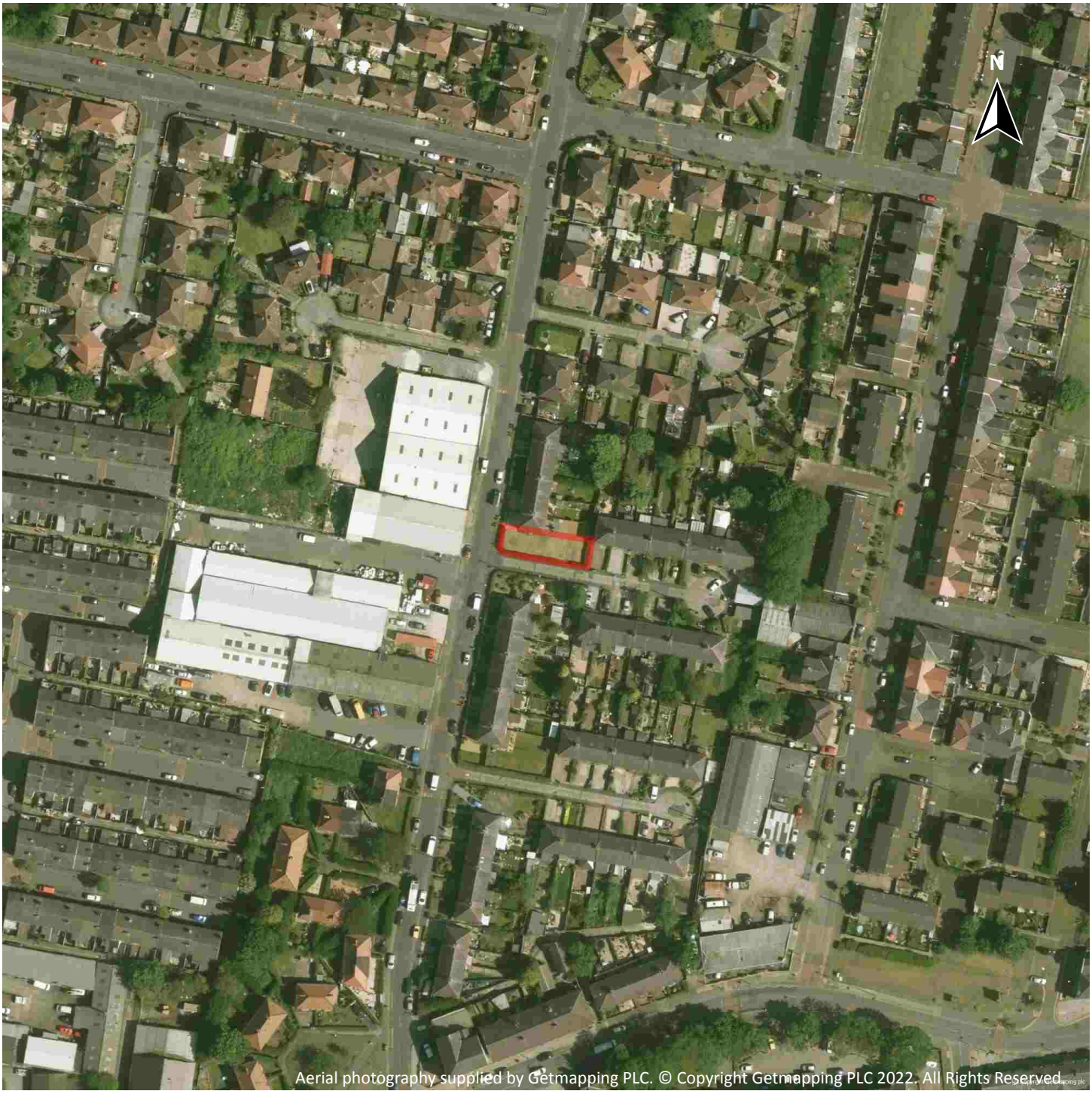
Recent aerial photograph



Capture Date: 22/04/2019

Site Area: 0.02ha

Recent site history - 2015 aerial photograph



Capture Date: 11/06/2015

Site Area: 0.02ha

Recent site history - 2009 aerial photograph



Capture Date: 02/06/2009

Site Area: 0.02ha

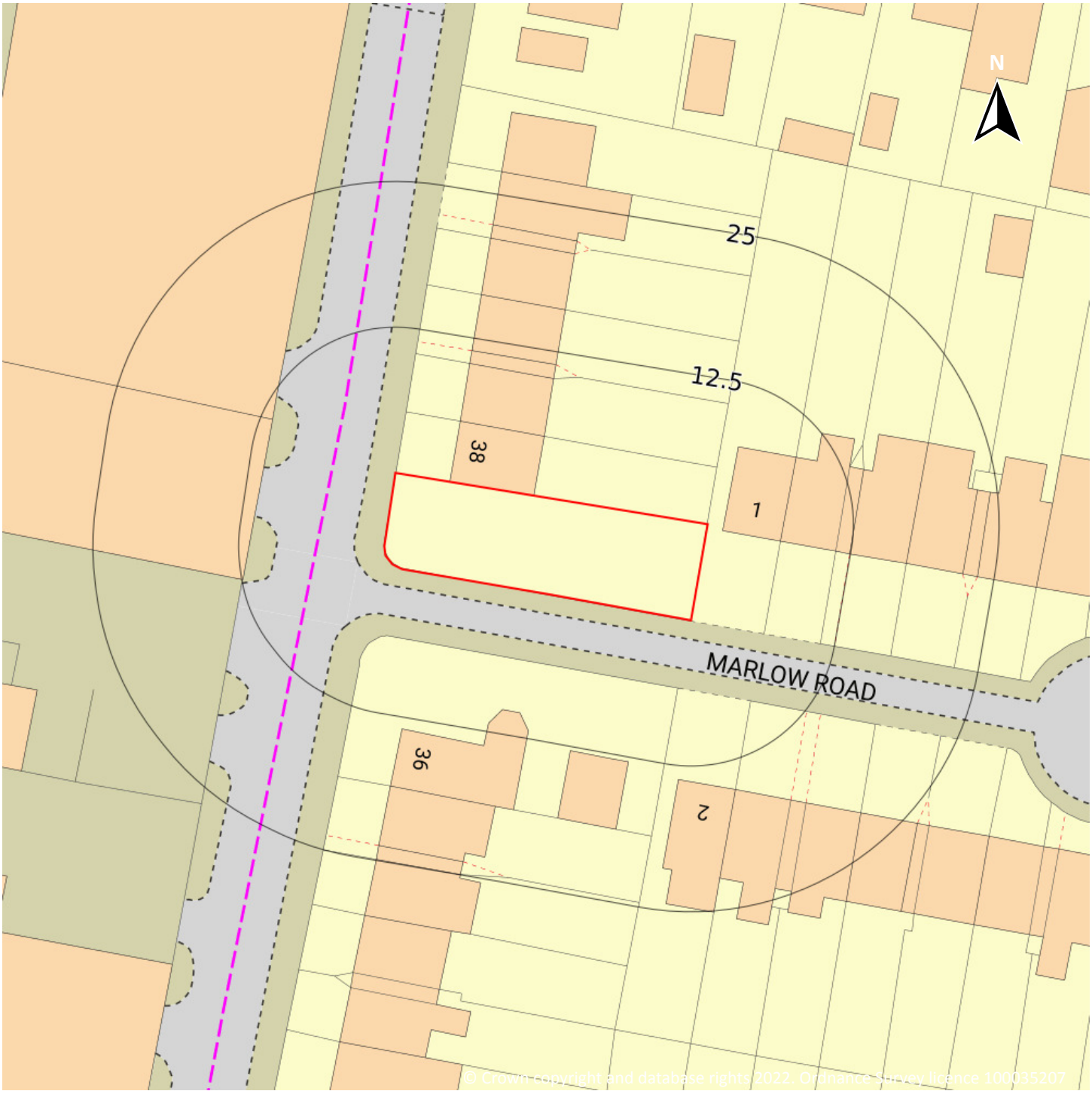
Recent site history - 2000 aerial photograph



Capture Date: 19/06/2000

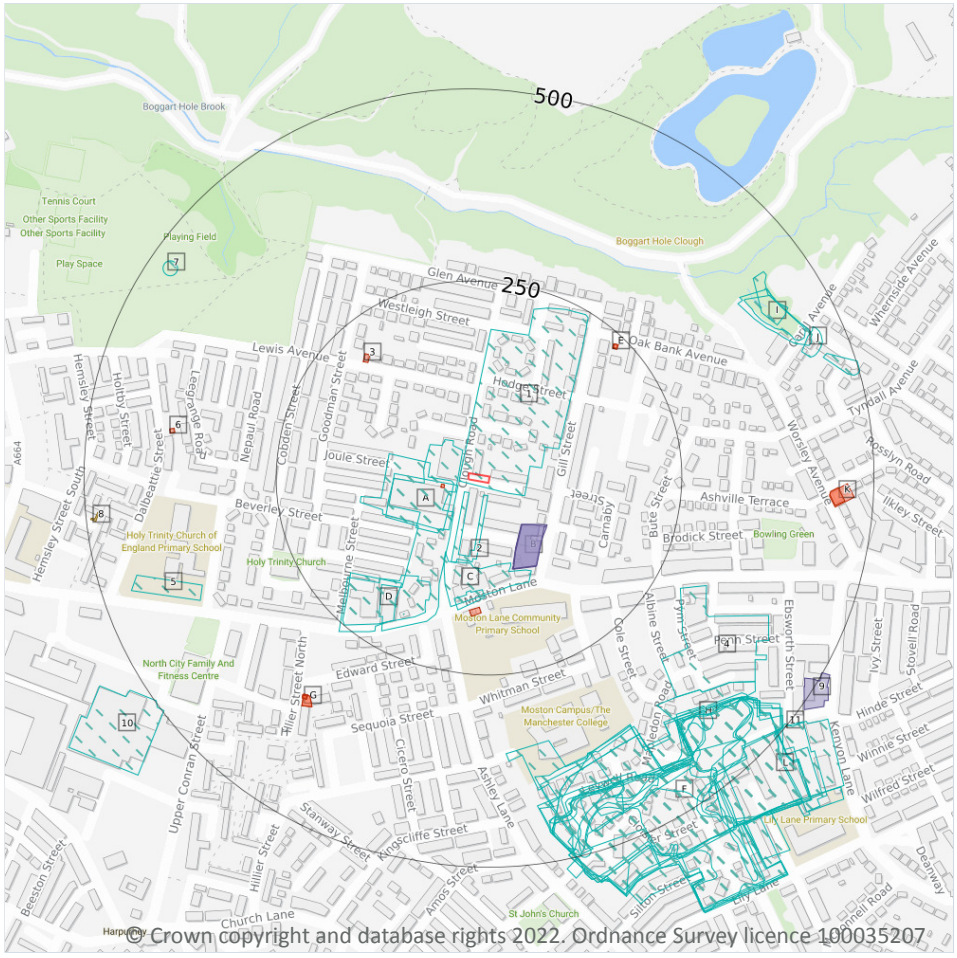
Site Area: 0.02ha

OS MasterMap site plan



Site Area: 0.02ha

1 Past land use



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1.1 Historical industrial land uses

Records within 500m	41

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

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

ID	Location	Land use	Dates present	Group ID
1	**On site**	**Rope Walk**	**1891**	**641269**

ID	Location	Land use	Dates present	Group ID
A	13m W	Unspecified Commercial/Industrial	1933	751525
A	16m SW	Unspecified Works	1966 - 1988	780586
2	17m S	Rope Walks	1906	682943
A	20m W	Unspecified Works	1915	719047
C	100m S	Unspecified Works	1923	679097
C	139m S	Workhouse	1851	641723
D	142m SW	Soap Works	1915 - 1923	767104
D	161m SW	Unspecified Works	1980	679096
4	285m SE	Sawmills	1906	664360
F	344m S	Brick Works	1923	706430
F	363m SE	Brick Works	1906	709015
F	364m SE	Brick Works	1915	726635
F	369m SE	Brick Works	1933	765780
5	373m W	Rope Works	1891	666705
F	381m SE	Railway Sidings	1933 - 1938	703998
F	381m SE	Brick Works	1938	790136
H	388m SE	Refuse Heap	1956 - 1966	712701
F	390m SE	Brick Works	1956	742317
I	394m NE	Unspecified Pit	1915 - 1923	722559
F	399m SE	Unspecified Pit	1923	764321
H	401m SE	Unspecified Ground Workings	1938	648411
F	401m SE	Unspecified Pit	1933	764726
I	403m NE	Unspecified Pit	1933	764616
H	406m SE	Unspecified Pit	1906	752168
F	409m SE	Unspecified Pit	1906	701556
I	413m NE	Unspecified Pit	1956 - 1988	741108
F	418m SE	Unspecified Ground Workings	1966	710655
F	421m S	Refuse Pit	1956	682318

ID	Location	Land use	Dates present	Group ID
F	424m S	Unspecified Ground Workings	1938	711082
F	426m SE	Refuse Heap	1966	678180
J	437m E	Refuse Heap	1933	678173
F	438m S	Unspecified Pit	1933	759869
F	438m SE	Unspecified Ground Workings	1966	778694
J	461m E	Unspecified Pit	1956	691237
7	462m NW	Unspecified Tank	1906	674965
L	475m SE	Unspecified Works	1975	679095
L	478m SE	Industrial Estate	1988	652322
F	485m SE	Unspecified Heap	1938	651109
F	491m SE	Refuse Heap	1956	678178
10	498m SW	Unspecified Store	1988	656662

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	**1**

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

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

ID	Location	Land use	Dates present	Group ID
8	483m W	Tanks	1950 - 1971	89525

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	15

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

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

ID	Location	Land use	Dates present	Group ID
A	32m W	Electricity Substation	1981 - 1992	53562
C	162m S	Electricity Substation	1979 - 1992	52165
3	195m NW	Electricity Substation	1971 - 1992	52653
E	232m NE	Electricity Substation	1981 - 1992	49236
E	233m NE	Electricity Substation	1981	54600
G	350m SW	Electricity Substation	1980	50645
G	350m SW	Electricity Substation	1989	58254
G	350m SW	Electricity Substation	1982	48866
G	350m SW	Electricity Substation	1978	52371
G	350m SW	Electricity Substation	1988	57607
G	352m SW	Electricity Substation	1993 - 1994	49267
6	386m W	Electricity Substation	1971 - 1992	54984
K	443m E	Electricity Substation	1950	58906
K	443m E	Electricity Substation	1993	50684
11	499m SE	Electricity Substation	1985	56117

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or

succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	**4**

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

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

ID	Location	Land use	Dates present	Group ID
B	69m SE	Garage	1989	15459
B	69m SE	Garage	1992	16845
B	69m SE	Garage	1985	17215
9	483m SE	Garage	1971 - 1988	17406

This data is sourced from Ordnance Survey / Groundsure.

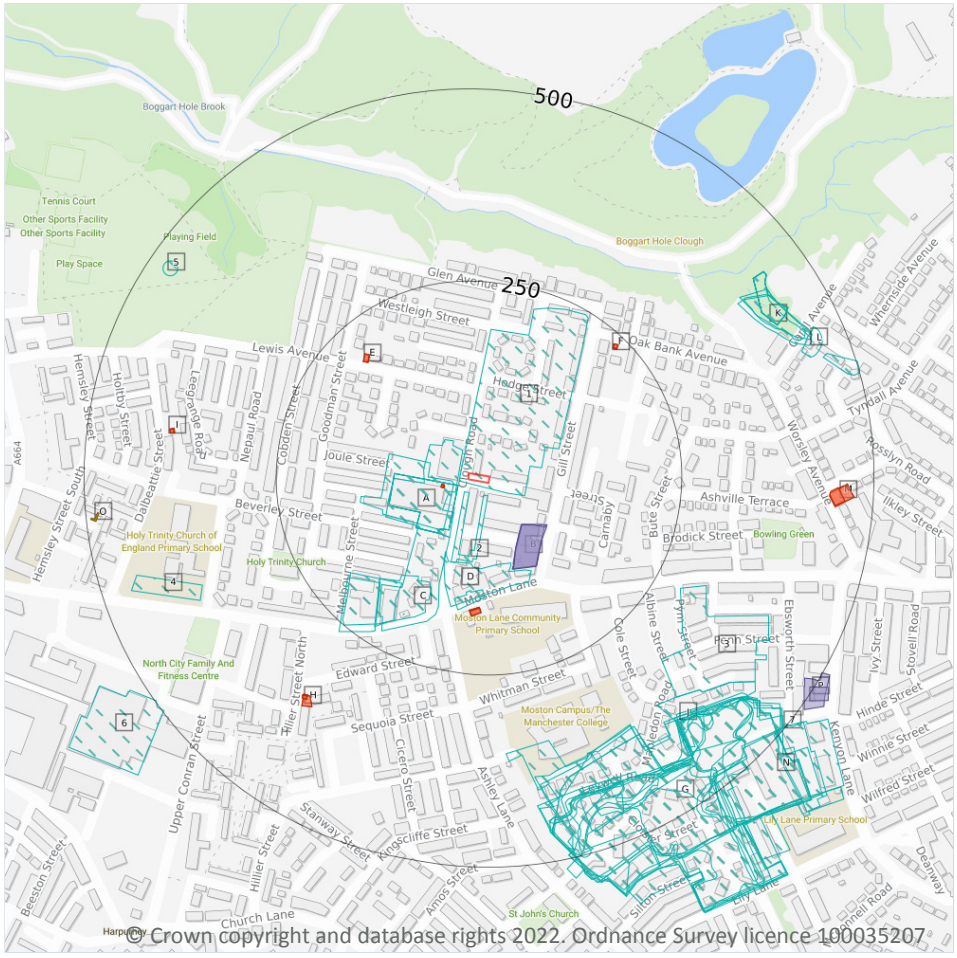
1.6 Historical military land

Records within 500m	**0**

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

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

2 Past land use - un-grouped



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2.1 Historical industrial land uses

Records within 500m	53

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

Features are displayed on the Past land use - un-grouped map on **page 18**

ID	Location	Land Use	Date	Group ID
1	**On site**	**Rope Walk**	**1891**	**641269**
A	13m W	Unspecified Commercial/Industrial	1933	751525
A	16m SW	Unspecified Works	1980	780586

ID	Location	Land Use	Date	Group ID
A	16m SW	Unspecified Works	1966	780586
A	16m SW	Unspecified Works	1988	780586
A	16m SW	Unspecified Works	1975	780586
2	17m S	Rope Walks	1906	682943
A	20m W	Unspecified Works	1915	719047
C	80m S	Unspecified Commercial/Industrial	1933	751525
D	100m S	Unspecified Works	1923	679097
D	139m S	Workhouse	1851	641723
C	142m SW	Soap Works	1915	767104
C	161m SW	Unspecified Works	1980	679096
C	177m SW	Soap Works	1923	767104
3	285m SE	Sawmills	1906	664360
G	344m S	Brick Works	1923	706430
G	363m SE	Brick Works	1906	709015
G	364m SE	Brick Works	1915	726635
G	369m SE	Brick Works	1933	765780
4	373m W	Rope Works	1891	666705
G	381m SE	Brick Works	1938	790136
G	381m SE	Railway Sidings	1938	703998
J	388m SE	Refuse Heap	1966	712701
G	390m SE	Brick Works	1956	742317
K	394m NE	Unspecified Pit	1923	722559
G	399m SE	Unspecified Pit	1923	764321
J	399m SE	Refuse Heap	1956	712701
K	400m NE	Unspecified Pit	1915	722559
J	401m SE	Unspecified Ground Workings	1938	648411
G	401m SE	Unspecified Pit	1933	764726
K	403m NE	Unspecified Pit	1933	764616

ID	Location	Land Use	Date	Group ID
J	406m SE	Unspecified Pit	1906	752168
G	409m SE	Unspecified Pit	1906	701556
K	413m NE	Unspecified Pit	1980	741108
K	413m NE	Unspecified Pit	1966	741108
K	413m NE	Unspecified Pit	1988	741108
K	413m NE	Unspecified Pit	1975	741108
K	413m NE	Unspecified Pit	1956	741108
G	418m SE	Unspecified Ground Workings	1966	710655
G	421m S	Refuse Pit	1956	682318
G	424m S	Unspecified Ground Workings	1938	711082
G	426m SE	Refuse Heap	1966	678180
L	437m E	Refuse Heap	1933	678173
G	438m S	Unspecified Pit	1933	759869
G	438m SE	Unspecified Ground Workings	1966	778694
L	461m E	Unspecified Pit	1956	691237
5	462m NW	Unspecified Tank	1906	674965
N	475m SE	Unspecified Works	1975	679095
N	478m SE	Industrial Estate	1988	652322
G	482m SE	Railway Sidings	1933	703998
G	485m SE	Unspecified Heap	1938	651109
G	491m SE	Refuse Heap	1956	678178
6	498m SW	Unspecified Store	1988	656662

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	**3**

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

Features are displayed on the Past land use - un-grouped map on **page 18**

ID	Location	Land Use	Date	Group ID
O	483m W	Tanks	1950	89525
O	483m W	Tanks	1971	89525
O	483m W	Tanks	1950	89525

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	**27**

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

Features are displayed on the Past land use - un-grouped map on **page 18**

ID	Location	Land Use	Date	Group ID
A	32m W	Electricity Substation	1981	53562
A	32m W	Electricity Substation	1992	53562
A	33m W	Electricity Substation	1981	53562
D	162m S	Electricity Substation	1989	52165
D	163m S	Electricity Substation	1979	52165
D	163m S	Electricity Substation	1985	52165
D	163m S	Electricity Substation	1992	52165
E	195m NW	Electricity Substation	1992	52653
E	195m NW	Electricity Substation	1971	52653
E	195m NW	Electricity Substation	1986	52653
F	232m NE	Electricity Substation	1992	49236
F	232m NE	Electricity Substation	1981	49236
F	233m NE	Electricity Substation	1981	54600
H	350m SW	Electricity Substation	1989	58254
H	350m SW	Electricity Substation	1980	50645
H	350m SW	Electricity Substation	1978	52371

ID	Location	Land Use	Date	Group ID
H	350m SW	Electricity Substation	1982	48866
H	350m SW	Electricity Substation	1988	57607
H	352m SW	Electricity Substation	1993	49267
H	352m SW	Electricity Substation	1994	49267
I	386m W	Electricity Substation	1986	54984
I	388m W	Electricity Substation	1971	54984
I	388m W	Electricity Substation	1992	54984
M	443m E	Electricity Substation	1950	58906
M	443m E	Electricity Substation	1950	58906
M	443m E	Electricity Substation	1993	50684
7	499m SE	Electricity Substation	1985	56117

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	**0**

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

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	**5**

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

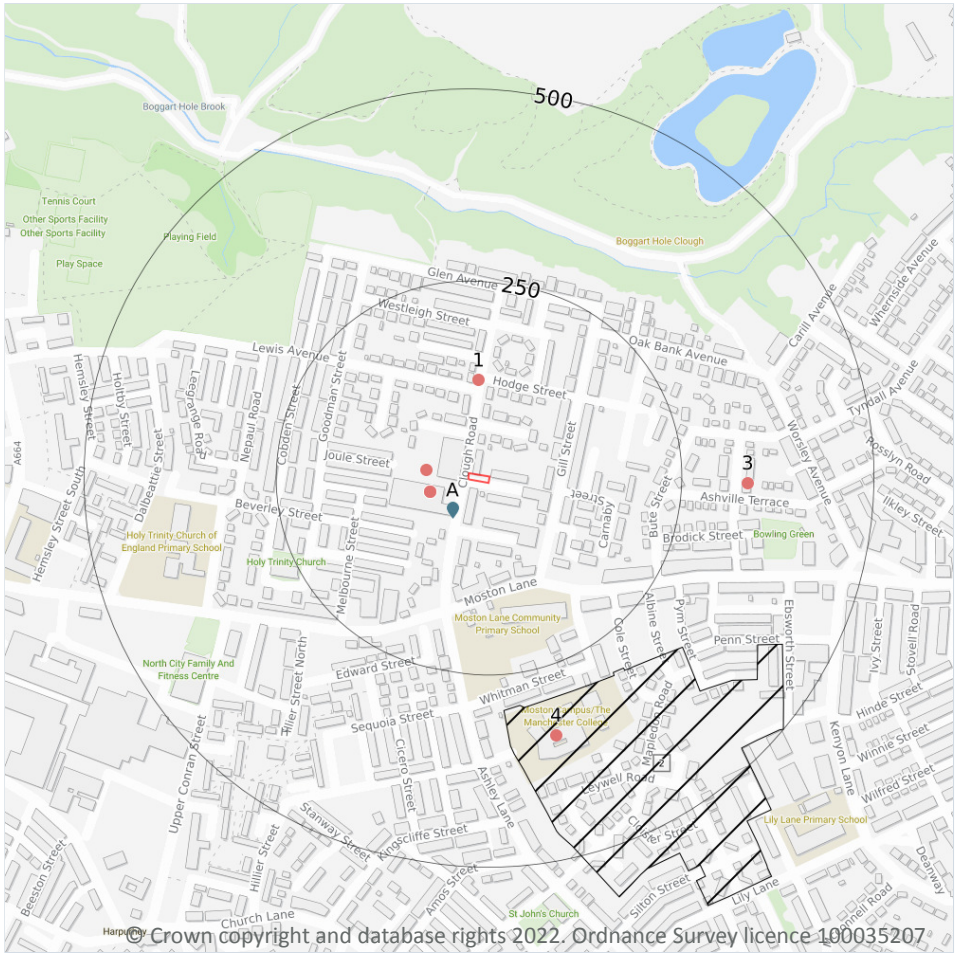
Features are displayed on the Past land use - un-grouped map on **page 18**

ID	Location	Land Use	Date	Group ID
B	69m SE	Garage	1989	15459
B	69m SE	Garage	1985	17215

ID	Location	Land Use	Date	Group ID
B	69m SE	Garage	1992	16845
P	483m SE	Garage	1971	17406
P	495m SE	Garage	1988	17406

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



3.1 Active or recent landfill

Records within 500m	0

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

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

3.2 Historical landfill (BGS records)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	1

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

Features are displayed on the Waste and landfill map on **page 24**

ID	Location	Details		
2	291m S	Site Address: Land at Moston College, Lizmar Terrace, Harpurhey, Manchester, Greater Manchester Licence Holder Address: -	Waste Licence: - Site Reference: F019 Waste Type: Commercial, Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded 31/12/1947 Last Recorded: -

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

3.5 Historical waste sites

Records within 500m	0

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

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

3.6 Licensed waste sites

Records within 500m	1

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

Features are displayed on the Waste and landfill map on **page 24**

ID	Location	Details		
A	46m SW	Site Name: L & M Peugeot & Citroen Spares Site Address: Unit 1, Brookside Works, Clough Road, Manchester, M9 4FP Correspondence Address: -	Type of Site: ELV Facility Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GRA005 EPR reference: EA/EPR/GP3294CH/A001 Operator: Grant Leslie Waste Management licence No: 50306 Annual Tonnage: 2500	Issue Date: 14/06/2004 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Part revoke

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

3.7 Waste exemptions

Records within 500m **13**

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

Features are displayed on the Waste and landfill map on **page 24**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	54m W	Unit 2 Whitehouse Works Clough Road MANCHESTER M9 4FP	EPR/MH0915DX/A001	Treating waste exemption	Non-Agricultural Waste Only	Mechanical treatment of end-of-life tyres
A	54m W	Unit 2 Whitehouse Works Clough Road MANCHESTER M9 4FP	EPR/MH0915DX/A001	Using waste exemption	Non-Agricultural Waste Only	Use of baled end-of-life tyres in construction
A	54m W	Unit 1 Whitehouse Works Clough Road MANCHESTER M9 4FP	EPR/RH0877UC/A001	Treating waste exemption	Non-Agricultural Waste Only	Physical treatment of waste edible oil and fat to produce biodiesel
A	54m W	Unit 1 Whitehouse Works Clough Road MANCHESTER M9 4FP	EPR/RH0877UC/A001	Treating waste exemption	Non-Agricultural Waste Only	Mechanical treatment of end-of-life tyres
A	54m W	Unit 1 Whitehouse Works Clough Road MANCHESTER M9 4FP	EPR/RH0877UC/A001	Using waste exemption	Non-Agricultural Waste Only	Use of baled end-of-life tyres in construction
A	54m W	Unit 1 Whitehouse Works Clough Road MANCHESTER M9 4FP	EPR/RH0877UC/A001	Using waste exemption	Non-Agricultural Waste Only	Use of waste derived biodiesel as fuel

ID	Location	Site	Reference	Category	Sub-Category	Description
A	54m W	Unit 2 Whitehouse Works Clough Road MANCHESTER M9 4FP	EPR/WH0574NJ/A001	Treating waste exemption	Non-Agricultural Waste Only	Physical treatment of waste edible oil and fat to produce biodiesel
A	54m W	Unit 2 Whitehouse Works Clough Road MANCHESTER M9 4FP	EPR/WH0574NJ/A001	Treating waste exemption	Non-Agricultural Waste Only	Mechanical treatment of end-of-life tyres
A	54m W	Unit 2 Whitehouse Works Clough Road MANCHESTER M9 4FP	EPR/WH0574NJ/A001	Using waste exemption	Non-Agricultural Waste Only	Use of baled end-of-life tyres in construction
A	56m W	Unit 4b Clough Road, Brookside Works, Manchester, M9 4FP	EA/EPR/VP3840KK/A001	Treating waste exemption	Non-Agricultural waste only	Repair or refurbishment of WEEE
1	121m N	Unit 4 Brookside Works Clough Road Manchester Manchester M9 4FP	EPR/YF0201TG/A001	Storing waste exemption	Non-Agricultural Waste Only	Storage of waste in a secure place
3	336m E	WOODVILLE GARDENS (HOUSING DEVELOPMENT), ASHVILLE TERRACE, MOSTON, MANCHESTER, M40 9NN	WEX091117	Using waste exemption	Not on a farm	Use of waste in construction
4	341m S	Former college campus. Imported soil from our nearby demolition site being used to landscape part of the site.	WEX268490	Using waste exemption	Not on a farm	Use of waste in construction

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

4 Current industrial land use



Site Outline

Search buffers in metres (m)

Recent industrial land uses

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

Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m	18

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 28**

ID	Location	Company	Address	Activity	Category
A	32m NW	Bromley Transport Services	Unit 2 Brookside Works, Clough Road, Manchester, Greater Manchester, M9 4FP	Vehicle Repair, Testing and Servicing	Repair and Servicing
A	34m W	Electricity Sub Station	Greater Manchester, M9	Electrical Features	Infrastructure and Facilities

ID	Location	Company	Address	Activity	Category
A	50m NW	Works	Greater Manchester, M9	Unspecified Works Or Factories	Industrial Features
A	54m W	Mercparts	Unit 1b Brookside Works, Clough Road, Manchester, Greater Manchester, M9 4FP	Vehicle Parts and Accessories	Motoring
A	60m SW	Works	Greater Manchester, M9	Unspecified Works Or Factories	Industrial Features
A	61m SW	Middleton Metal Spinning	Whitehouse Works, Clough Road, Manchester, Greater Manchester, M9 4FP	Metals Manufacturers, Fabricators and Stockholders	Industrial Products
A	76m SW	Travelling Crane	Greater Manchester, M9	Travelling Cranes and Gantries	Industrial Features
1	83m SE	Moston M O T Centre	1-9, Gill Street, Manchester, Greater Manchester, M9 4HA	Vehicle Repair, Testing and Servicing	Repair and Servicing
B	150m S	Tread Right Tyres Ltd	217, Moston Lane, Manchester, Greater Manchester, M9 4HE	Vehicle Repair, Testing and Servicing	Repair and Servicing
B	150m S	Endurance 'n' Whoppi	215a, Moston Lane, Moston, Manchester, Greater Manchester, M9 4HU	Baking and Confectionery	Foodstuffs
B	167m S	Electricity Sub Station	Greater Manchester, M9	Electrical Features	Infrastructure and Facilities
C	192m SW	Astron Packaging Ltd	Astron House 171, Moston Lane, Manchester, Greater Manchester, M9 4HR	Rubber, Silicones and Plastics	Industrial Products
C	198m SW	Works	Greater Manchester, M9	Unspecified Works Or Factories	Industrial Features
2	201m NW	Electricity Sub Station	Greater Manchester, M9	Electrical Features	Infrastructure and Facilities
C	207m SW	Melbourne Street Motors	2, Melbourne Street, Manchester, Greater Manchester, M9 4EH	Vehicle Repair, Testing and Servicing	Repair and Servicing
C	212m SW	Accurate Windows Ltd	163, Moston Lane, Manchester, Greater Manchester, M9 4HR	General Construction Supplies	Industrial Products
C	216m SW	Works	Greater Manchester, M9	Unspecified Works Or Factories	Industrial Features
3	236m NE	Electricity Sub Station	Greater Manchester, M9	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m	0

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

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

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

Records within 500m	1

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

Features are displayed on the Current industrial land use map on **page 28**

ID	Location	Address	Details	
4	430m E	As New Dry Cleaners, 312 Moston Lane, Moston, Manchester M40 9WB	Process: Dry Cleaning Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	**0**

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m	**0**

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

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m	**0**

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

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

4.15 Pollutant release to public sewer

Records within 500m	**0**

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m	0

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

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

4.17 List 2 Dangerous Substances

Records within 500m	0

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m	1

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

Features are displayed on the Current industrial land use map on **page 28**

ID	Location	Details	
A	55m NW	Incident Date: 03/04/2001 Incident Identification: 1430 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

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

4.19 Pollution inventory substances

Records within 500m	0

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

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

4.20 Pollution inventory waste transfers

Records within 500m	0

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

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

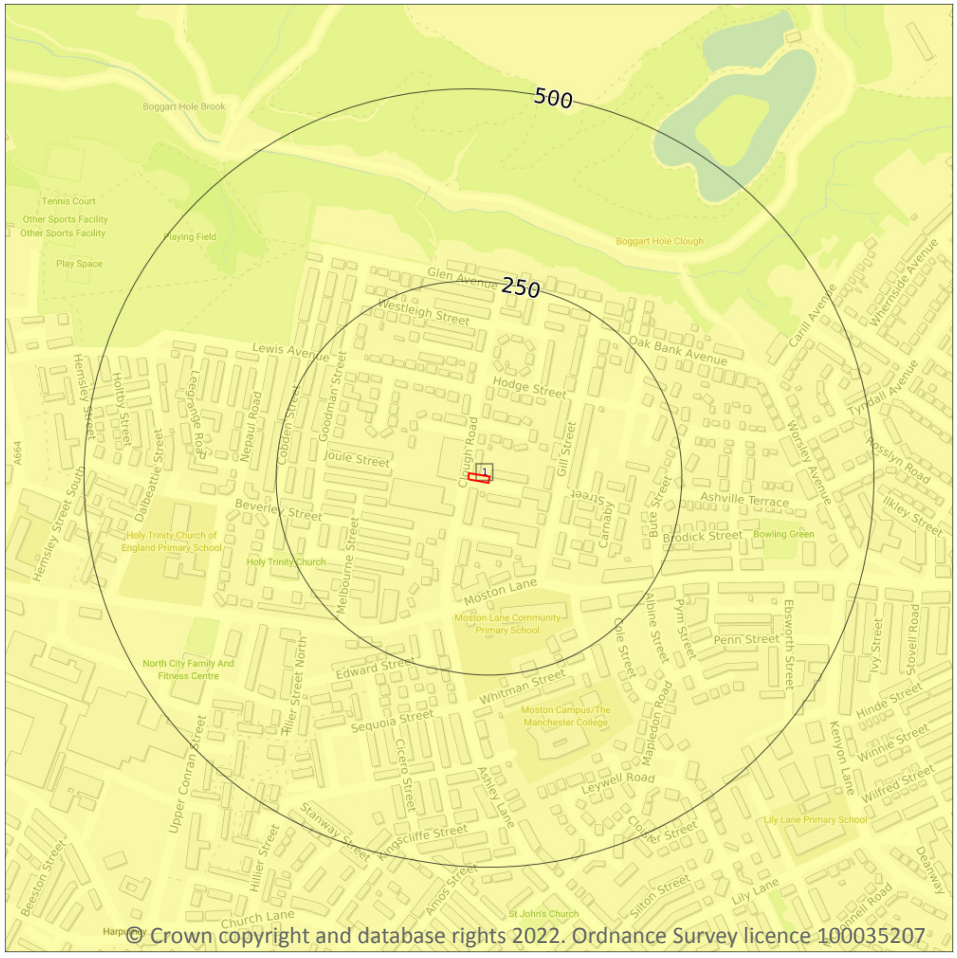
4.21 Pollution inventory radioactive waste

Records within 500m	0

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

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

5 Hydrogeology - Superficial aquifer



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

5.1 Superficial aquifer

Records within 500m	1

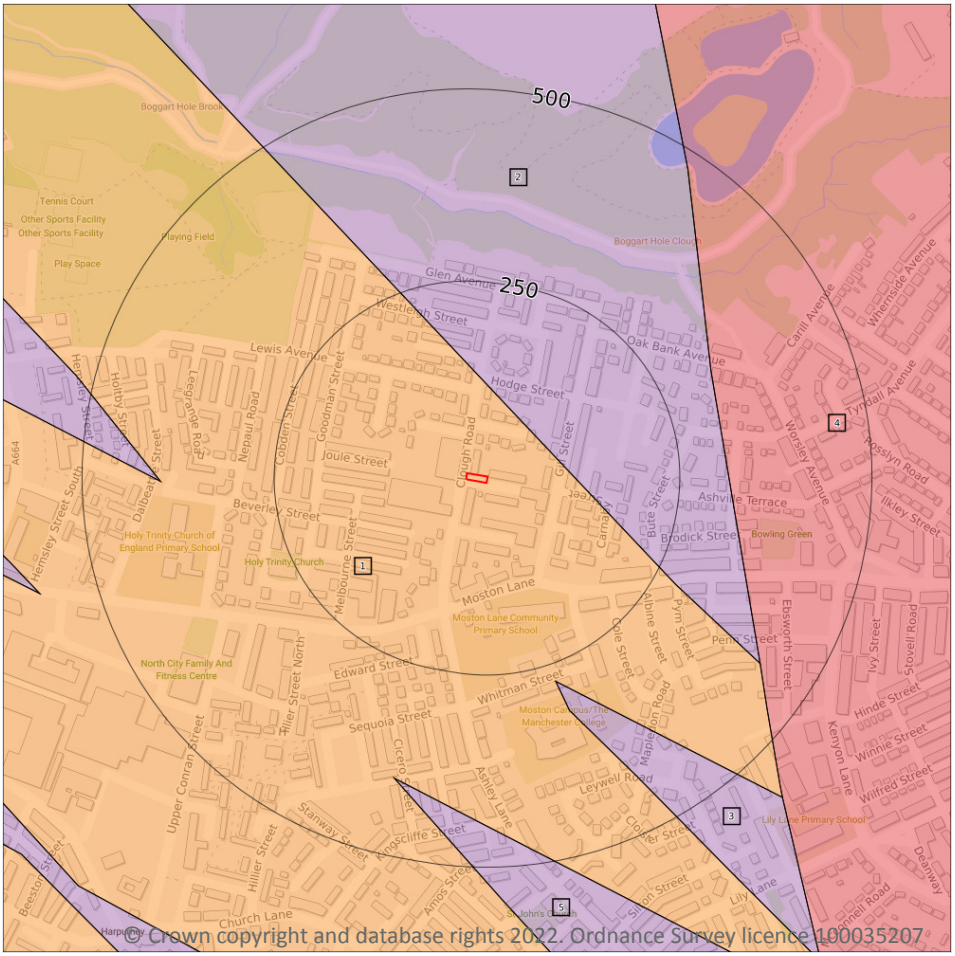
Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 35**

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

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

Bedrock aquifer



5.2 Bedrock aquifer

Records within 500m	5

Aquifer status of groundwater held within bedrock geology.

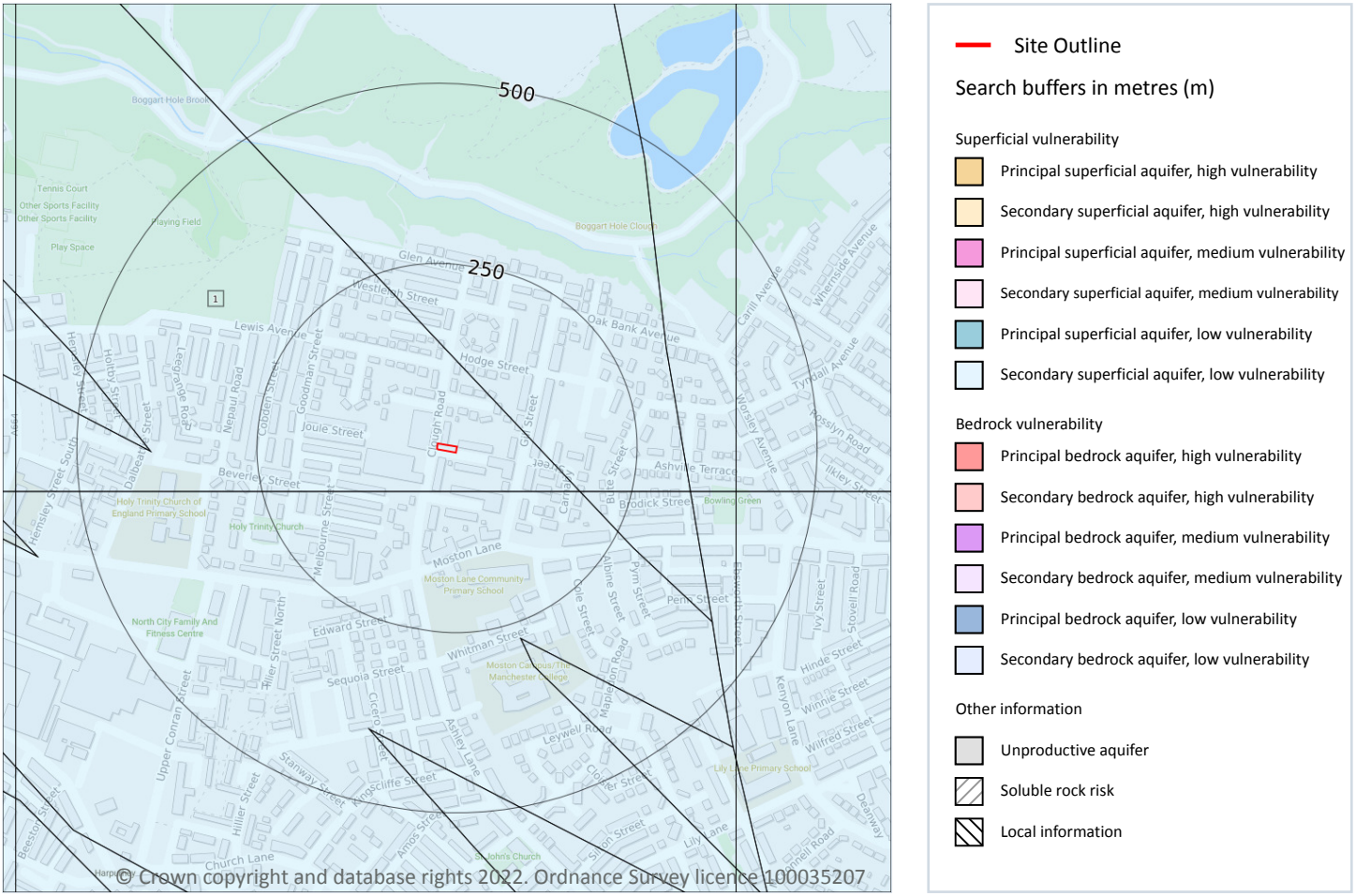
Features are displayed on the Bedrock aquifer map on **page 36**

ID	Location	Designation	Description
1	**On site**	**Secondary B**	**Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeablehorizons and weathering. These are generally the water-bearing parts of the former non-aquifers**
2	81m NE	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

ID	Location	Designation	Description
3	273m S	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
4	309m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
5	398m W	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

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

Groundwater vulnerability



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5.3 Groundwater vulnerability

Records within 50m	1

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

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

Features are displayed on the Groundwater vulnerability map on **page 38**

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

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0

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

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

5.5 Groundwater vulnerability- local information

Records on site	0

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

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

Abstractions and Source Protection Zones



Site Outline

Search buffers in metres (m)

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

5.6 Groundwater abstractions

Records within 2000m	4

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 40**

ID	Location	Details	
-	1791m NW	Status: Historical Licence No: 2569005012 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT BLACKLEY, MANCHESTER" Data Type: Point Name: AVECIA LTD Easting: 385000 Northing: 402900	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 23/05/1994 Expiry Date: - Issue No: 101 Version Start Date: 01/07/1999 Version End Date: -
-	1791m NW	Status: Historical Licence No: 2569005012 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT BLACKLEY, MANCHESTER Data Type: Point Name: AVECIA LTD Easting: 385000 Northing: 402900	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 23/05/1994 Expiry Date: - Issue No: 101 Version Start Date: 01/07/1999 Version End Date: -
-	1912m NW	Status: Historical Licence No: 2569005044 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "2 BOREHOLES AT BLACKLEY, MANCHESTER" Data Type: Point Name: BELDEN (UK) LTD Easting: 384890 Northing: 402950	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 22/01/1966 Expiry Date: - Issue No: 103 Version Start Date: 16/11/2001 Version End Date: -
-	1912m NW	Status: Active Licence No: 2569005044 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: 2 BOREHOLES AT BLACKLEY, MANCHESTER Data Type: Point Name: British Cables Company Limited Easting: 384890 Northing: 402950	Annual Volume (m^3): 477,271 Max Daily Volume (m^3): 1,363 Original Application No: - Original Start Date: 22/01/1966 Expiry Date: - Issue No: 106 Version Start Date: 11/10/2018 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	0

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

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

5.8 Potable abstractions

Records within 2000m	0

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

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

5.9 Source Protection Zones

Records within 500m	0

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

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

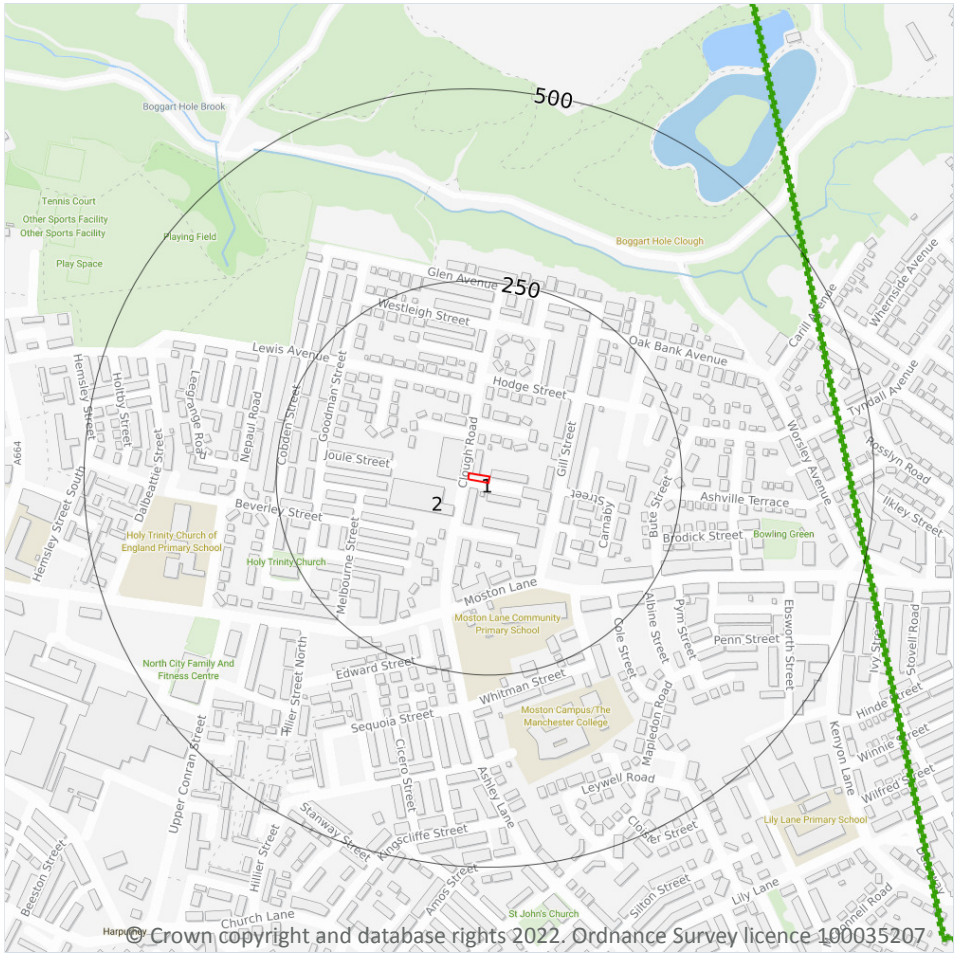
5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

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

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

6 Hydrology



Site Outline

Search buffers in metres (m)

Water Network (OS MasterMap)

Surface water features (wider than 5m)

Surface water features (narrower than 5m)

WFD River, canal and surface water transfer water bodies

WFD Lake water bodies

WFD Transitional and coastal water bodies

WFD Surface water body catchments boundaries

WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m	0

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

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	0

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

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	1

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

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

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	**On site**	**River**	**Irk (Wince to Irwell)**	**GB112069061131**	**Roch Irk Medlock**	**Irwell**

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

6.4 WFD Surface water bodies

Records identified	1

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

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

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	877m S	River	Irk (Wince to Irwell)	GB112069061131	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site	1

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

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

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

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

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

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

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

7.2 Historical Flood Events

Records within 250m	0

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

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

7.3 Flood Defences

Records within 250m	0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

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

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

7.5 Flood Storage Areas

Records within 250m	0

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

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

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

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

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

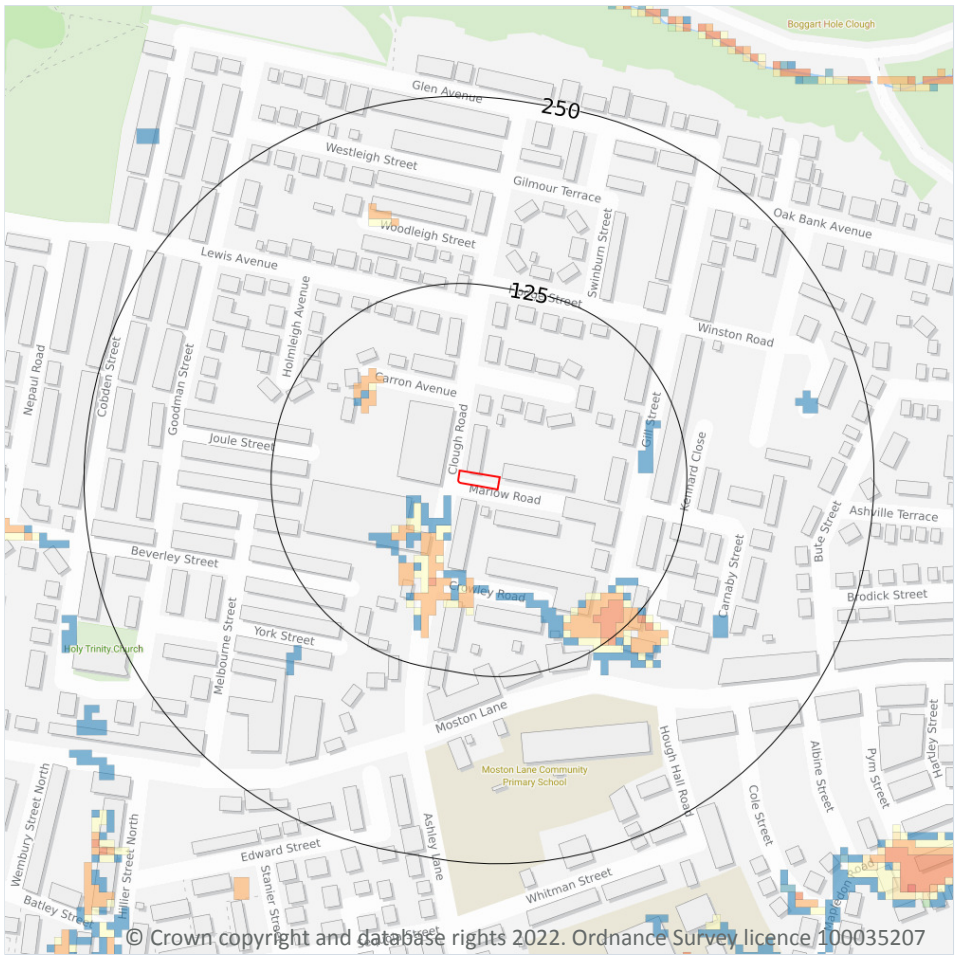
7.7 Flood Zone 3

Records within 50m	0

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

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

8 Surface water flooding



Site Outline

Search buffers in metres (m)

1 in 1000 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site	**Negligible**
Highest risk within 50m	**1 in 30 year, 0.1m - 0.3m**

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

Features are displayed on the Surface water flooding map on **page 49**

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

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

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

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



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Site Outline

Search buffers in metres (m)

High

Moderate - High

Moderate

Low

Negligible

9.1 Groundwater flooding

Highest risk on site	**Low**
Highest risk within 50m	**Low**

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

Features are displayed on the Groundwater flooding map on **page 51**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	1

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

Features are displayed on the Environmental designations map on **page 52**

ID	Location	Name	Data source
1	270m N	Boggart Hole Clough	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m	2

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

Features are displayed on the Environmental designations map on **page 52**

ID	Location	Name	Woodland Type
2	285m N	Boggart Hole Clough	Ancient & Semi-Natural Woodland
3	1000m N	Unknown	Ancient & Semi-Natural Woodland

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

10.8 Biosphere Reserves

Records within 2000m	0

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

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

10.9 Forest Parks

Records within 2000m	0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

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

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

10.11 Green Belt

Records within 2000m	0

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

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

10.12 Proposed Ramsar sites

Records within 2000m	0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

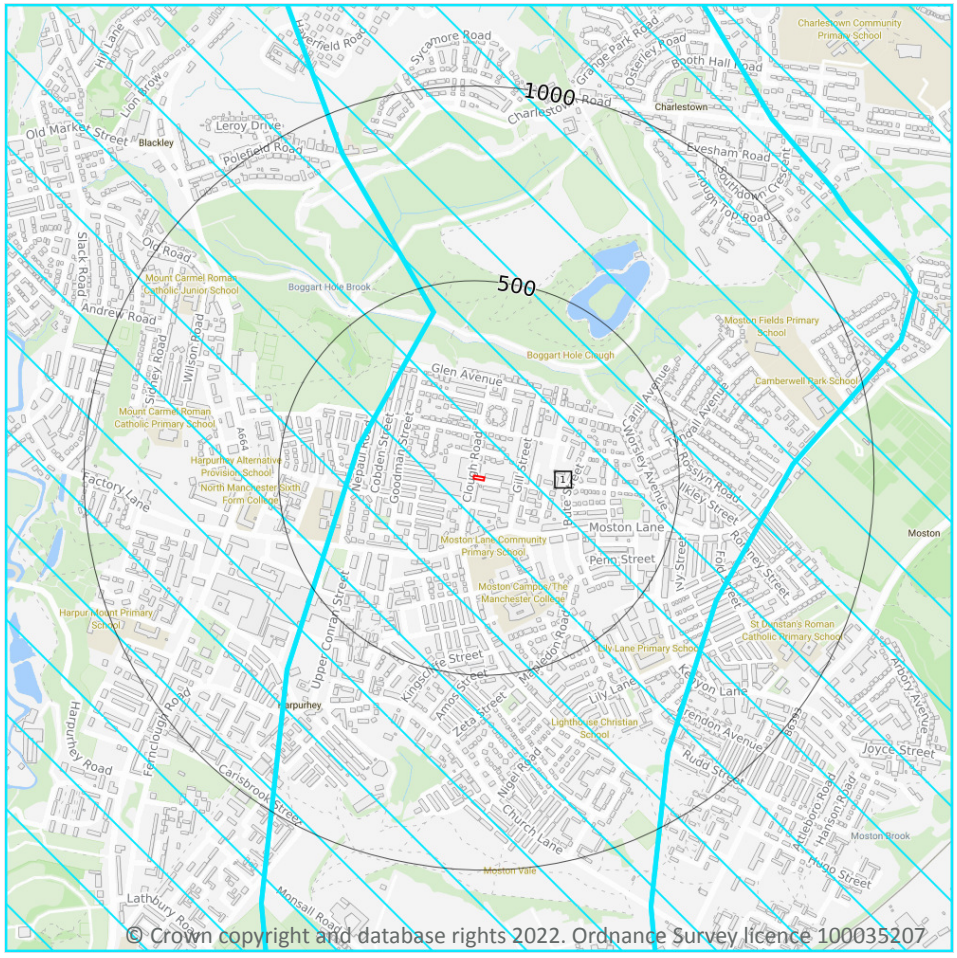
Records within 2000m	1

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

Location	Name	Type	NVZ ID	Status
On site	**River Irk (Moston Brook to River Irwell) NVZ**	**Surface Water**	**638**	**Existing**

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

SSSI Impact Zones and Units



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10.17 SSSI Impact Risk Zones

Records on site	1

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

Features are displayed on the SSSI Impact Zones and Units map on **page 57**

ID	Location	Type of developments requiring consultation
1	On site	**Infrastructure - Airports, helipads and other aviation proposals. Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, review of minerals permissions (romp), extensions, variations to conditions etc. oil & gas exploration/extraction. Air pollution - Any industrial/agricultural development that could cause air pollution (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t). Combustion - General combustion processes >50mw energy input. incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.**

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	0

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

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

11 Visual and cultural designations



Site Outline

Search buffers in metres (m)

- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

11.1 World Heritage Sites

Records within 250m	0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

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

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

11.3 National Parks

Records within 250m	0

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

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

11.4 Listed Buildings

Records within 250m	1

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

Features are displayed on the Visual and cultural designations map on **page 59**

ID	Location	Name	Grade	Reference Number	Listed date
1	223m SE	Hough Hall, Moston, Manchester, M40	II	1218710	03/10/1974

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

11.5 Conservation Areas

Records within 250m	0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m	0

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

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

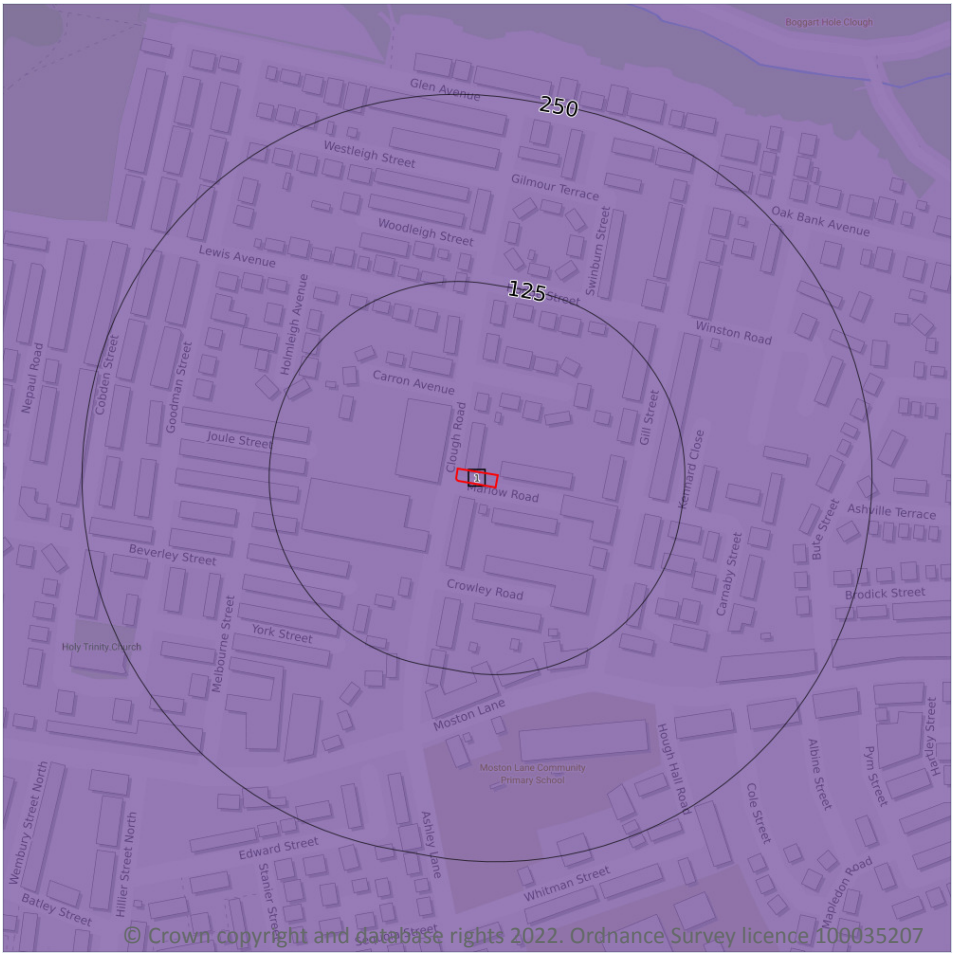
11.7 Registered Parks and Gardens

Records within 250m	0

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

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

12 Agricultural designations



- Site Outline

Search buffers in metres (m)

- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m	1

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

Features are displayed on the Agricultural designations map on **page 62**

ID	Location	Classification	Description
1	**On site**	**Urban**	-

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

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

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

12.3 Tree Felling Licences

Records within 250m	0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

13 Habitat designations



Site Outline

Search buffers in metres (m)

- Priority Habitat Inventory
- Open Mosaic Habitat
- Limestone Pavement Orders

Habitat Networks

- Primary Habitat
- Restorable Habitat
- Associated Habitats
- Habitat Restoration-Creation
- Network Enhancement Zone 1
- Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m	0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	1

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

Features are displayed on the Habitat designations map on **page 64**

ID	Location	Site reference	Identification confidence	Primary source	Secondary source	Tertiary source
1	211m SE	NLUD Ref: 421501794	Low	National Land Use Database - Previously Developed Land	UK Perspectives Aerial Photography	-

This data is sourced from Natural England.

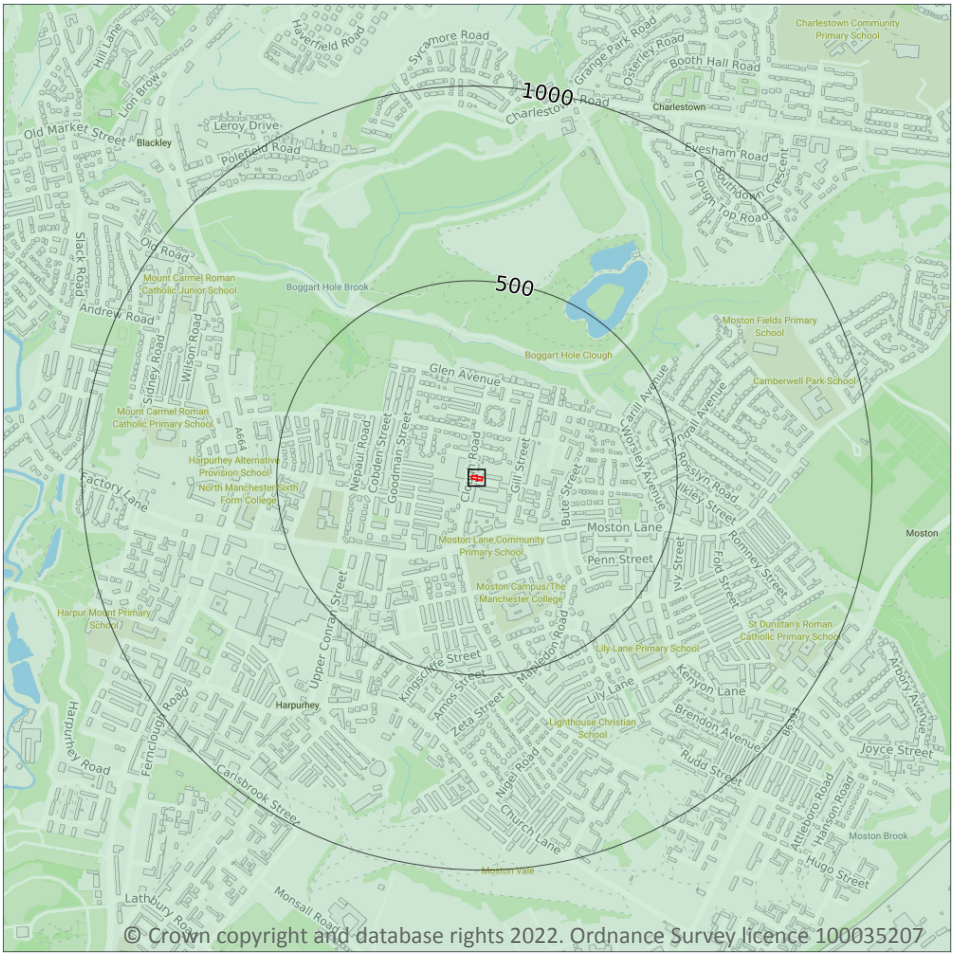
13.4 Limestone Pavement Orders

Records within 250m	0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



14.1 10k Availability

Records within 500m	1

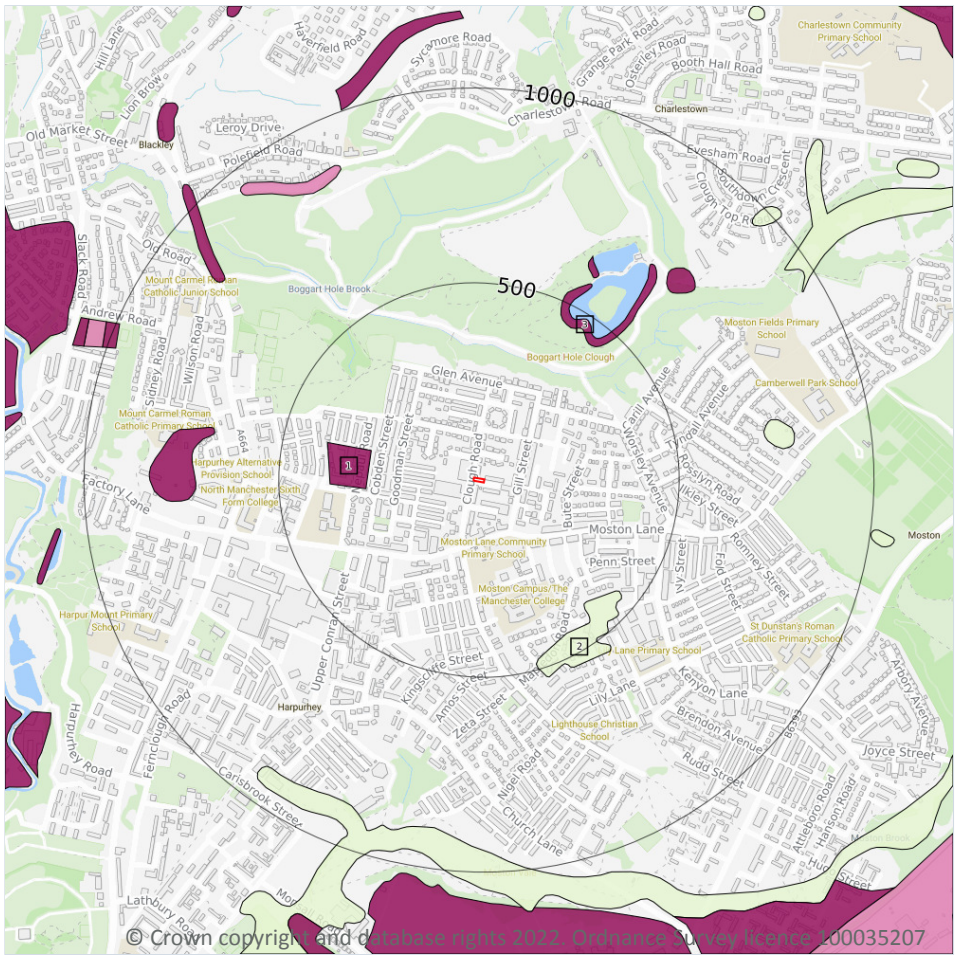
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 66**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**Full**	**SD80SE**

This data is sourced from the British Geological Survey.

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



14.2 Artificial and made ground (10k)

Records within 500m	3

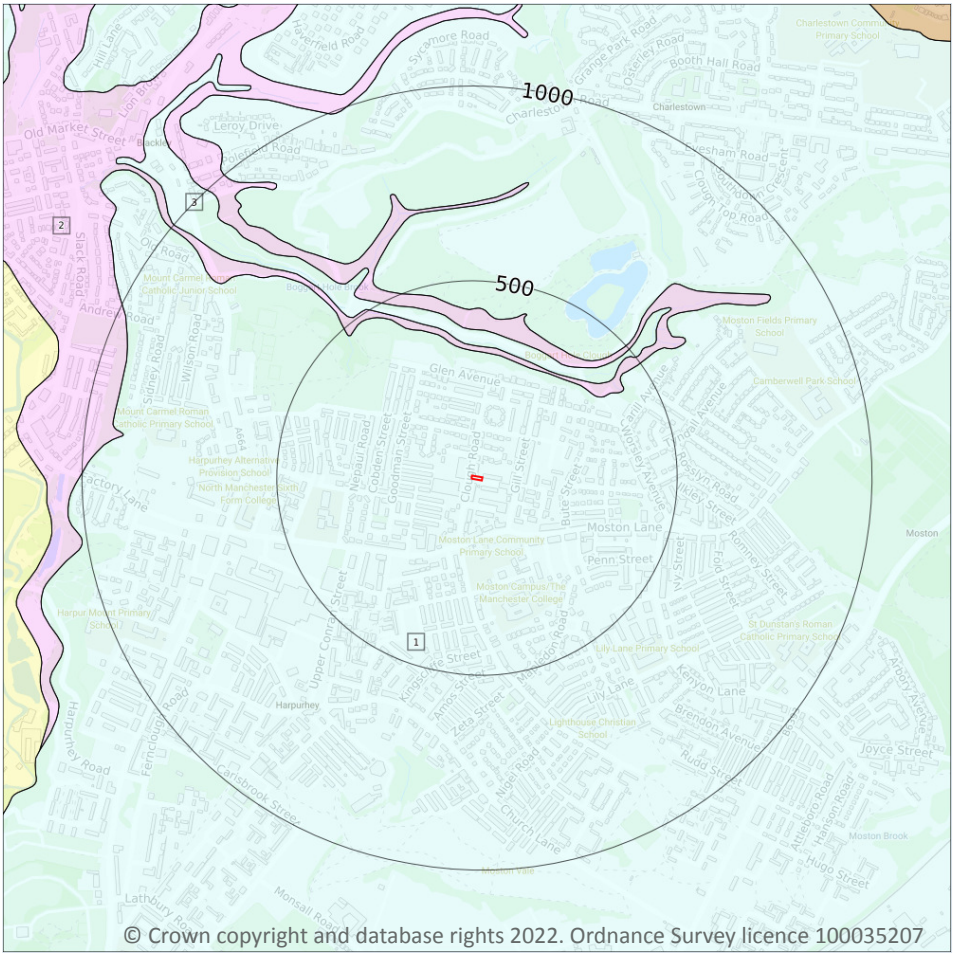
Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 67**

ID	Location	LEX Code	Description	Rock description
1	271m W	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
2	404m SE	WMGR-ARTDP	Infilled Ground	Artificial Deposit
3	439m NE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m	3

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 68**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**TILLD-DMTN**	**Till, Devensian - Diamicton**	**Diamicton**
2	306m NE	GFSDD-XSV	Glaciofluvial Sheet Deposits, Devensian - Sand And Gravel	Sand And Gravel
3	320m NE	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton

This data is sourced from the British Geological Survey.

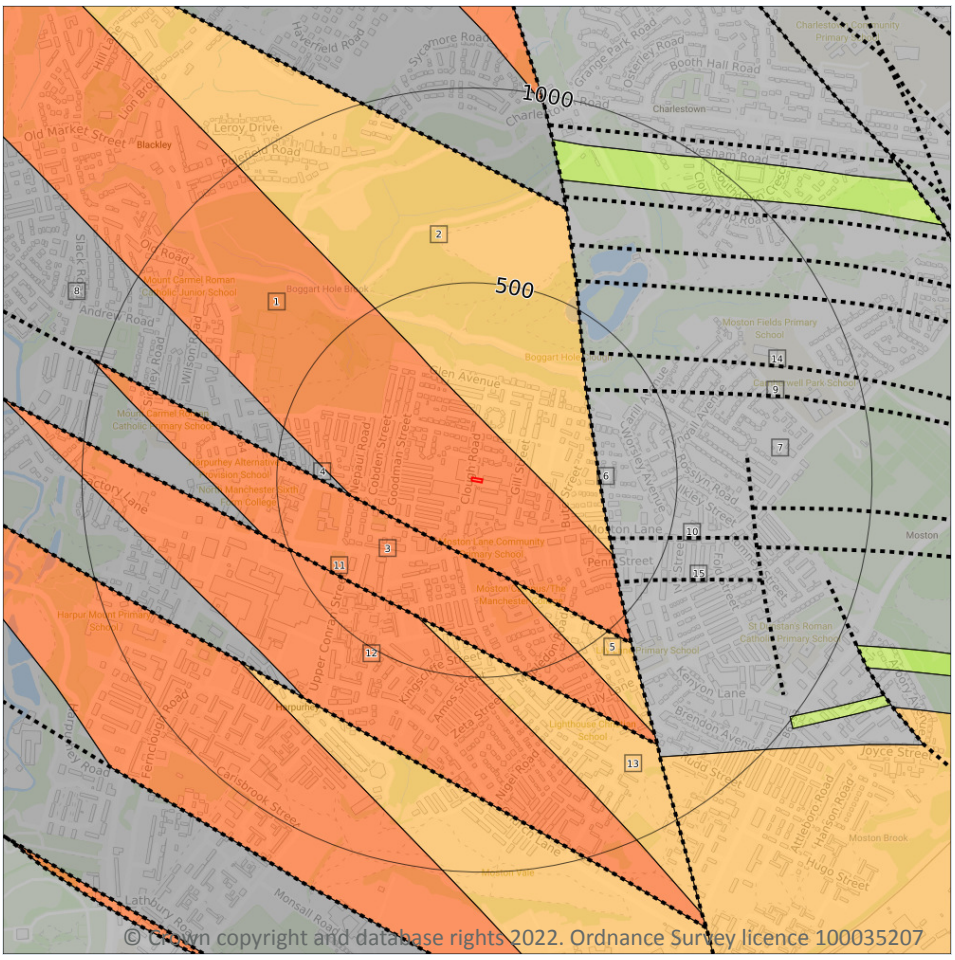
14.4 Landslip (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m **8**

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 70**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**MM-MDST**	**Manchester Marls Formation - Mudstone**	**Late Permian Epoch [Obsolete name]**
2	107m NE	CS-SDST	Collyhurst Sandstone Formation - Sandstone	Cisuralian Epoch
3	179m SW	MM-MDST	Manchester Marls Formation - Mudstone	Late Permian Epoch [Obsolete name]

ID	Location	LEX Code	Description	Rock age
5	262m S	CS-SDST	Collyhurst Sandstone Formation - Sandstone	Cisuralian Epoch
7	298m E	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian Sub-age - Duckmantian Sub-age
8	313m W	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch
12	374m SW	MM-MDST	Manchester Marls Formation - Mudstone	Late Permian Epoch [Obsolete name]
13	375m S	CS-SDST	Collyhurst Sandstone Formation - Sandstone	Cisuralian Epoch

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m **7**

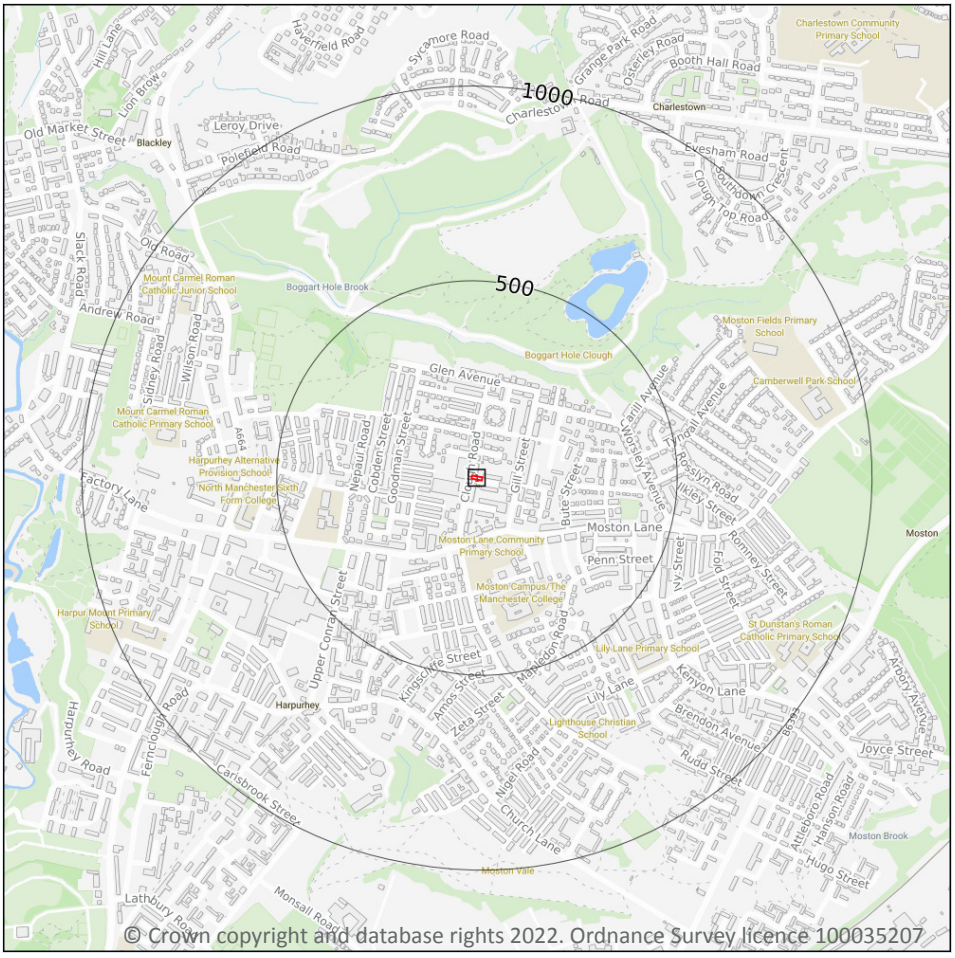
Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 70**

ID	Location	Category	Description
4	179m SW	FAULT	Normal fault, inferred; crossmarks on downthrow side
6	298m E	FAULT	Normal fault, inferred; crossmarks on downthrow side
9	352m NE	ROCK	Coal seam, inferred
10	361m SE	ROCK	Coal seam, inferred
11	374m SW	FAULT	Normal fault, inferred; crossmarks on downthrow side
14	416m NE	ROCK	Coal seam, inferred
15	434m SE	FOSSIL_HORIZON	Fossil horizon, marine band

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



15.1 50k Availability

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 72**

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

This data is sourced from the British Geological Survey.

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

15.2 Artificial and made ground (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

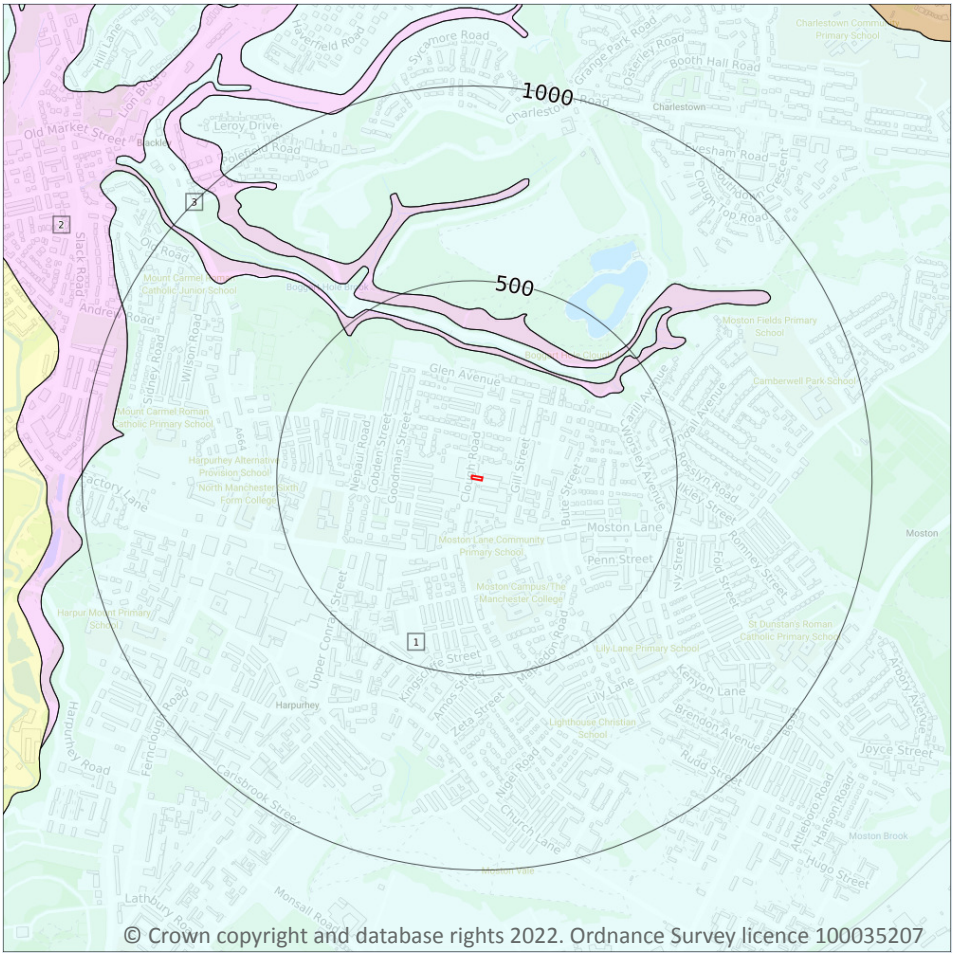
15.3 Artificial ground permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



15.4 Superficial geology (50k)

Records within 500m	3

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 74**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**TILLD-DMTN**	**TILL, DEVENSIAN**	**DIAMICTON**
2	306m NE	GFSDD-XSV	GLACIOFLUVIAL SHEET DEPOSITS, DEVENSIAN	SAND AND GRAVEL
3	320m NE	TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	1

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

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

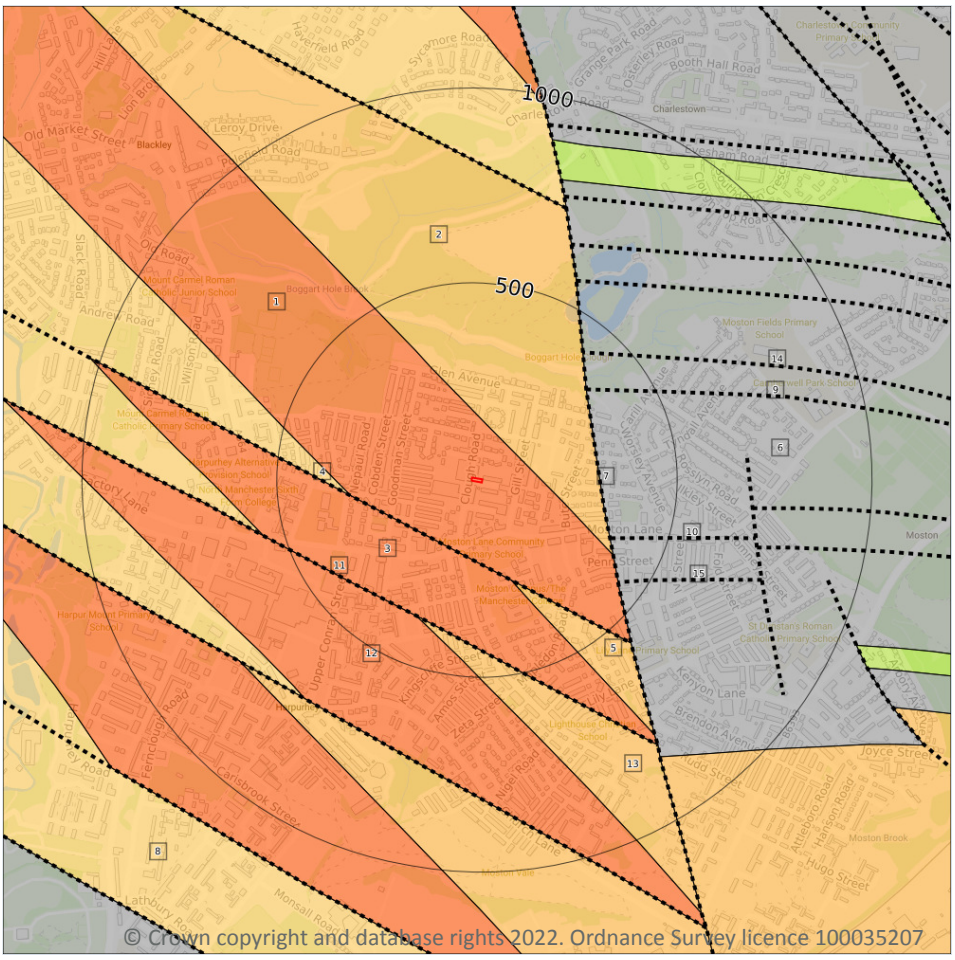
15.7 Landslip permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m **8**

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 76**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**MM-MDST**	**MANCHESTER MARLS FORMATION - MUDSTONE**	**-**
2	107m NE	CS-SDST	COLLYHURST SANDSTONE FORMATION - SANDSTONE	-
3	179m SW	MM-MDST	MANCHESTER MARLS FORMATION - MUDSTONE	-
5	262m S	CS-SDST	COLLYHURST SANDSTONE FORMATION - SANDSTONE	-

ID	Location	LEX Code	Description	Rock age
6	298m E	PMCM-MDSS	PENNINE MIDDLE COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
8	312m W	CHES-SDST	CHESTER FORMATION - SANDSTONE	OLENEKIAN
12	374m SW	MM-MDST	MANCHESTER MARLS FORMATION - MUDSTONE	-
13	375m S	CS-SDST	COLLYHURST SANDSTONE FORMATION - SANDSTONE	-

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m **1**

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Fracture**	**Low**	**Low**

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m **7**

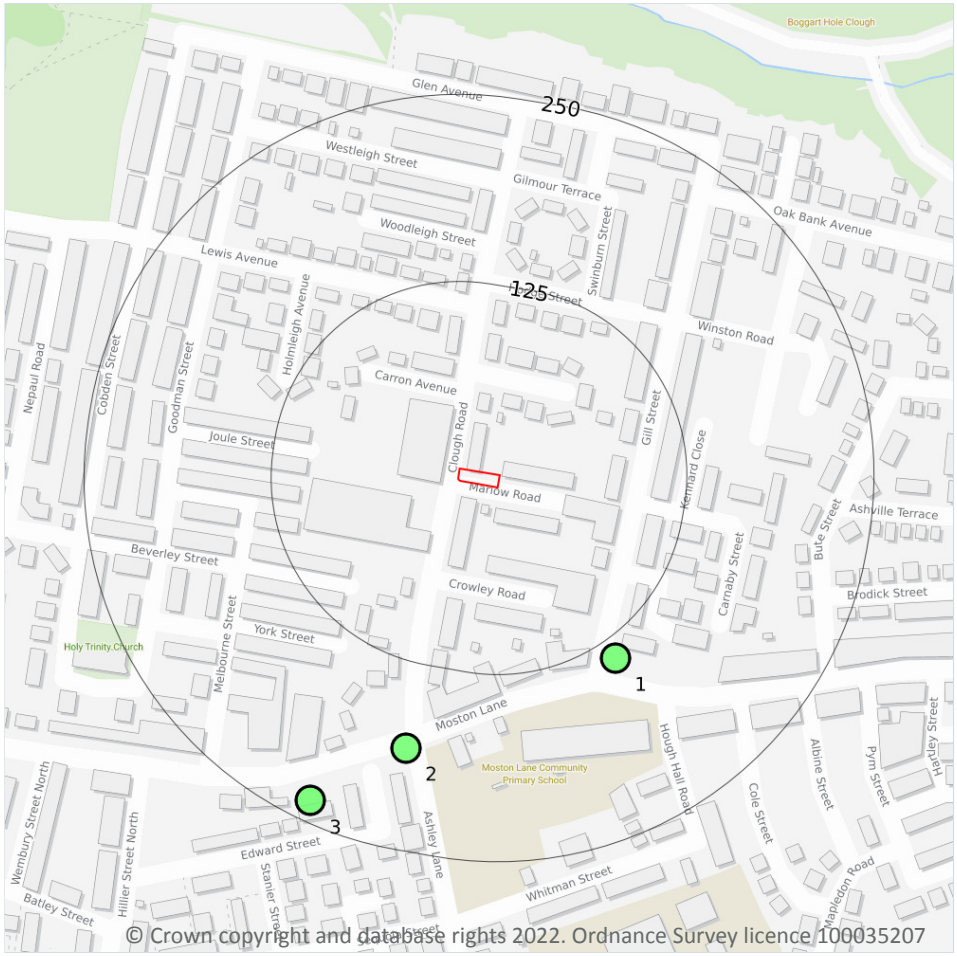
Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 76**

ID	Location	Category	Description
4	179m SW	FAULT	Fault, inferred
7	298m E	FAULT	Fault, inferred
9	353m NE	ROCK	Coal seam, inferred
10	361m SE	ROCK	Coal seam, inferred
11	374m SW	FAULT	Fault, inferred
14	415m NE	ROCK	Coal seam, inferred
15	434m SE	FOSSIL_HORIZON	Marine band

This data is sourced from the British Geological Survey.

16 Boreholes



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Site Outline

Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m **3**

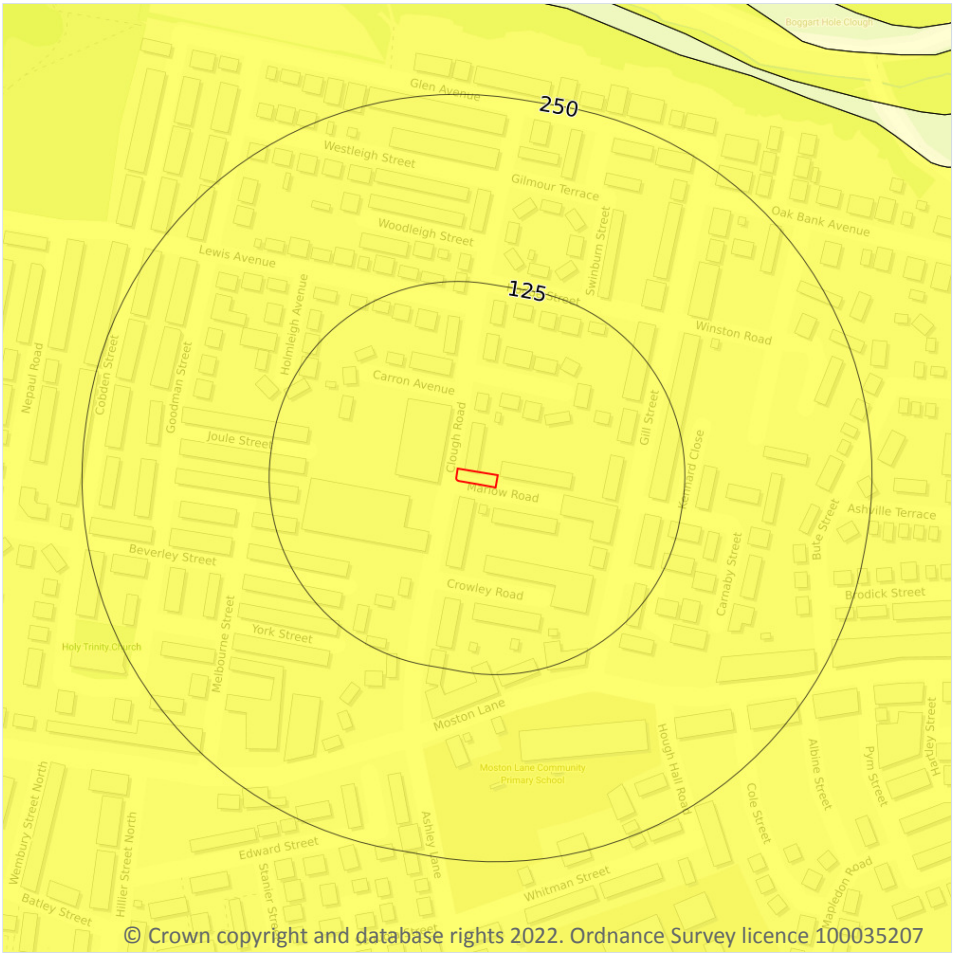
The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several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

Features are displayed on the Boreholes map on **page 79**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	139m SE	386690 401940	NORTH MANCHESTER RELIEF SEWER 8	16.05	N	28512
2	182m S	386550 401880	NORTH MANCHESTER RELIEF SEWER 7	15.05	N	28511
3	236m SW	386486 401845	MANCHESTER CORP. SEWAGE SCHEMES. BORE	26.52	N	27630

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m	1

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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 81**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

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

17.2 Running sands

Records within 50m	1

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

Features are displayed on the Natural ground subsidence - Running sands map on **page 82**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



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Site Outline

Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m	1

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

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 83**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

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

17.4 Collapsible deposits

Records within 50m	1

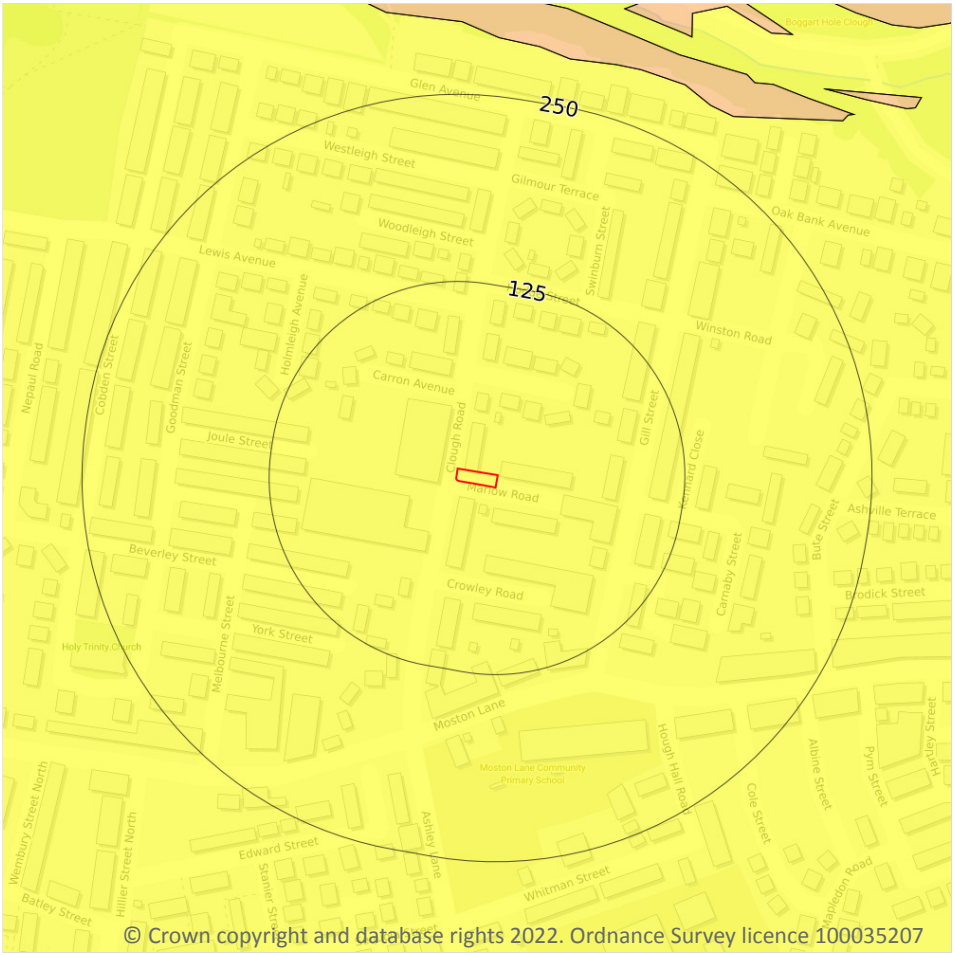
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 84**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



Site Outline

Search buffers in metres (m)

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

17.5 Landslides

Records within 50m	1

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

Features are displayed on the Natural ground subsidence - Landslides map on **page 85**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



Site Outline

Search buffers in metres (m)

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

17.6 Ground dissolution of soluble rocks

Records within 50m	1

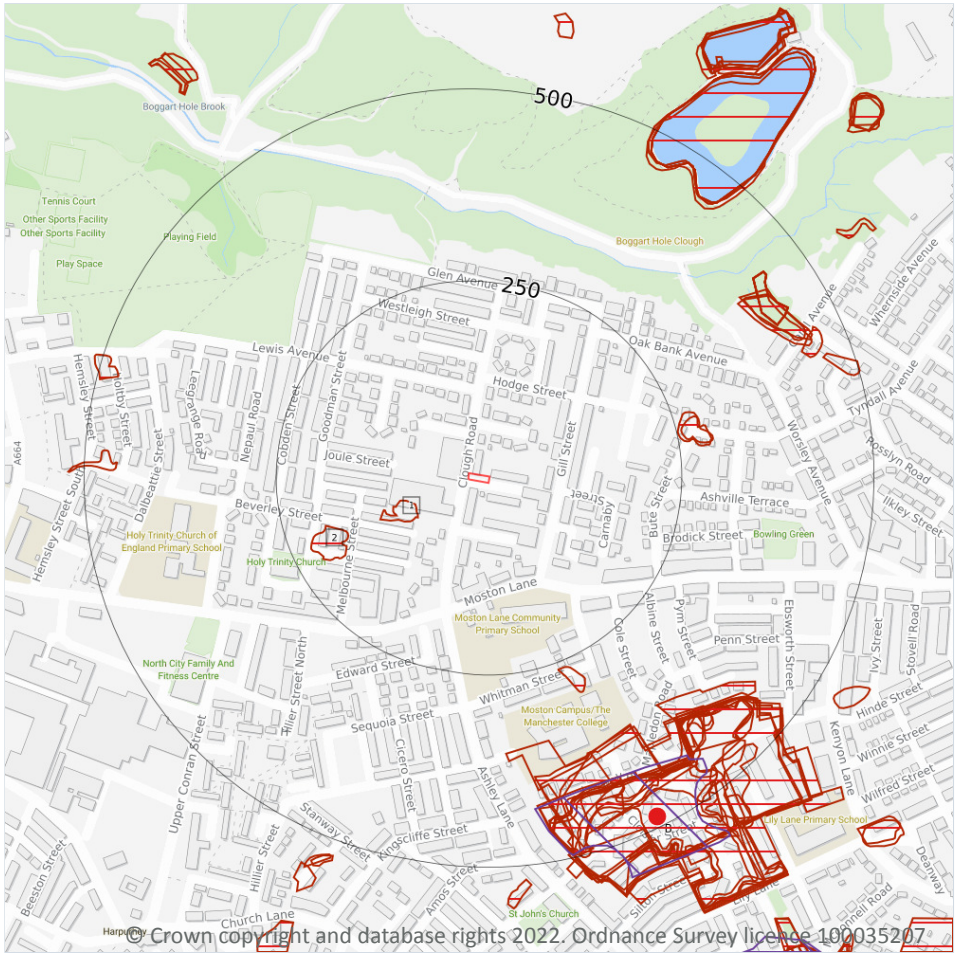
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 86**

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

This data is sourced from the British Geological Survey.

18 Mining, ground workings and natural cavities



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Site Outline

Search buffers in metres (m)

- Natural cavities (Area)
- Natural cavities (Point)
- BritPits
- Surface ground workings
- Underground workings
- Historical Mineral Planning Areas
- Mining Cavities

Non Coal Mining

- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

18.1 Natural cavities

Records within 500m	0

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

This data is sourced from Stantec UK Ltd.

18.2 BritPits

Records within 500m	1

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 87**

ID	Location	Details	Description
B	486m SE	Name: Tulketh Street Brickworks Address: Moston, MANCHESTER, Lancashire Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m	2

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 87**

ID	Location	Land Use	Year of mapping	Mapping scale
1	77m SW	Ponds	1891	1:10560
2	172m SW	Pond	1891	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground workings

Records within 1000m	0

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

This is data is sourced from Ordnance Survey/Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	1

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

Features are displayed on the Mining, ground workings and natural cavities map on **page 87**

ID	Location	Site Name	Mineral	Type	Planning Status	Planning Status Date
B	417m S	Tulketh Street	Clay, bricks	Surface mineral working	Valid	10/6/47

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	0

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

This data is sourced from the British Geological Survey.

18.7 Mining cavities

Records within 1000m	0

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

This data is sourced from Stantec UK Ltd.

18.8 JPB mining areas

Records on site	0

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

This data is sourced from Johnson Poole and Bloomer.

18.9 Coal mining

Records on site	1

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

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

This data is sourced from the Coal Authority.

18.10 Brine areas

Records on site	0

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

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

18.11 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.13 Clay mining

Records on site	0

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

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

19 Radon



19.1 Radon

Records on site	1

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

Features are displayed on the Radon map on **page 91**

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

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

20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m	1

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 - 25 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**

This data is sourced from the British Geological Survey.

20.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km^2).

This data is sourced from the British Geological Survey.

20.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

21 Railway infrastructure and projects

21.1 Underground railways (London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

21.2 Underground railways (Non-London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

21.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m	0

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

This data is sourced from Ordnance Survey/Groundsure.

21.5 Royal Mail tunnels

Records within 250m	0

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

This data is sourced from Groundsure/the Postal Museum.

21.6 Historical railways

Records within 250m	0

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

This data is sourced from OpenStreetMap.

21.7 Railways

Records within 250m	0

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey and OpenStreetMap.

21.8 Crossrail 1

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

21.9 Crossrail 2

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

21.10 HS2

Records within 500m	0

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

This data is sourced from HS2 ltd.

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see https://www.groundsure.com/sources-reference.

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: https://www.groundsure.com/terms-and-conditions-jan-2020/.

Groundsure
LOCATION INTELLIGENCE

CON29M
OFFICIAL COAL MINING SEARCH

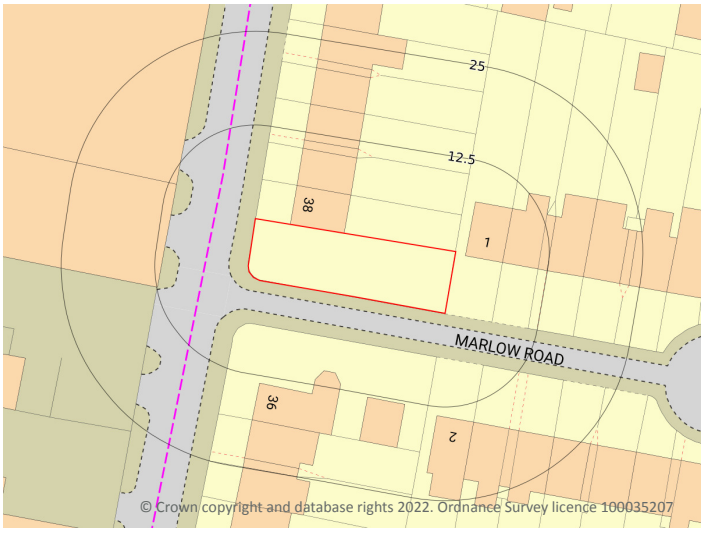
38, CLOUGH ROAD, MANCHESTER, M9 4BY

Professional opinion

Inc. integrated mine entry interpretive assessment

PASS

Site plan



Search results

1. Past underground coal mining
Not identified

2. Present underground coal mining
Not identified

3. Future underground coal mining
Not identified

4. Shafts and adits (mine entries)
Not identified

5. Coal mining geology
Not identified

6. Past opencast coal mining
Not identified

7. Present opencast coal mining
Not identified

8. Future opencast coal mining
Not identified

9. Coal mining subsidence claims
Not identified

10. Mine gas emissions
Not identified

11. Emergency Call Out incidents
Not identified

12. Withdrawal of support
Not identified

13. Working facilities orders
Not identified

14. Payments to copyhold owners
Not identified

Cheshire Brine
Not identified

Contact us with any questions at:
info@groundsure.com
08444 159 000

Ref: GS-8784324
Your ref: N448
Grid ref: 386599 402061
Date: 27 May 2022

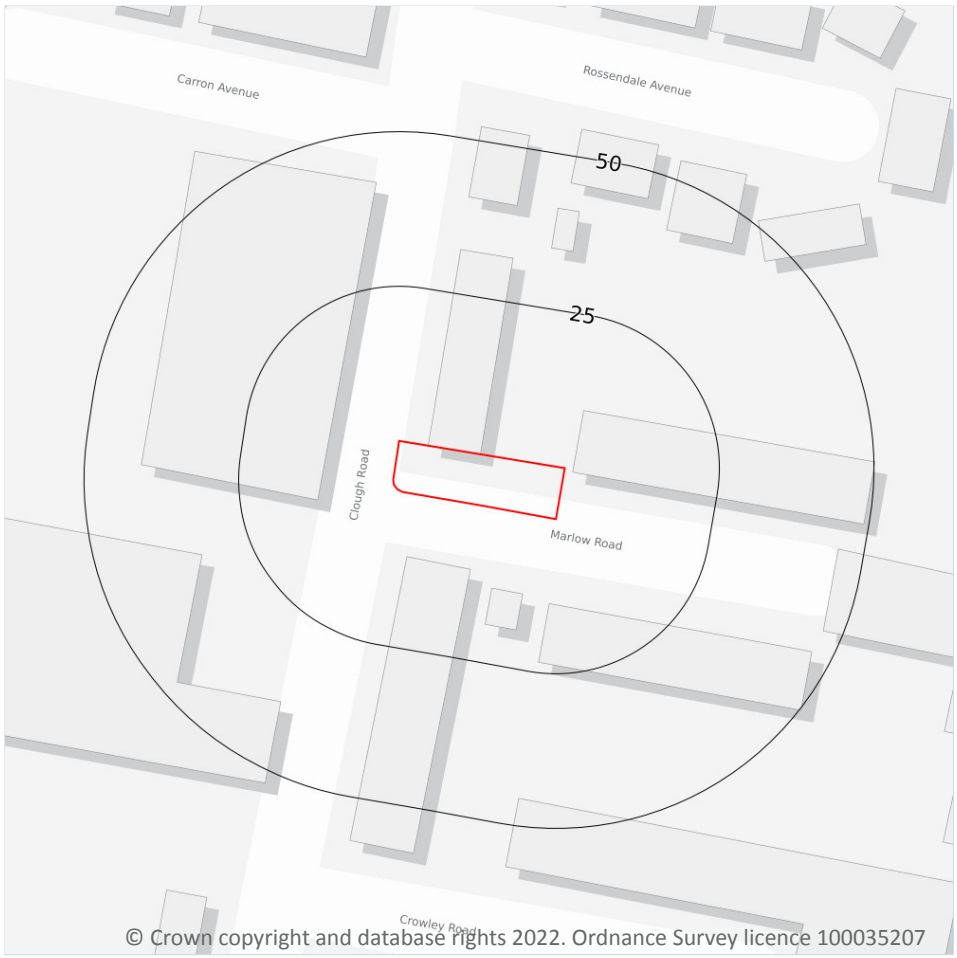
Coal mining (CON29M) assessment

We consider the property to be acceptably free from coal mining related risk. No further action is required with regards to past coal mining.

Coal mining

CON29M reports are a requirement for conveyancing and are recommended throughout the official Coal Mining Reporting Area. This is the area within which it is deemed prudent to clarify the risk presented by coal mining, using the questions laid out in the Law Society's CON29M form. The need for a CON29M does not always translate to an identification of risk, and reports will often be assessed as free from risk or 'Passed' even though they are within the official Coal Mining Reporting Area.

Coal mining (CON29M)



Site Outline

Search buffers in metres (m)

Mine entries

- Adits
- Shafts
- Calculated 'zone of influence'

Subsidence claims

- Awaiting decision
- Rejected
- Admitted
- Deferred
- Settled
- Withdrawn

- Probable shallow coal mine workings
- Coal outcrops
- Past shallow coal mine workings

Coal mining (CON29M)

The map above shows relevant, mappable hazards identified that could constitute a risk to the property. It does not necessarily show all features or potential issues identified in this report. Further details of any features shown indicating the location of Mine Entries or Subsidence Claims can be found in the relevant sections of this report (4 and 9 respectively).

Responses to the Law Society CON29M Coal Mining search enquiries are produced using official Coal Authority data and the expert interpretation of Groundsure. This report is prepared in accordance with The Law Society CON29M (2018) Guidance Notes. Additional interpretation and calculation of mine entry zones of influence has also been carried out by Groundsure using Coal Authority and British Geological Survey data.

Please read this report carefully, and in particular any sections flagged with an amber 'i'.

The Law Society

These enquiries are The Law Society CON29M (2018) Coal Mining search enquiries and are used with permission of The Law Society. The Law Society CON29M Coal Mining search enquiries are protected by copyright owned by The Law Society of 113 Chancery Lane, London WC2A 1PL. The Law Society has no responsibility for information provided in response to CON29M (2018) Coal Mining search enquiries within this report or otherwise.

1. Past underground coal mining

Is the property within the zone of likely physical influence on the surface of past underground coal workings?

- **The property does not lie within the potential zone of influence of any recorded underground coal workings.**

2. Present underground coal mining

Is the property within the zone of likely physical influence on the surface of present underground coal workings?

- **The property does not lie within the boundary of an underground site from which coal is being removed by underground methods.**

3. Future underground coal mining

(a) Is the property within any geographical area for which the Coal Authority is determining whether to grant a licence to remove coal by underground methods?

- **The property does not lie within the boundary of an underground site for which the Coal Authority is determining whether to grant a licence to remove coal by underground methods.**

(b) Is the property within any geographical area for which a licence to remove coal by underground methods has been granted?

- **The property does not lie within the boundary of an underground site for which a licence to remove coal by underground methods has been granted.**

(c) Is the property within the zone of likely physical influence on the surface of planned future underground coal workings?

- **The property does not lie within the zone of likely physical influence on the surface of planned future underground workings.**

(d) Has any notice of proposals relating to underground coal mining operations been given under section 46 of

the Coal Mining Subsidence Act 1991?

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

4. Shafts and adits (mine entries)

Are there any shafts and adits or other entries to underground coal mine workings within the property or within 20 metres of the boundary of the property?

- **No coal mine entries are recorded to lie within 20 metres of the property.**

5. Coal mining geology

Is there any record of any fault or other line of weakness due to coal mining at the surface within the boundary of the property that has made the property unstable?

- **No damage arising from geological faults or other lines of weakness activated by coal mining are recorded within the property.**

6. Past opencast coal mining

Is the property situated within the geographical boundary of an opencast site from which coal has been removed in the past by opencast methods?

- **The property does not lie within the boundary of an opencast site from which coal was removed by opencast methods.**

7. Present opencast coal mining

Is the property within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods?

- **The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.**

8. Future opencast coal mining

(a) Is the property within 800 metres of the boundary of an opencast site for which the Coal Authority are determining whether to grant a licence to remove coal by opencast methods?

- **The property does not lie within 800 metres of the boundary of an opencast site for which the Coal Authority are determining whether to grant a licence to remove coal by opencast methods.**

(b) Is the property within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted?

- **The property does not lie within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.**

9. Coal mining subsidence claims

(a) Has any damage notice or claim for alleged coal mining subsidence damage to the property been given, made or pursued since 31st October 1994?

- **We have no evidence of a damage notice or subsidence claim for the property or within 50m of the property since 31st October 1994.**

(b) In respect of any such notice or claim has the responsible person given notice agreeing that there is a remedial obligation or otherwise accepted that a claim would lie against them?

- **Not applicable.**

(c) In respect of any such notice or acceptance has the remedial obligation or claim been discharged?

- **Not applicable.**

(d) Does any current "Stop Notice" delaying the start of remedial works or repairs affect the property?

- **There are no current Stop Notices delaying the start of remedial works or repairs to the property.**

(e) Has any request been made under Section 33 of the 1991 Act to execute preventive works before coal is worked, which would prevent the occurrence or reduce the extent of subsidence damage to any buildings, structures or works and, if yes, has any person withheld consent or failed to comply with any such request to execute preventive works?

- **There is no record of a request that has been made to carry out preventive works before coal is worked under Section 33 of the Coal Mining Subsidence Act 1991.**

NB. Records of damage notices or subsidence claims before 31st October 1994 are excluded from The Coal Authority data from which this search is compiled.

10. Mine gas emissions

Does the Coal Authority have record of any mine gas emission within the boundary of the property being reported that subsequently required action by the Authority to mitigate the effects of the mine gas emission?

- **No mine gas emissions are recorded within the boundary of the property.**

11. Emergency Surface Hazard Call Out incidents

Have the Coal Authority carried out any work on or within the boundaries of the property following a report of an alleged hazard related to coal mining under the Authority's Emergency Surface Hazard Call Out procedures?

- **No Emergency Surface Hazard Call Out procedures are recorded against the property.**

12. Withdrawal of support

(a) Does the land lie within a geographical area in respect of which a notice of entitlement to withdraw support has been published?

- **The property does not lie in an area where the right to withdraw support has been granted.**

(b) Does the land lie within a geographical area in respect of which a revocation notice has been given under section 41 of the Coal Industry Act 1994?

- **The property does not lie within a geographical area in which a revocation notice has been given under section 41 of the Coal Industry Act 1994.**

13. Working facilities orders

Is the property within a geographical area subject to an order in respect of the working of coal under the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof?

- **The property is not in an area where a court order has been issued.**

14. Payments to owners of former copyhold land

(a) Has any relevant notice, which may affect the property, been given?

- **The property does not lie within former copyholder land.**

(b) If yes, has any notice of retained interests in coal and coal mines been given?

- **No notices of retained interests in coal and coal mines been given.**

(c) If yes, has any acceptance notice or rejection notice been served?

- **No acceptance or rejection notices have been served.**

(d) If any such acceptance notice has been served, has any compensation been paid to a claimant?

- **No compensation has been paid to a claimant.**

CON29M notes and guidance

This report is prepared in accordance with The Law Society Guidance Notes 2018; under which all replies to these enquiries are made. Groundsure's Terms and Conditions are applicable at the time the report was produced.

Property owners have the benefit of statutory protection (under the Coal Mining Subsidence Act 1991). This contains provision for the making good, to the reasonable satisfaction of the owner, of physical damage from disused coal mine workings including disused coal mine entries. A leaflet setting out the rights and obligations of either the Coal Authority or other responsible persons under the 1991 Act can be obtained by telephoning 0345 762 6848. Further information can be found on their website: www.groundstability.com.

The Coal Authority, regardless of responsibility and in conjunction with other public bodies, provide an emergency call out facility in coalfield areas to assess the public safety implications of mining features (including disused mine entries).

The Coal Authority emergency telephone number at all times is 01623 646333.

Responses to The Law Society CON29M (2018) Coal Mining Search enquiries and associated findings and recommendations relating to coal mining risk have been provided by Groundsure Ltd. Groundsure Ltd have additionally provided information relating to the Cheshire Brine Compensation Area, and have compiled all information into this report.

Queries should be made of Groundsure Ltd on 0844 415 9000, or via email: info@groundsure.com.

CON29M report limitations

This CON29M (2018) Coal Mining Report has been carried out with reference to all available official Coal Authority licensed data, an extensive collection of abandoned mine plans, maps and records. From this material, we have endeavoured to provide as accurate a report as possible. Any and all analysis and interpretation of licensed Coal Authority data in this report is made by Groundsure

The information provided in this report by Groundsure Ltd has been compiled in response to The Law Society CON29M (2018) Coal Mining search enquiries. The scope of the assessment is limited to interpretation of past, present and future extraction of coal, and does not consider the impact from non-coal mining hazards and/or natural ground stability hazards. The Law Society's Guidance Notes 2018 recommends separate enquiries to the appropriate sources are made with regard to other minerals.

The Report is created by a remote investigation and reviews only information provided by the client (address and site location boundaries) and from the databases of publicly available and/or licensable information that enable a desk-based assessment of the Site. The Report does not include a Site Investigation, nor does Groundsure Ltd make additional specific information requests of the regulatory authorities for any relevant information they may hold.

This report is concerned solely with the Site searched and should not be used in connection with nearby properties, as only known coal mining features that could potentially have a direct influence upon the Site searched are considered relevant; other features present in the general area may have been omitted for ease of reference.

This report is confidential to the client, the client's legal advisor and the client's Mortgage lender, as defined in the Groundsure terms & conditions, and as such may be used by them for conveyancing or related purposes. Groundsure has no liability toward any person or organisation not party to commissioning this report. This report or any part of it is not permitted to be reproduced, copied, altered or in any other way distributed by any other person or organisation.

Additional mine entry assessment is based on and limited to the data supplied by the Coal Authority at the time of production. In order to determine whether a property is within the likely zone of influence of a disused coal mine entry the following is considered: the actual or plotted position of the mine entry, its known or assumed diameter and the thickness of superficial deposits above rockhead. Where these figures are not known, assumptions based on established estimations have been made.

CON29M report licensing

This report contains Data provided by the Coal Authority. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure Ltd prior to any re-use.

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This report may contain plans and records held by the Coal Authority and made publicly available at the time of inspection which may include British Geological Survey and Ordnance Survey data.

Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.com. Groundsure adheres to the Conveyancing Information Executive Standards.

The Standards

- Conveyancing Information Executive Members shall act in a professional and honest manner at all times in line with the Conveyancing Information Executive Standards and carry out the delivery of the Search with integrity and due care and skill.
- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.

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If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure.

If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs.

COMPLAINTS PROCEDURE: If you want to make a complaint, we will:

- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:
Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.com If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

Groundsure's Terms and Conditions can be viewed online at this link: https://www.groundsure.com/terms-and-conditions-jan-2020/

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Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your report. To find out who they are and their areas of expertise see https://www.groundsure.com/sources-reference.

Coal Mining Report Insurance Policy

ZURICH

Coal Mining Report Insurance Policy

The Schedule

Policy Number: The Reference contained in the **Coal Mining Search Report**

Premium: £1.40 inclusive of Insurance Premium Tax at 12%

Property: The property which is the subject of the **Coal Mining Search Report**

Limit of Indemnity: £100,000 increasing by 10% compound per annum on each anniversary of and for the first 10 years following the **Commencement Date**

Commencement Date: The date of the **Coal Mining Search Report**

You/Your:
1. A purchaser of the **Property**
2. A lender providing a **Mortgage** in connection with a purchase of the **Property**
3. A lender providing a **Mortgage** by way of a re-mortgage of the **Property**

Definitions

Where a word is defined below or in the schedule it shall carry the same meaning wherever it appears in bold text in this policy

Insured Use: The continued use of the **Property** as a single house or flat or a single commercial premises

Market Value: The value as determined by a surveyor appointed by agreement between **You** and **Us** or (in default of agreement) the President for the time being of the Royal Institution of Chartered Surveyors

Mortgage: A mortgage or charge secured on the **Property** by an institutional mortgage lender

Coal Mining Search Report: The coal mining search report attached to this policy

Search: An official search comprising a search in form CON29M (2018) being mining searches relating to coal and brine in the area in which the **Property** is situated

We/Our/Us:
Zurich Insurance plc. A public limited company incorporated in Ireland. Registration No. 13460. Registered Office: Zurich House, Ballsbridge Park, Dublin 4, Ireland. UK Branch registered in England and Wales Registration No. BR7985. UK Branch Head Office: The Zurich Centre, 3000 Parkway, Whiteley, Fareham, Hampshire PO15 7JZ.

Zurich Insurance plc is authorised by the Central Bank of Ireland and authorised and subject to limited regulation by the Financial Conduct Authority. Details about the extent of our authorisation by the Financial Conduct Authority are available from us on request. Our FCA Firm Reference Number is 203093.

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Your Policy

This is a legal document and should be kept in a safe place.

This policy is an agreement between **You** and **Us** and cover is provided subject to the payment of the **Premium**.

You must read this policy and its conditions, exclusions, schedule and any endorsements as one contract. Please read all of them to make sure that they provide the cover **You** require. If they do not, please contact **Us** or **Your** insurance adviser who arranged the policy for **You**.

When **You** take out and make changes to the cover provided by this policy, **You** must take reasonable care to ensure that **You** accurately answer any questions which **We** ask of **You** and that any information **You** give **Us** is accurate. If **You** are taking out this policy for purposes which are mainly related to **Your** trade, business or profession, **You** must also let **Us** know about all facts which are material to **Our** decision to provide **You** with insurance. Failure to meet these obligations could result in this policy being invalidated, a claim not being paid, or an additional premium being charged.

Fair presentation of the risk

a) At inception of this policy and also whenever changes are made to it at **Your** request You must:

i) where **You** have taken out this policy for purposes which are wholly or mainly related to **Your** trade, business or profession, disclose to **Us** all material facts in a clear and accessible manner and not misrepresent any material facts, and
ii) where **You** have taken out this policy for purposes which are wholly or mainly unrelated to **Your** trade, business or profession, take reasonable care not to misrepresent any material facts.

b) If **You** do not comply with clause a) of this condition **We** may:

i) avoid this policy which means that **We** will treat it as if it had never existed and refuse all claims where any non-disclosure or misrepresentation by **You** is proven by **Us** to be deliberate or reckless in which case **We** will not return the premium paid by **You**; and
ii) recover from **You** any amount **We** have already paid for any claims including costs or expenses **We** have incurred.

c) If You do not comply with clause a) of this condition and the non-disclosure or misrepresentation is not deliberate or reckless this policy may be affected in one or more of the following ways depending on what **We** would have done if **We** had known about the facts which **You** failed to disclose or misrepresented:

i) if **We** would not have provided **You** with any cover **We** will have the option to:
1. avoid the policy which means that **We** will treat it as if it had never existed and repay the premium paid; and
2. recover from **You** any amount **We** have already paid for any claims including costs or expenses **We** have incurred
ii) if **We** would have applied different terms to the cover **We** will have the option to treat this policy as if those different terms apply. **We** may recover any payments made by **Us** on claims which have already been paid to the extent that such claims would not have been payable had such additional terms been applied
iii) if **We** would have charged **You** a higher premium for providing the cover **We** will charge **You** the additional premium which **You** must pay in full.

d) If any insured person, other than **You**, is responsible for a misrepresentation or failure to make a fair presentation of the risk, **We** will invoke the remedies available to **Us** under this condition as against that particular person as if a separate insurance contract had been issued to them leaving the remainder of the policy unaffected.

NB: For the purposes of the duty of disclosure stated in paragraphs a) i) and ii) above the content of the **Coal Mining Search Report** will be deemed to satisfy **Your** disclosure obligations.

Cover

1. **You** are in the process of purchasing the **Property** relying on the **Coal Mining Search Report** and/or
2. **You** (being a lender) have agreed to provide a **Mortgage** in connection with **Your** borrower's purchase or re-mortgage of the **Property** relying on the **Coal Mining Search Report**.

We will pay the following losses sustained by **You** arising out of the **Property** being affected by any matter which would have been revealed by a **Search** had one been carried out on the date of the **Coal Mining Search Report** but which was not revealed by the **Coal Mining Search Report**:

1. any reduction in **Market Value** of the **Property** calculated at the date **You** become aware of the matter(s) and/or loss in connection with a **Mortgage** as a result of such reduction.
2. all other costs and expenses including out of court settlement costs incurred by **Us** or by **You** with **Our** prior written agreement.

Waiver of Breach of Policy Condition

We will not exercise **Our** right to avoid **Our** liability to **You** in respect of loss where **You** have inadvertently breached any term or condition of the policy provided that such breach does not prejudice **Our** rights and remedies under the policy or otherwise directly or indirectly result in or increase the amount of any loss.

Protection for Mortgagees and Successors in Title

We will not avoid **Our** liability to make a payment to **You** solely because another person breaches the terms and conditions of this policy, provided such breach was not committed on **Your** behalf or with **Your** agreement, and **We** will invoke the remedies available to **Us** under the Policy as against that other person as if a separate insurance contract had been issued to them leaving the remainder of the policy unaffected.

Joint Insured

Any party insured under this policy standing in the relation of parent company, subsidiary company, associated company, branch office or joint venture partner to each other will be deemed to be joint insured for the purposes of this policy and jointly liable and responsible for any breach of any terms and conditions of this policy. If there is any inconsistency between this clause and any other term of this policy, this clause shall prevail.

Exclusions

We will not pay for any:

1. amount in excess of the **Limit of Indemnity**.
2. loss which would be recoverable under a household buildings insurance policy.
3. loss arising from any matter that **You** were aware of at the **Commencement Date**.
4. loss if the **Property** is used for any purpose other than the **Insured Use**.

Claims Conditions and How to Claim

1. **You** must:

i) give **Us** written notice as soon as possible of any potential or actual claim or any circumstances likely to result in a claim. Please provide the policy number, **Your** name, the full address of the **Property** and a brief description of the incident that has occurred. Notifications should be sent to: Speciality Lines Claims Team, Zurich Insurance, 8th Floor, 70 Mark Lane, London, EC3R 7NQ. Email: claims@uk.zurich.com, Enquiry line: telephone 0207 648 3523
ii) pass all court documents and/or other communications to **Us** as soon as possible after receipt
iii) not deal with, make any admission of liability or attempt to settle a claim without **Our** prior written agreement.
iv) agree to and carry out at **Our** expense all things necessary to minimise any loss.
v) provide all information and assistance that **We** may require to help defend and settle the claim.

2. **We** are entitled to:

i) decide how to settle or defend a claim and may carry out proceedings in the name of any person insured under this policy, including proceedings for recovering any claim.
ii) pay to **You** at any time, an amount equal to the **Limit of Indemnity** or any lower amount for which the claim can be settled, after deduction of any sum already paid. **We** may then give up control of and have no further liability in connection with the claim.

3. If **We** admit liability for a claim but there is a dispute as to the amount to be paid the dispute will be referred to an arbitrator. The arbitrator will be appointed jointly by **You** and **Us** in accordance with the law at the time. **You** may not take any legal action against **Us** over the dispute before the arbitrator has reached a decision.

4. If **You** or anyone acting on Your behalf:

a) makes a fraudulent or exaggerated claim under this policy; or
b) uses fraudulent means or devices including the submission of false or forged documents in support of a claim whether or not the claim is itself genuine; or
c) makes a false statement in support of a claim whether or not the claim is itself genuine; or
d) submits a claim under this policy for loss or damage which **You** or anyone acting on **Your** behalf or in connivance with **You** deliberately caused; or
e) realises after submitting what **You** reasonably believed was a genuine claim under this policy and then fails to tell **Us** that **You** have not suffered any loss or damage; or
f) suppresses information which **You** know would otherwise enable **Us** to refuse to pay a claim under this policy

We will be entitled to refuse to pay the whole of the claim and recover any sums that **We** have already paid in respect of the claim.

If any fraud is perpetrated by or on behalf of an insured person and not on behalf of **You** this condition should be read as if it applies only to that insured person's claim and references to this policy should be read as if they were references to the cover effected for that person alone and not to the policy as a whole.

5. If any claim is covered by any other insurance, **We** will not pay for more than **Our** share of that claim.

6. The most **We** will pay for any loss (or all losses in the aggregate), including costs and expenses agreed by **Us** is the **Limit of Indemnity**. Once **We** have paid a loss or losses equal to the amount of the **Limit of Indemnity, We** will have no further liability under this policy.

General Conditions

1. Neither **You** (nor anyone acting on **Your** behalf) must disclose the existence of this policy to any other party except **Your** legal and other professional advisers, prospective purchasers, lessees and tenants of the **Property**, their respective mortgagees, legal and other professional advisers.

2. In the UK the law allows both **You** and **Us** to choose the law applicable to the contract. This contract will be subject to the relevant law of England and Wales, Scotland, Northern Ireland, the Isle of Man or the Channel Islands depending upon the Property address stated in the Schedule. If there is any dispute as to which law applies it will be English law. The parties agree to submit to the exclusive jurisdiction of the English courts.

3. Notwithstanding any other terms of this policy **We** will be deemed not to provide cover nor will **We** make any payment or provide any service or benefit to **You** or any other party to the extent that such cover, payment, service, benefit and/or any business or activity of **Yours** would violate any applicable trade or economic sanctions law or regulation.

Cancellation Clause

If **You** have taken out this policy for purposes which are wholly or mainly unrelated to **Your** trade, business or profession, **You** may cancel this policy within 14 days of receiving the policy by writing to **Us** and in such event **We** may, at **Our** discretion, charge **You** for the time that **You** have been on cover. Any refund will be made to the party who paid the premium. If **You** do cancel, **You** may be in breach of the terms of **Your** mortgage or the terms of the contract for the sale of **Your** property. If **You** are in doubt, **You** may wish to seek legal advice prior to cancellation.

Fair Processing and Complaints Procedure
Our Complaints Procedure

Our commitment to customer service

We are committed to providing a high level of customer service. If you feel we have not delivered this, we would welcome the opportunity to put things right for you.

Who to contact in the first instance

Many concerns can be resolved straight away. Therefore in the first instance, please get in touch with your usual contact at Zurich or your broker or insurance intermediary, as they will generally be able to provide you with a prompt response to your satisfaction.

Contact details will be provided on correspondence that we or our representatives have sent you.

Many complaints can be resolved within a few days of receipt

If we can resolve your complaint to your satisfaction within the first few days of receipt, we will do so. Otherwise, we will keep you

updated with progress and will provide you with our decision as quickly as possible.

Next steps if you are still unhappy

If you are not happy with the outcome of your complaint, you may be able to ask the Financial Ombudsman Service to review your case.

We will let you know if we believe the ombudsman service can consider your complaint when we provide you with our decision. The service they provide is free and impartial, but you would need to contact them within 6 months of the date of our decision.

More information about the ombudsman and the type of complaints they can review is available via their website www.financial-ombudsman.org.uk.

You can also contact them as follows:

Post: Financial Ombudsman Service, Exchange Tower, London, E14 9SR
Telephone: 08000 234567 (free on mobile phones and landlines)
Email: complaint.info@financial-ombudsman.org.uk

If the Financial Ombudsman Service is unable to consider your complaint, you may wish to obtain advice from the Citizens Advice Bureau or seek legal advice.

The Financial Services Compensation Scheme (FSCS)

We are covered by the Financial Services Compensation Scheme (FSCS) which means that you may be entitled to compensation if we are unable to meet our obligations to you. Further information is available on www.fscs.org.uk or by contacting the FSCS directly on 0800 678 1100.

How we use your information

Who controls your personal information

This notice tells you how Zurich Insurance plc ('Zurich'), as data controller, will deal with your personal information. Where Zurich introduces you to a company outside the group, that company will tell you how your personal information will be used.

You can ask for further information about our use of your personal information or complain about its use in the first instance, by contacting our Data Protection Officer at: Zurich Insurance Group, Tri-centre 1, Newbridge Square, Swindon, SN1 1HN or by emailing the Data Protection Officer at GBZ.General.Data.Protection@uk.zurich.com.

If you have any concerns regarding our processing of your personal information, or are not satisfied with our handling of any request by you in relation to your rights, you also have the right to make a complaint to the Information Commissioner's Office. Their address is: First Contact Team, Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, SK9 5AF.

What personal information we collect about you

We will collect and process the personal information that you give us by phone, e-mail, filling in forms, including on our website, and when you report a problem with our website. We also collect personal information from your appointed agent such as your trustee, broker, intermediary or financial adviser in order to provide you with the services you have requested and from other sources, such as credit reference agencies and other insurance companies, for verification purposes. We will also collect information you have volunteered to be in the public domain and other industry-wide sources. We will only collect personal information that we require to fulfil our contractual or legal requirements unless you consent to provide additional information. The type of personal information we will collect includes; basic personal information (i.e. name, address and date of birth), occupation and financial details, health and family information, claims and convictions information and where you have requested other individuals be included in the arrangement, personal information about those individuals.

If you give us personal information on other individuals, this will be used to provide you with a quotation and/or contract of insurance and/or provision of financial services. You agree you have their permission to do so. Except where you are managing the contract on another's behalf, please ensure that the individual knows how their personal information will be used by Zurich. More information about this can be found in the 'How we use your personal information' section.

How we use your personal information

We and our selected third parties will only collect and use your personal information (i) where the processing is necessary in connection with providing you with a quotation and/or contract of insurance and/or provision of financial services that you have requested; (ii) to meet our legal or regulatory obligations; or (iii) for our 'legitimate interests'. It is in our legitimate interests to collect

your personal information as it provides us with the information that we need to provide our services to you more effectively including providing you with information about our products and services. We will always ensure that we keep the amount of information collected and the extent of any processing to the absolute minimum to meet this legitimate interest. Examples of the purposes for which we will collect and use your personal information are:

1. to provide you with a quotation and/or contract of insurance;
2. to identify you when you contact us;
3. to deal with administration and assess claims;
4. to make and receive payments;
5. to obtain feedback on the service we provide to you;
6. to administer our site and for internal operations including troubleshooting, data analysis, testing, research, statistical and survey purposes;
7. for fraud prevention and detection purposes.

We will contact you to obtain consent prior to processing your personal information for any other purpose, including for the purposes of targeted marketing unless we already have consent to do so.

Who we share your personal information with

Where necessary, we will share the personal information you gave us for the purposes of providing you with the goods and services you requested with the types of organisations described below:

associated companies including reinsurers, suppliers and service providers;
introducers and professional advisers;
regulatory and legal bodies;
survey and research organisations;
credit reference agencies;
healthcare professionals, social and welfare organisations; and
other insurance companies

Or, in order to meet our legal or regulatory requirements, with the types of organisations described below:

regulatory and legal bodies;
central government or local councils;
law enforcement bodies, including investigators;
credit reference agencies; and
other insurance companies

How we use your personal information for websites and email communications

When you visit one of our websites we may collect information from you such as your email address or IP address. This helps us to track unique visits and monitor patterns of customer website traffic, such as who visits and why they visit.

We use cookies and/or pixel tags on some pages of our website. A cookie is a small text file sent to your computer. A pixel tag is an invisible tag placed on certain pages of our website but not on your computer. Pixel tags usually work together with cookies to assist us to provide you with a more tailored service. This allows us to monitor and improve our email communications and website. Useful information about cookies, including how to remove them, can be found on our websites.

How we transfer your personal information to other countries

Where we transfer your personal information to countries that are outside of the UK and the European Union (EU) we will ensure that it is protected and that the transfer is lawful. We will do this by ensuring that the personal information is given adequate safeguards by using 'standard contractual clauses' which have been adopted or approved by the UK and the EU, or other solutions that are in line with the requirements of European data protection laws.

A copy of our security measures for personal information transfers can be obtained from our Data Protection Officer at: Zurich Insurance Group, Tri-centre 1, Newbridge Square, Swindon, SN1 1HN, or by emailing the Data Protection Officer at GBZ.General.Data.Protection@uk.zurich.com.

How long we keep your personal information for

We will retain and process your personal information for as long as necessary to meet the purposes for which it was originally

collected. These periods of time are subject to legal, tax and regulatory requirements or to enable us to manage our business.

Your data protection rights

You have a number of rights under the data protection laws, namely:

to access your data (by way of a subject access request);
to have your data rectified if it is inaccurate or incomplete;
in certain circumstances, to have your data deleted or removed;
in certain circumstances, to restrict the processing of your data;
a right of data portability, namely to obtain and reuse your data for your own purposes across different services;
to object to direct marketing;
not to be subject to automated decision making (including profiling), where it produces a legal effect or a similarly significant effect on you;
to claim compensation for damages caused by a breach of the data protection legislation.
if we are processing your personal information with your consent, you have the right to withdraw your consent at any time.

We will, for the purposes of providing you with a contract of insurance, processing claims, reinsurance and targeted marketing, process your personal information by means of automated decision making and profiling where we have a legitimate interest or you have consented to this.

What happens if you fail to provide your personal information to us

If you do not provide us with your personal information, we will not be able to provide you with a contract or assess future claims for the service you have requested.

Fraud prevention and detection

In order to prevent and detect fraud we may at any time:

check your personal data against counter fraud systems
use your information to search against various publicly available and third party resources
use industry fraud tools including undertaking credit searches and to review your claims history
share information about you with other organisations including but not limited to the police, the Insurance Fraud Bureau (IFB), other insurers and other interested parties.

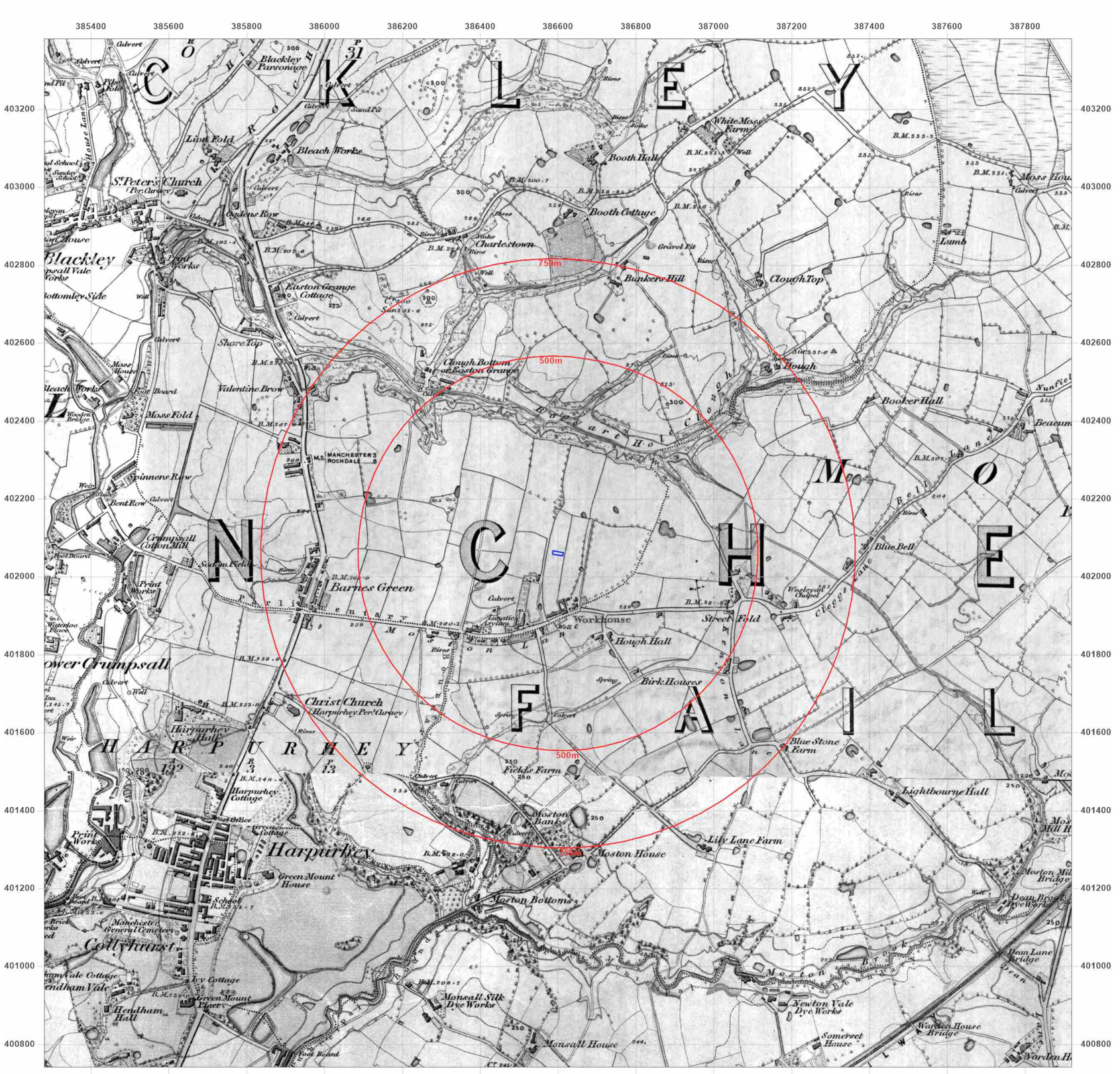
If you provide false or inaccurate information and fraud is identified, the matter will be investigated and appropriate action taken. This may result in your case being referred to the Insurance Fraud Enforcement Department (IFED) or other police forces and fraud prevention agencies. You may face fines or criminal prosecution. In addition, Zurich may register your name on the Insurance Fraud Register, an industry-wide fraud database.

Claims history

We may pass information relating to claims or potential claims to any relevant database. We and other insurers may search these databases when you apply for insurance, when claims or potential claims are notified to us or at time of renewal to validate your claims history or that of any other person or property likely to be involved in the policy or claim.

This helps to check information provided and prevent fraudulent claims.

Appendix C – Historical Mapping



Groundsure INSIGHTS

Site Details:

38, CLOUGH ROAD,
MANCHESTER, M9 4BY

Client Ref: N448
Report Ref: GS-8784323
Grid Ref: 386599, 402060

Map Name: County Series

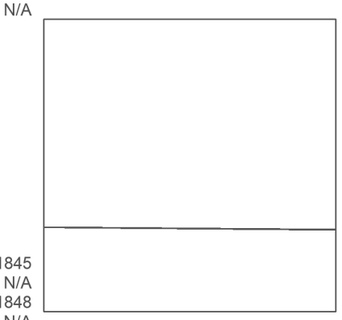
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Scale: 1:10,560

Printed at: 1:10,560

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



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

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Map legend available at:
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Groundsure INSIGHTS

Site Details:

38, CLOUGH ROAD,
MANCHESTER, M9 4BY

Client Ref: N448
Report Ref: GS-8784323
Grid Ref: 386599, 402060

Map Name: County Series

Map date: **1891**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1891
Revised 1891
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1891
Revised 1891
Edition 1891
Copyright N/A
Levelled N/A

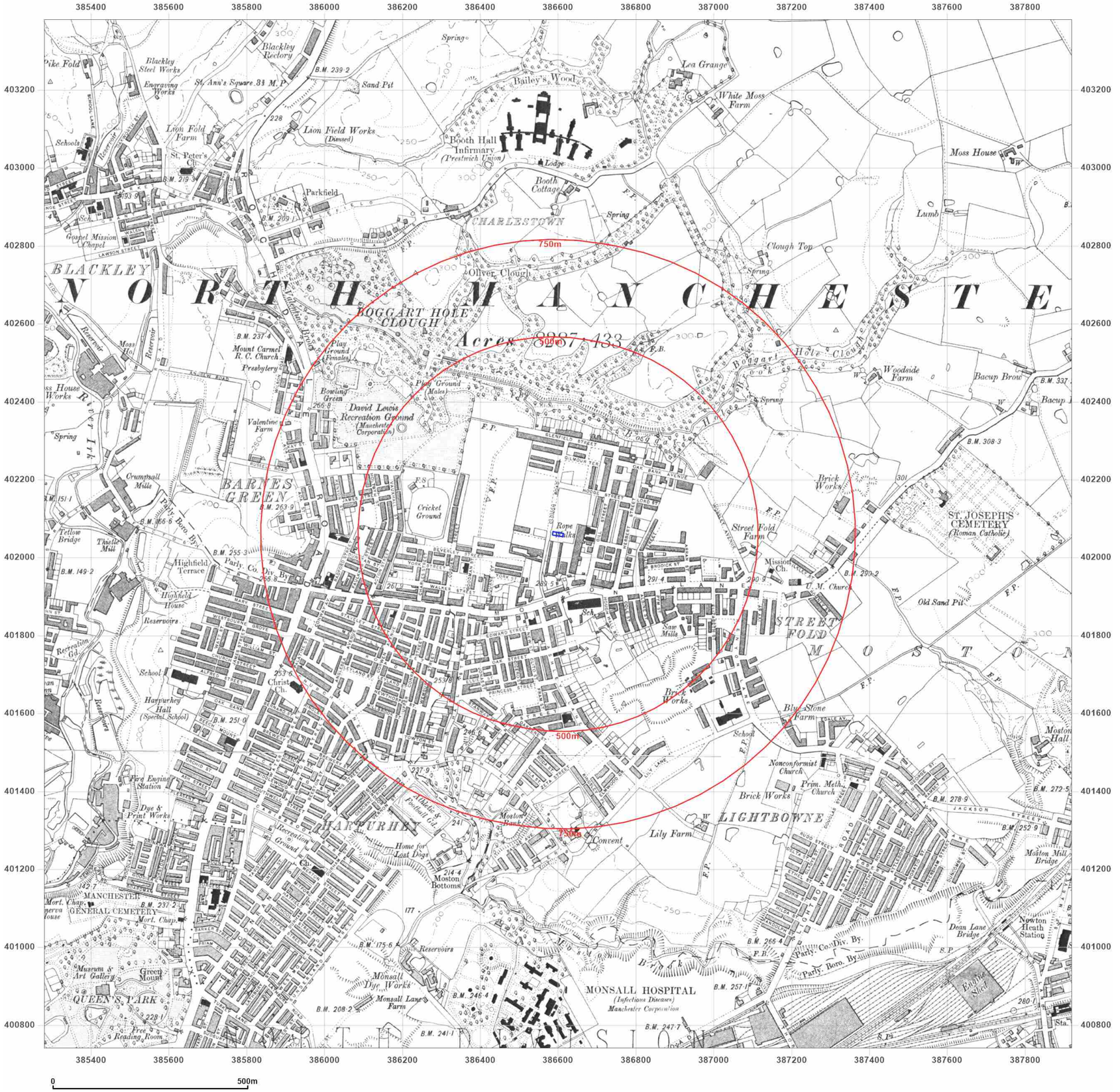
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Client Ref: N448
Report Ref: GS-8784323
Grid Ref: 386599, 402060

Map Name: County Series

Map date: **1906**

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Printed at: 1:10,560

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Surveyed 1844
Revised 1906
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1906
Edition 1906
Copyright N/A
Levelled N/A

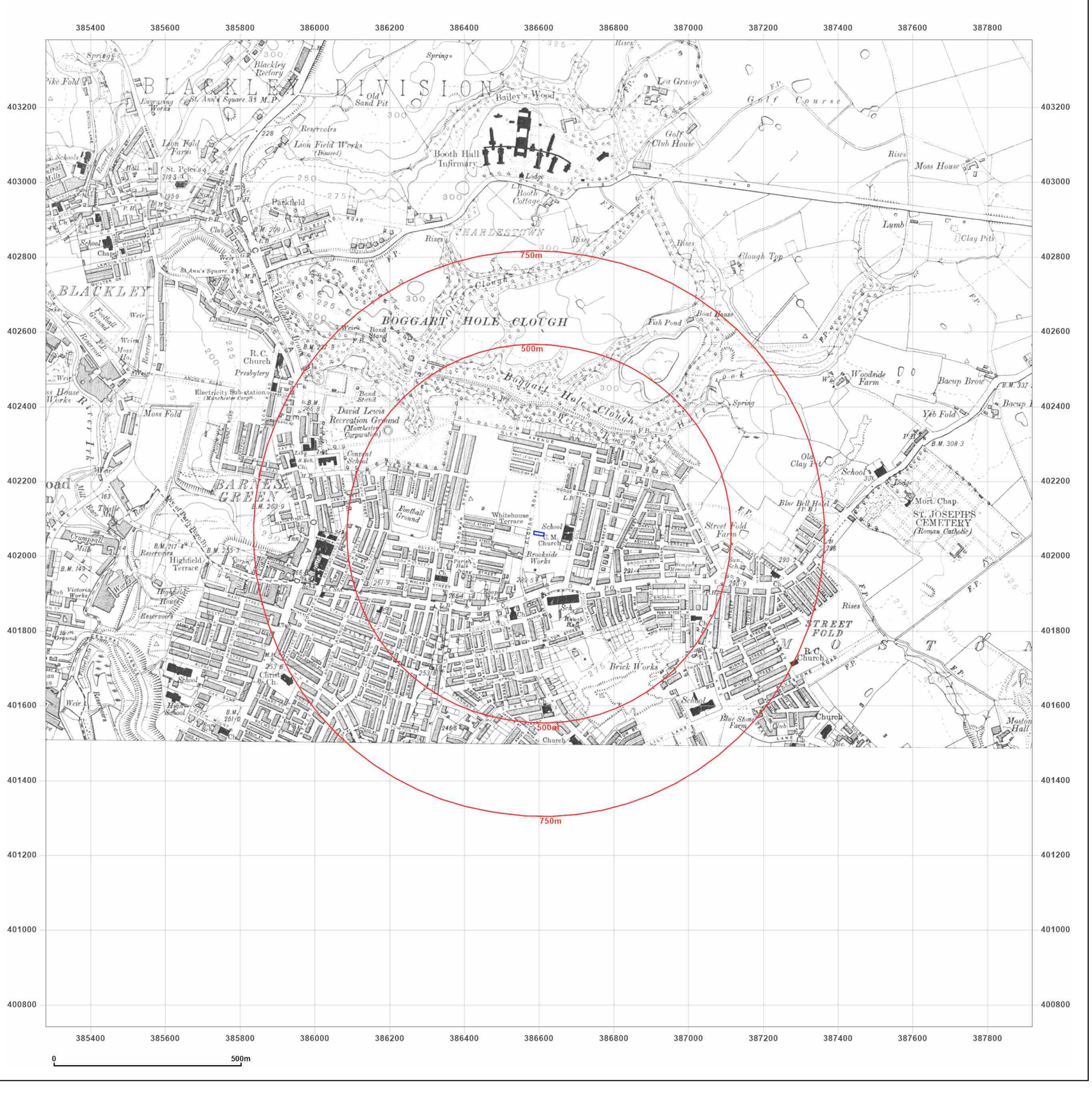
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Client Ref: N448
Report Ref: GS-8784323
Grid Ref: 386599, 402060

Map Name: County Series

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Printed at: 1:10,560

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

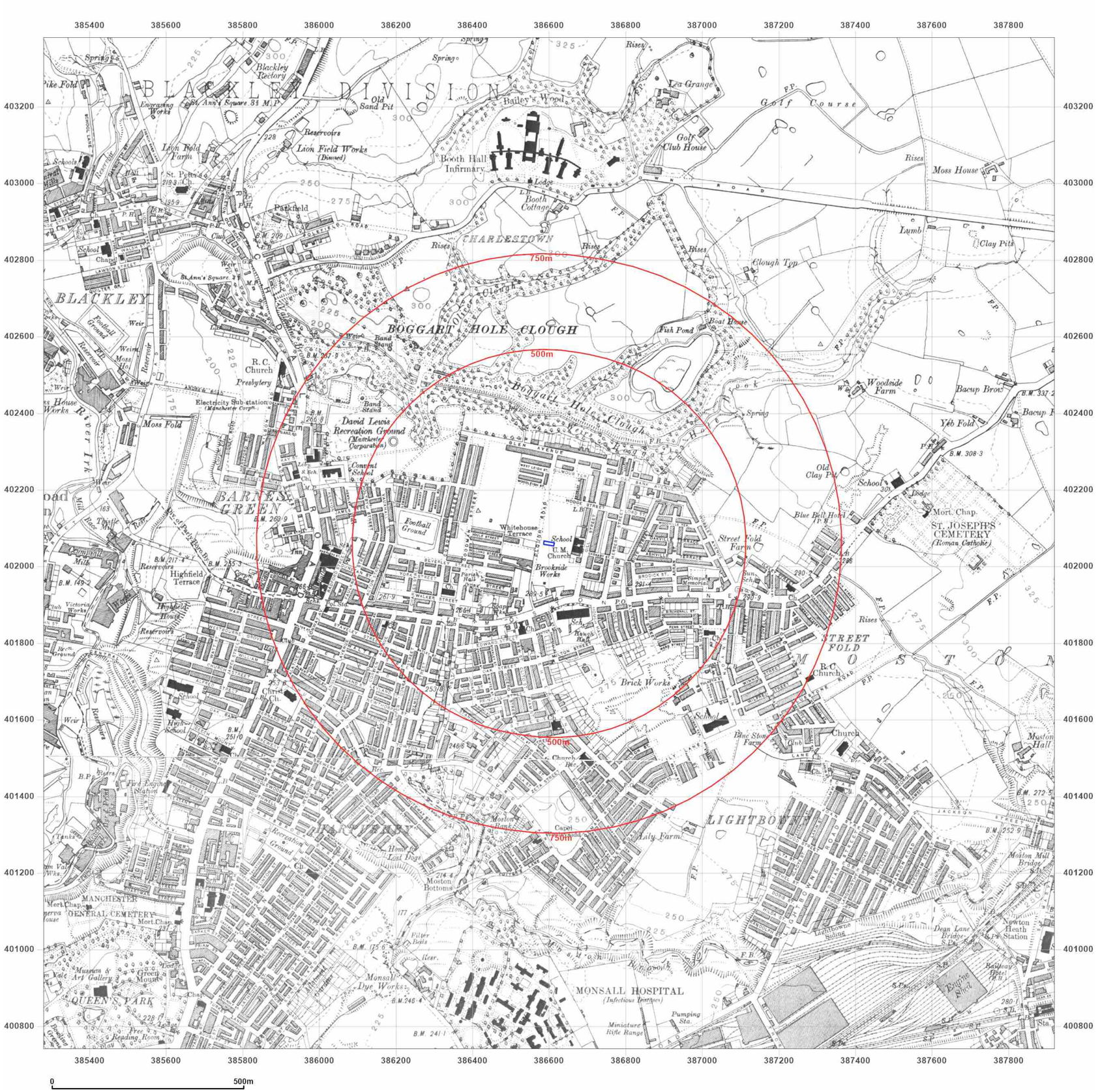
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Site Details:

38, CLOUGH ROAD,
MANCHESTER, M9 4BY

Client Ref: N448
Report Ref: GS-8784323
Grid Ref: 386599, 402060

Map Name: County Series

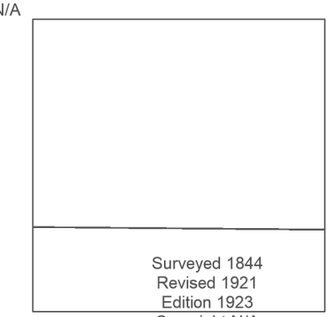
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Scale: 1:10,560

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Surveyed 1844
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Edition N/A
Copyright N/A
Levelled N/A



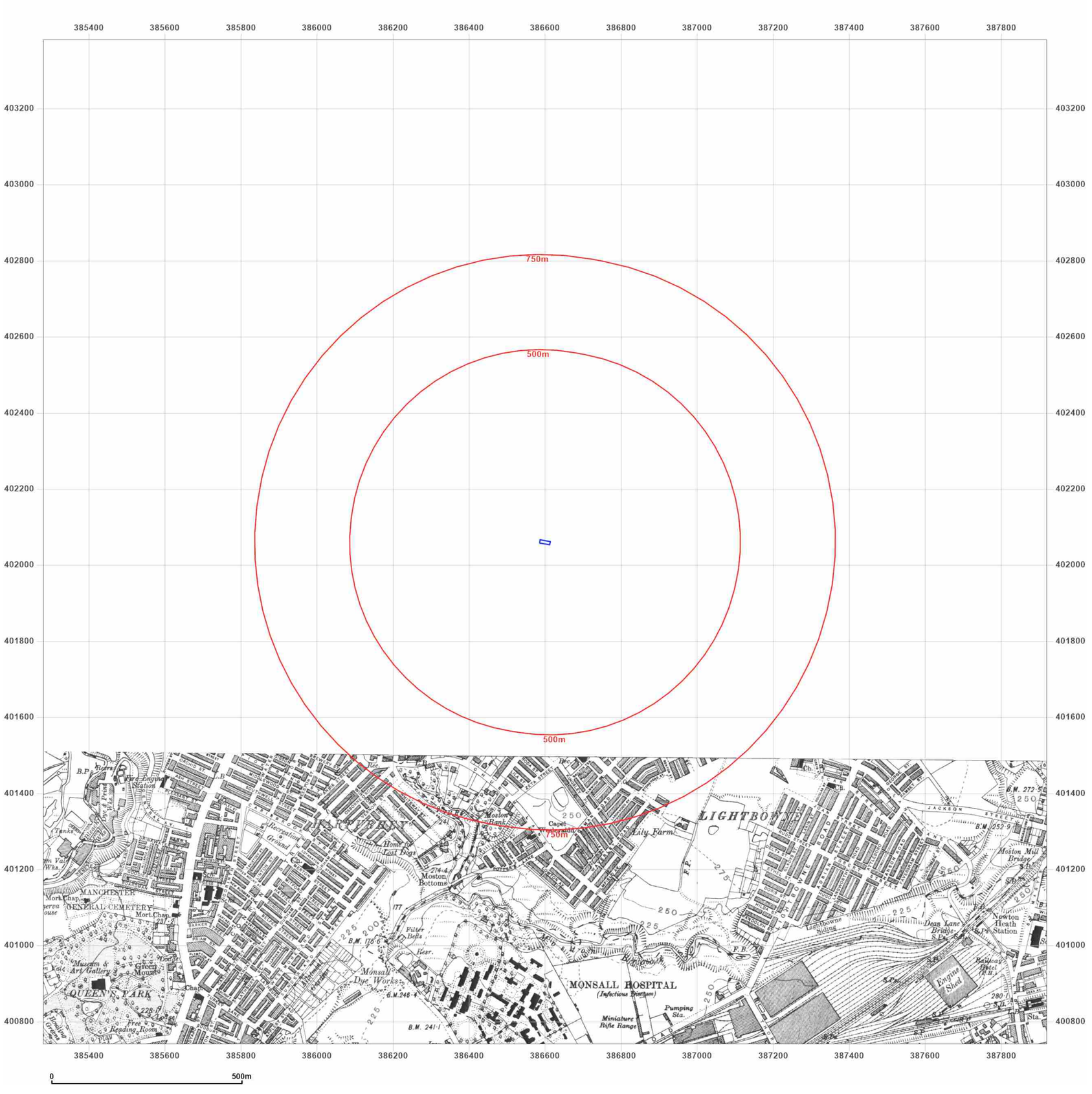
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Groundsure INSIGHTS

Site Details:

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Client Ref: N448
Report Ref: GS-8784323
Grid Ref: 386599, 402060

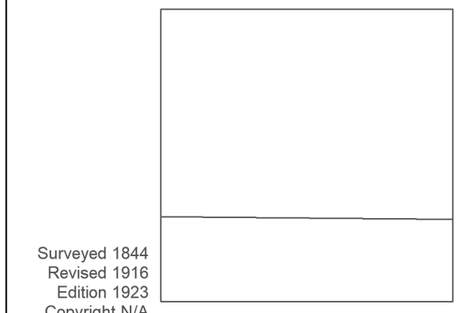
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Printed at: 1:10,560

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Surveyed 1844
Revised 1916
Edition 1923
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Site Details:

38, CLOUGH ROAD,
MANCHESTER, M9 4BY

Client Ref: N448
Report Ref: GS-8784323
Grid Ref: 386599, 402060

Map Name: County Series

Map date: **1933**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1844
Revised 1933
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1933
Edition 1933
Copyright N/A
Levelled 1927

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Groundsure INSIGHTS

Site Details:

38, CLOUGH ROAD,
MANCHESTER, M9 4BY

Client Ref: N448
Report Ref: GS-8784323
Grid Ref: 386599, 402060

Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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Surveyed 1844
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1938
Edition 1938
Copyright N/A
Levelled 1927

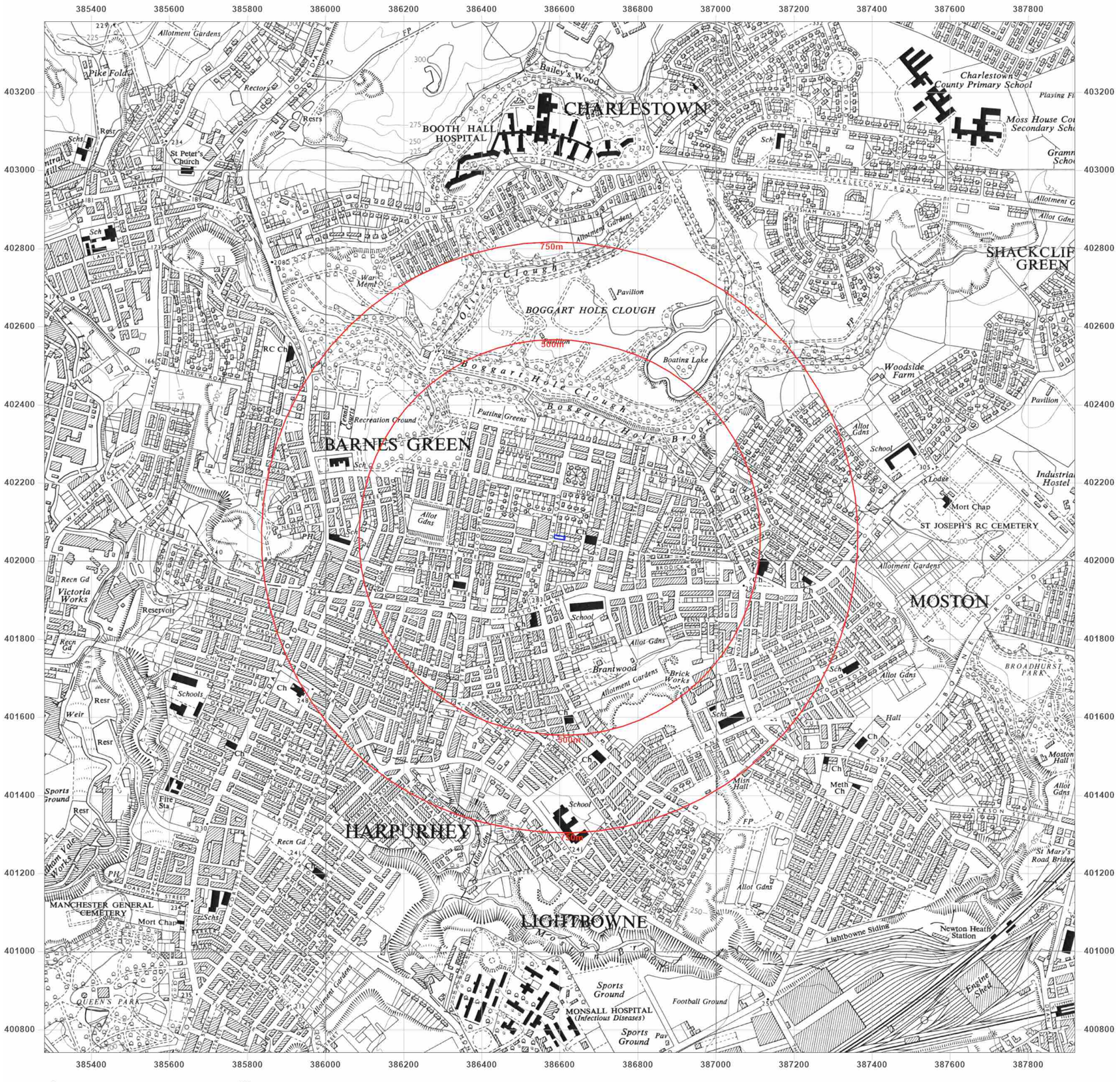
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Groundsure INSIGHTS

Site Details:

38, CLOUGH ROAD,
MANCHESTER, M9 4BY

Client Ref: N448
Report Ref: GS-8784323
Grid Ref: 386599, 402060

Map Name: Provisional

Map date: **1956**

Scale: 1:10,560

Printed at: 1:10,560

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

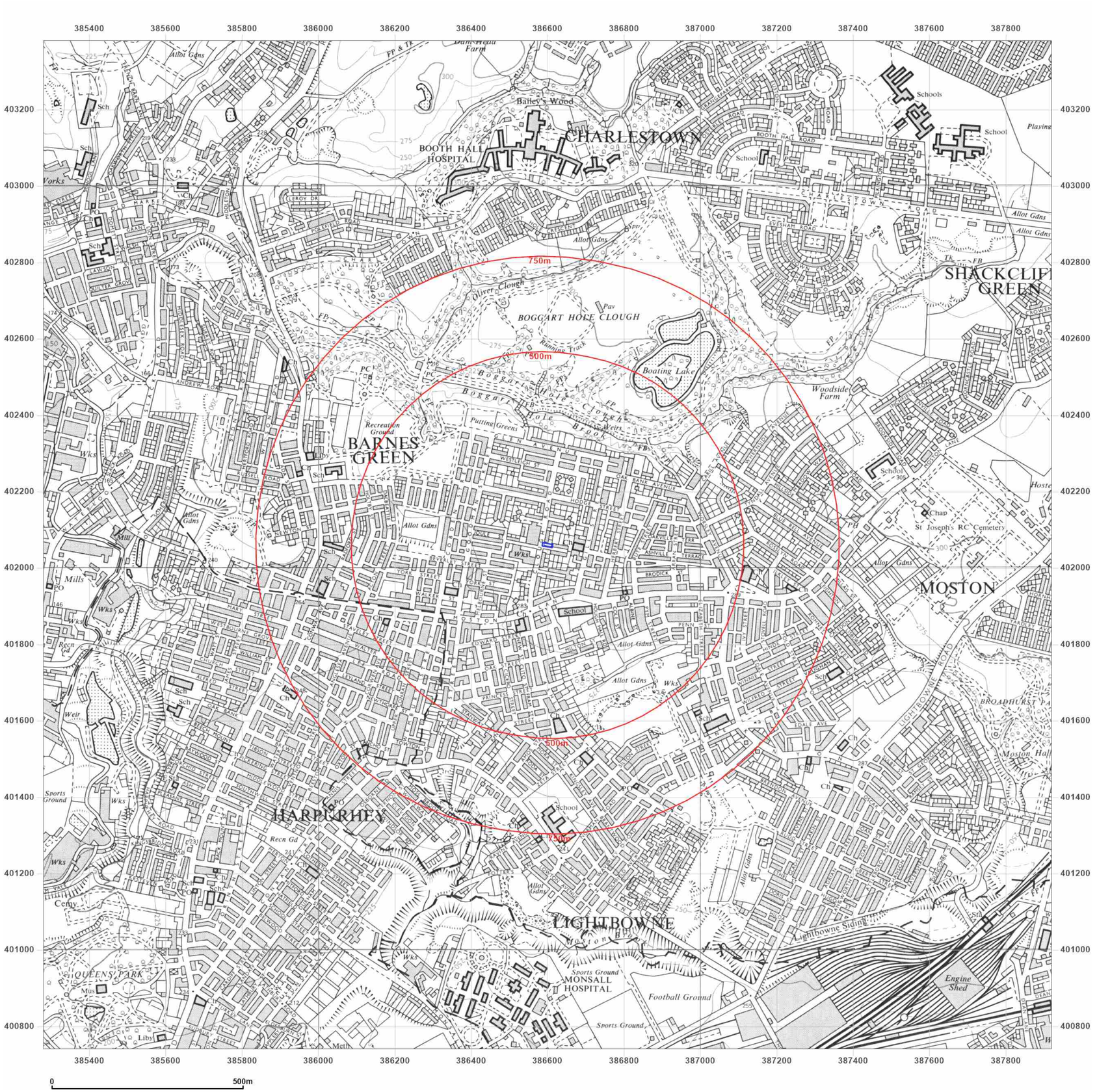
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Groundsure INSIGHTS

Site Details:

38, CLOUGH ROAD,
MANCHESTER, M9 4BY

Client Ref: N448
Report Ref: GS-8784323
Grid Ref: 386599, 402060

Map Name: Provisional

Map date: **1966**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1966
Revised 1966
Edition N/A
Copyright N/A
Levelled N/A

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Groundsure INSIGHTS

Site Details:

38, CLOUGH ROAD,
MANCHESTER, M9 4BY

Client Ref: N448
Report Ref: GS-8784323
Grid Ref: 386599, 402060

Map Name: National Grid

Map date: **1975**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
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Surveyed 1975
Revised 1975
Edition N/A
Copyright N/A
Levelled N/A

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Site Details:

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MANCHESTER, M9 4BY

Client Ref: N448
Report Ref: GS-8784323
Grid Ref: 386599, 402060

Map Name: National Grid

Map date: **1980**

Scale: 1:10,000

Printed at: 1:10,000

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

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Site Details:

38, CLOUGH ROAD,
MANCHESTER, M9 4BY

Client Ref: N448
Report Ref: GS-8784323
Grid Ref: 386599, 402060

Map Name: National Grid

Map date: **1988**

Scale: 1:10,000

Printed at: 1:10,000

N
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Surveyed 1987
Revised 1988
Edition N/A
Copyright N/A
Levelled N/A

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Site Details:

38, CLOUGH ROAD,
MANCHESTER, M9 4BY

Client Ref: N448
Report Ref: GS-8784323
Grid Ref: 386599, 402060

Map Name: National Grid
Map date: **2001**
Scale: 1:10,000
Printed at: 1:10,000

N
W E
S

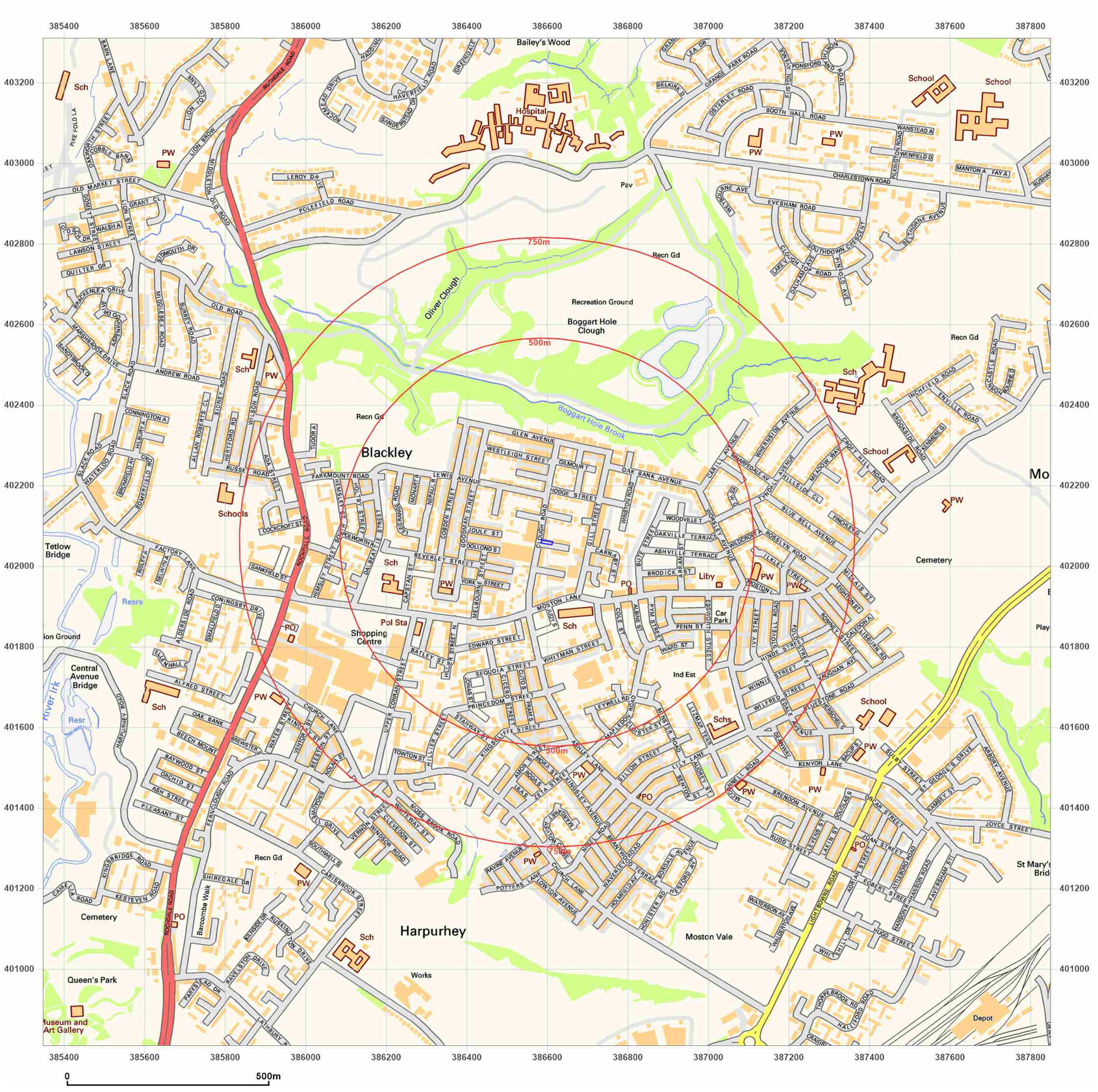
2001

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Site Details:

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MANCHESTER, M9 4BY

Client Ref: N448
Report Ref: GS-8784323
Grid Ref: 386599, 402060

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

N
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2010

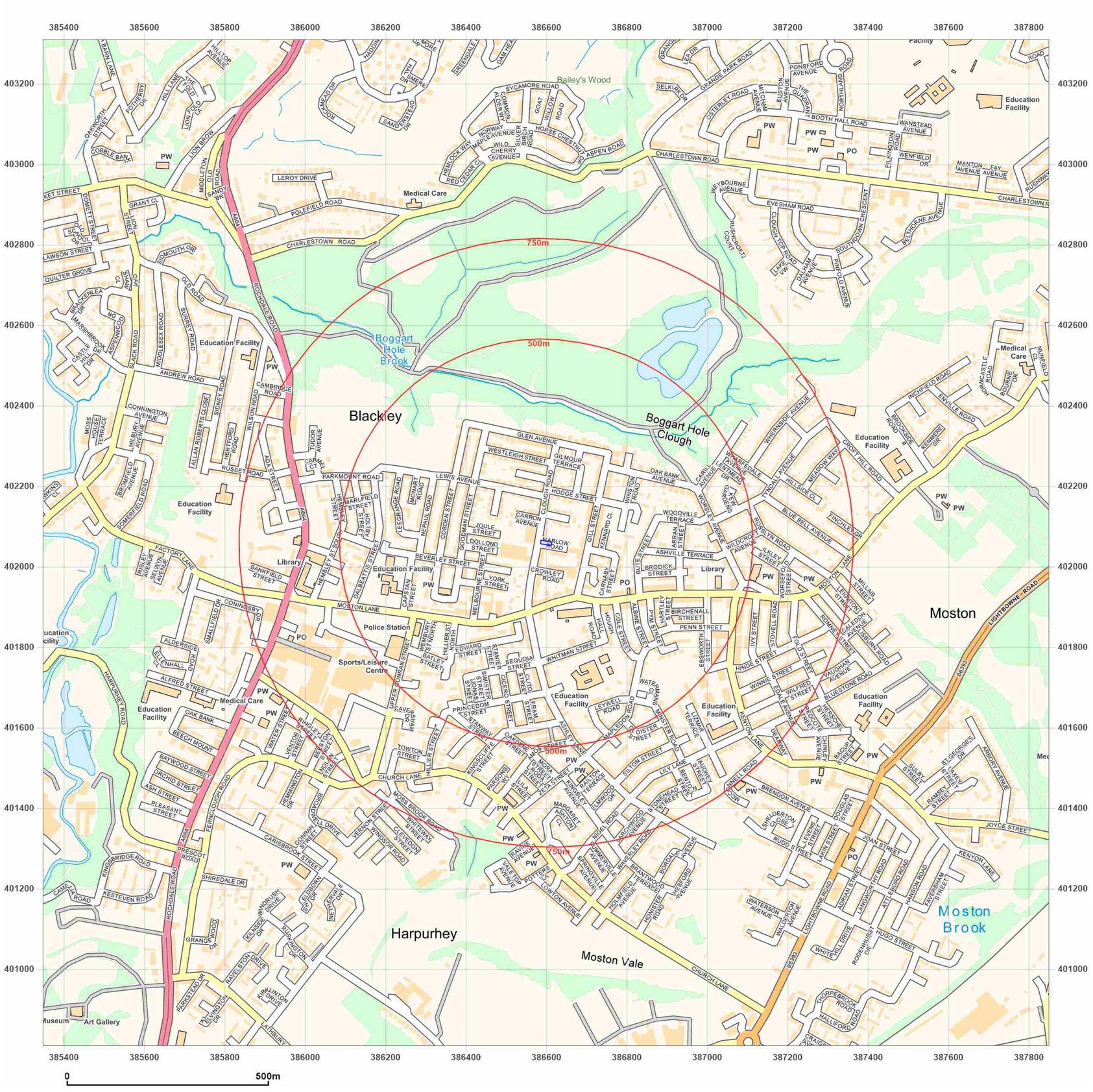
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Site Details:

38, CLOUGH ROAD,
MANCHESTER, M9 4BY

Client Ref: N448
Report Ref: GS-8784323
Grid Ref: 386599, 402060

Map Name: National Grid

Map date: **2022**

Scale: 1:10,000

Printed at: 1:10,000

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2022

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Site Details:

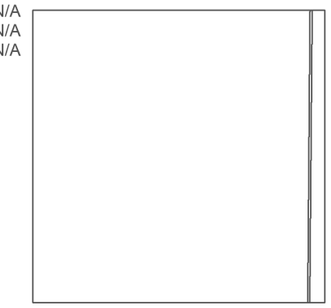
38, CLOUGH ROAD,
MANCHESTER, M9 4BY

Client Ref: N448
Report Ref: GS-8784323
Grid Ref: 386599, 402060

Map Name: County Series
Map date: **1893**
Scale: 1:2,500
Printed at: 1:2,500

N
W E
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Surveyed 1893
Revised 1893
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1893
Revised 1893
Edition N/A
Copyright N/A
Levelled N/A

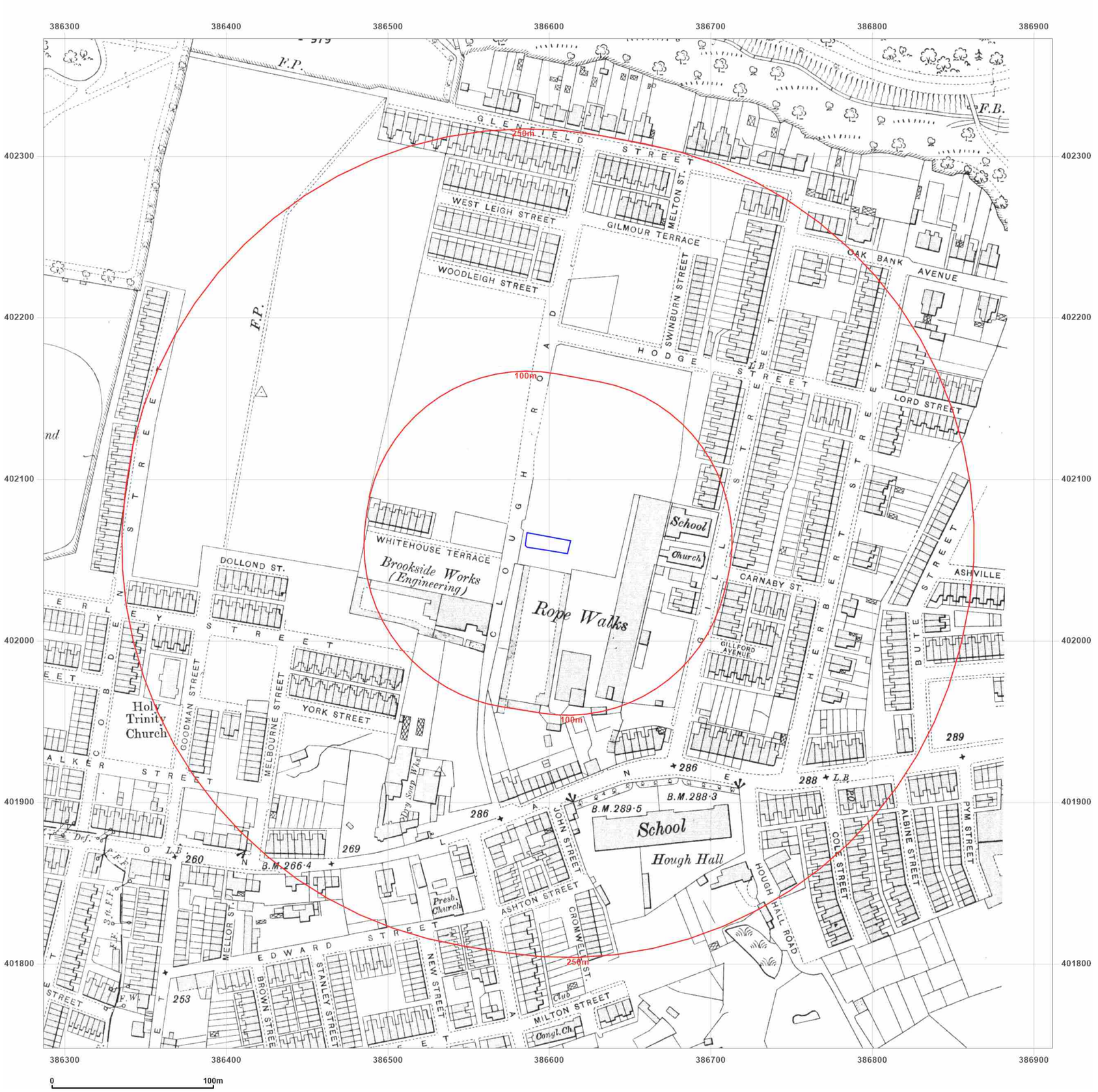
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Site Details:

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Client Ref: N448
Report Ref: GS-8784323
Grid Ref: 386599, 402060

Map Name: County Series

Map date: **1909**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1909
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A

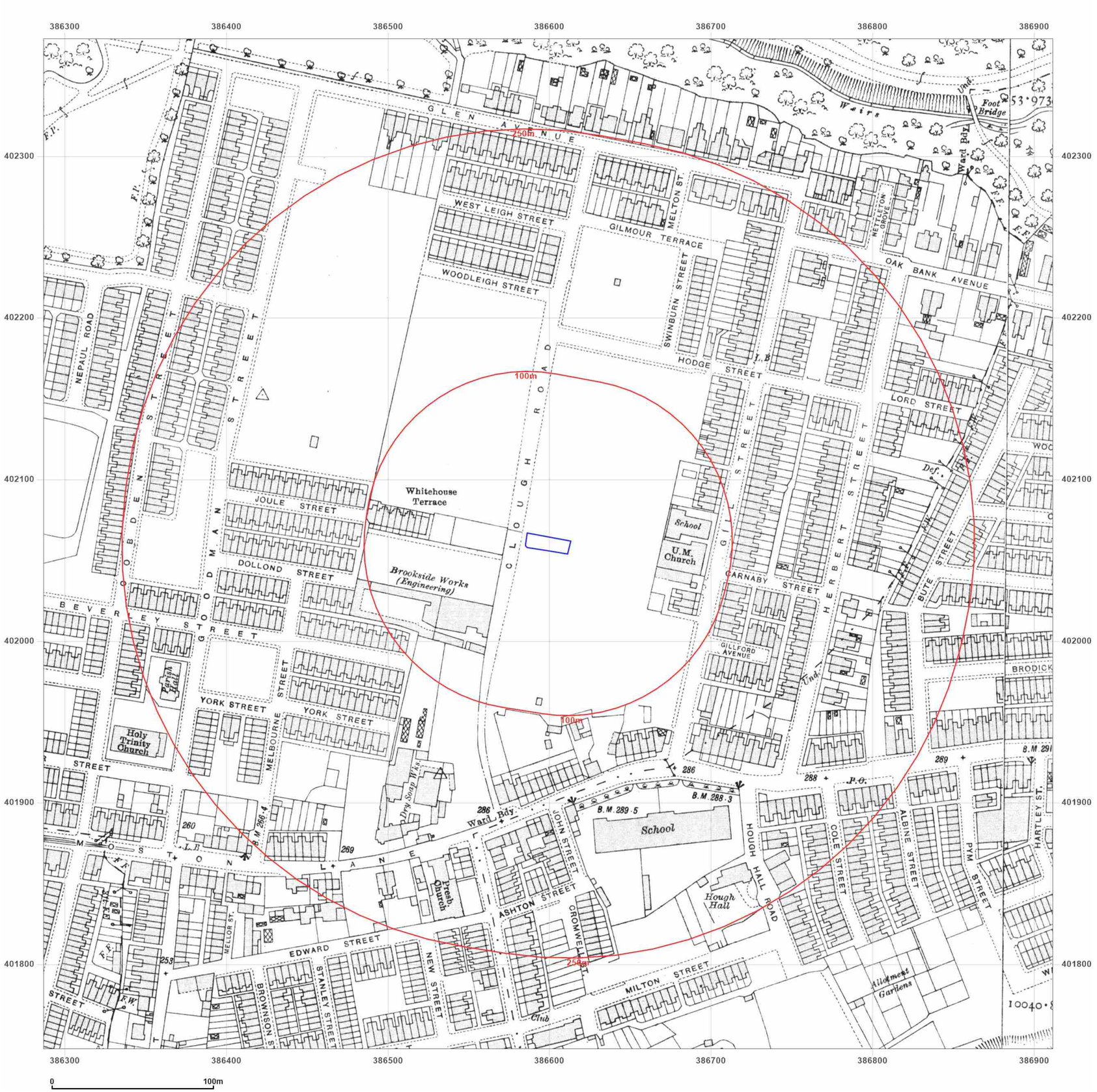
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Client Ref: N448
Report Ref: GS-8784323
Grid Ref: 386599, 402060

Map Name: County Series

Map date: **1922**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1922
Revised 1922
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1922
Revised 1922
Edition N/A
Copyright N/A
Levelled N/A

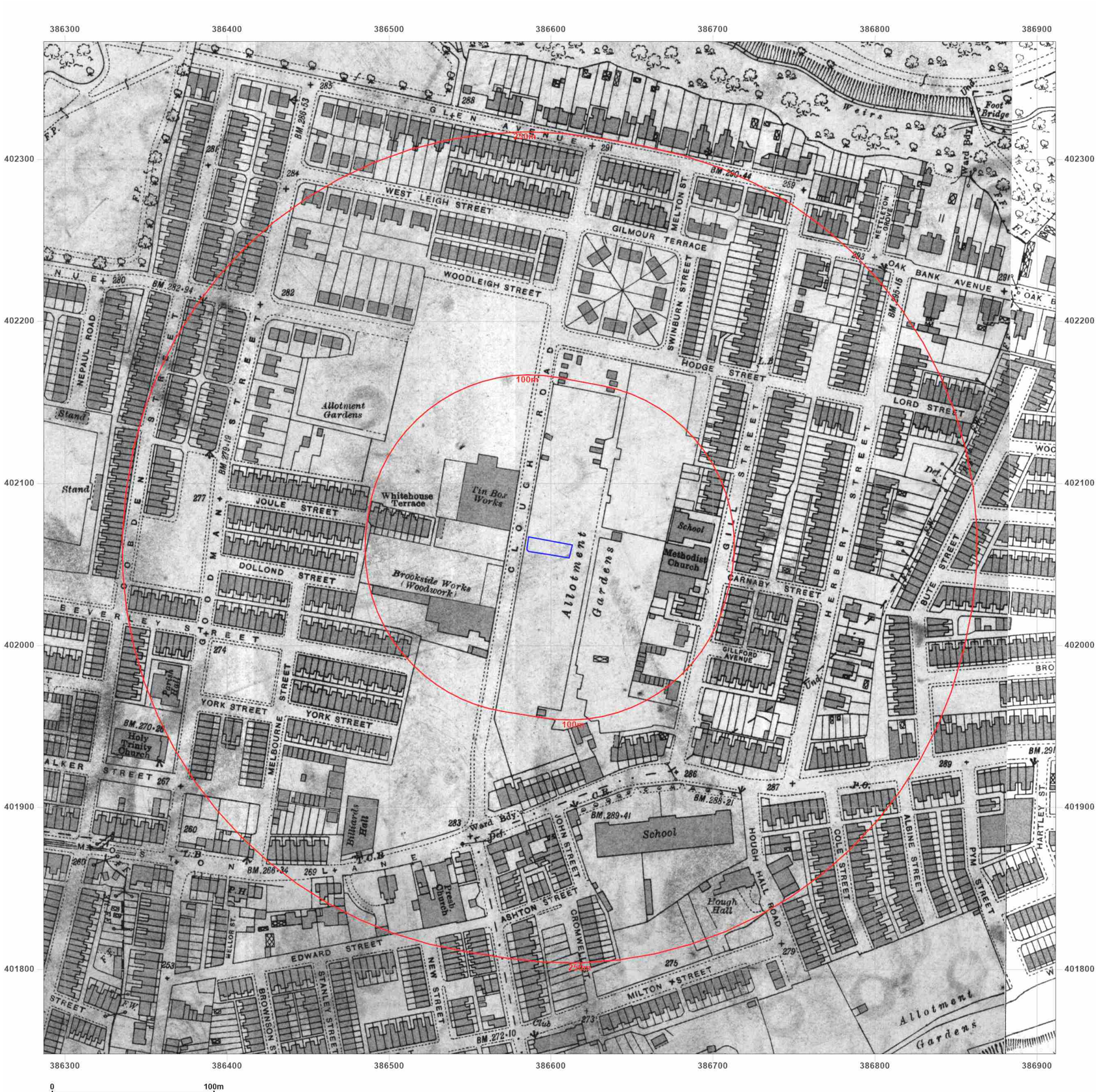
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Client Ref: N448
Report Ref: GS-8784323
Grid Ref: 386599, 402060

Map Name: County Series

Map date: **1932-1933**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1932
Revised 1932
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1933
Revised 1933
Edition N/A
Copyright N/A
Levelled N/A

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Site Details:

38, CLOUGH ROAD,
MANCHESTER, M9 4BY

Client Ref: N448
Report Ref: GS-8784323
Grid Ref: 386599, 402060

Map Name: National Grid

Map date: **1950**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
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Surveyed 1950
Revised 1950
Edition N/A
Copyright N/A
Levelled N/A

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Site Details:

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MANCHESTER, M9 4BY

Client Ref: N448
Report Ref: GS-8784323
Grid Ref: 386599, 402060

Map Name: National Grid
Map date: **1950-1951**
Scale: 1:1,250
Printed at: 1:2,000

N
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Surveyed 1950 Revised 1950 Edition N/A Copyright N/A Levelled 1948	Surveyed 1950 Revised N/A Edition N/A Copyright 1951 Levelled 1948
Surveyed 1950 Revised 1950 Edition N/A Copyright N/A Levelled 1929	Surveyed 1950 Revised 1950 Edition N/A Copyright N/A Levelled 1929

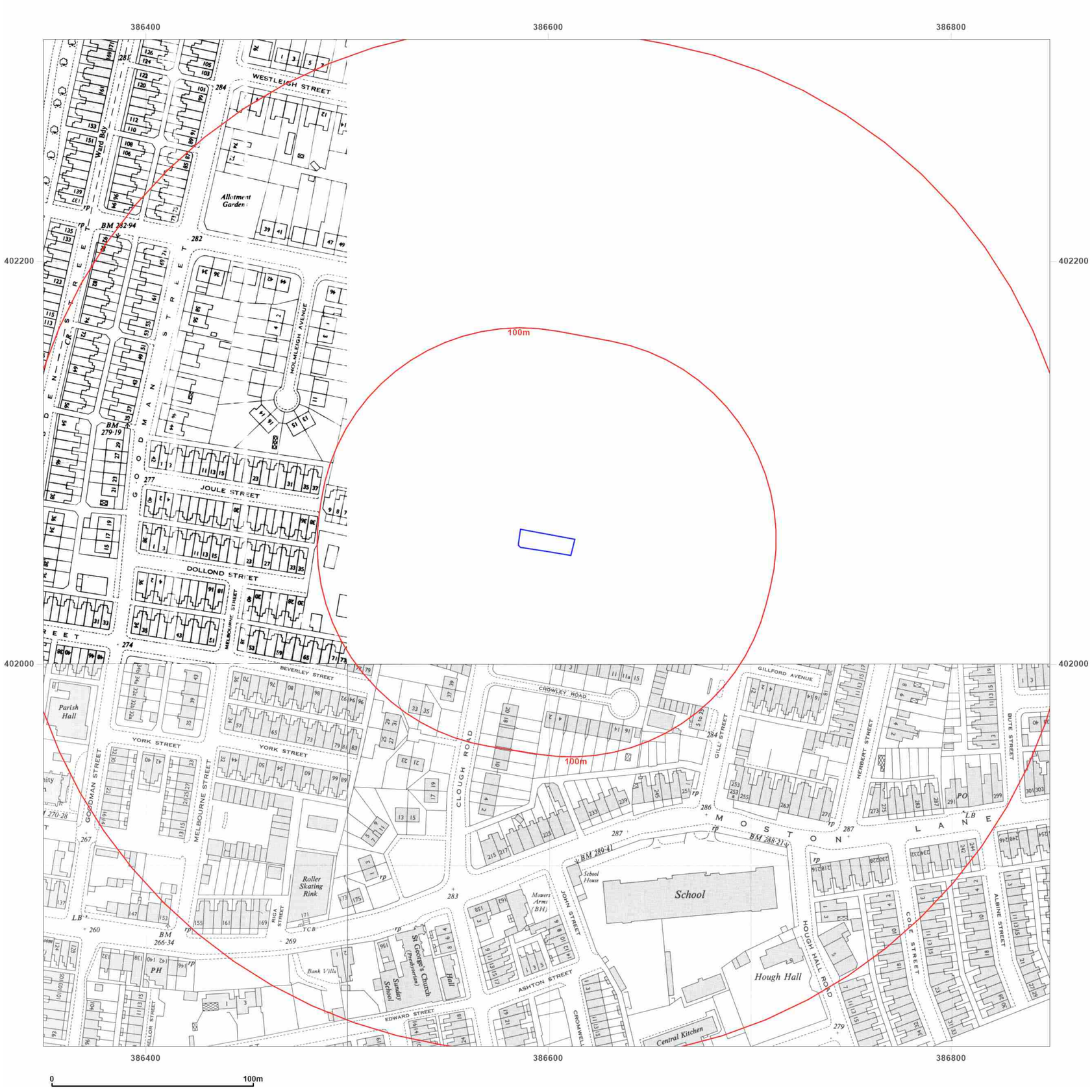
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Site Details:

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MANCHESTER, M9 4BY

Client Ref: N448
Report Ref: GS-8784323
Grid Ref: 386599, 402060

Map Name: National Grid

Map date: **1951**

Scale: 1:1,250

Printed at: 1:2,000

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

Surveyed 1951
Revised 1951
Edition N/A
Copyright N/A
Levelled 1929

Surveyed 1951
Revised 1951
Edition N/A
Copyright N/A
Levelled N/A

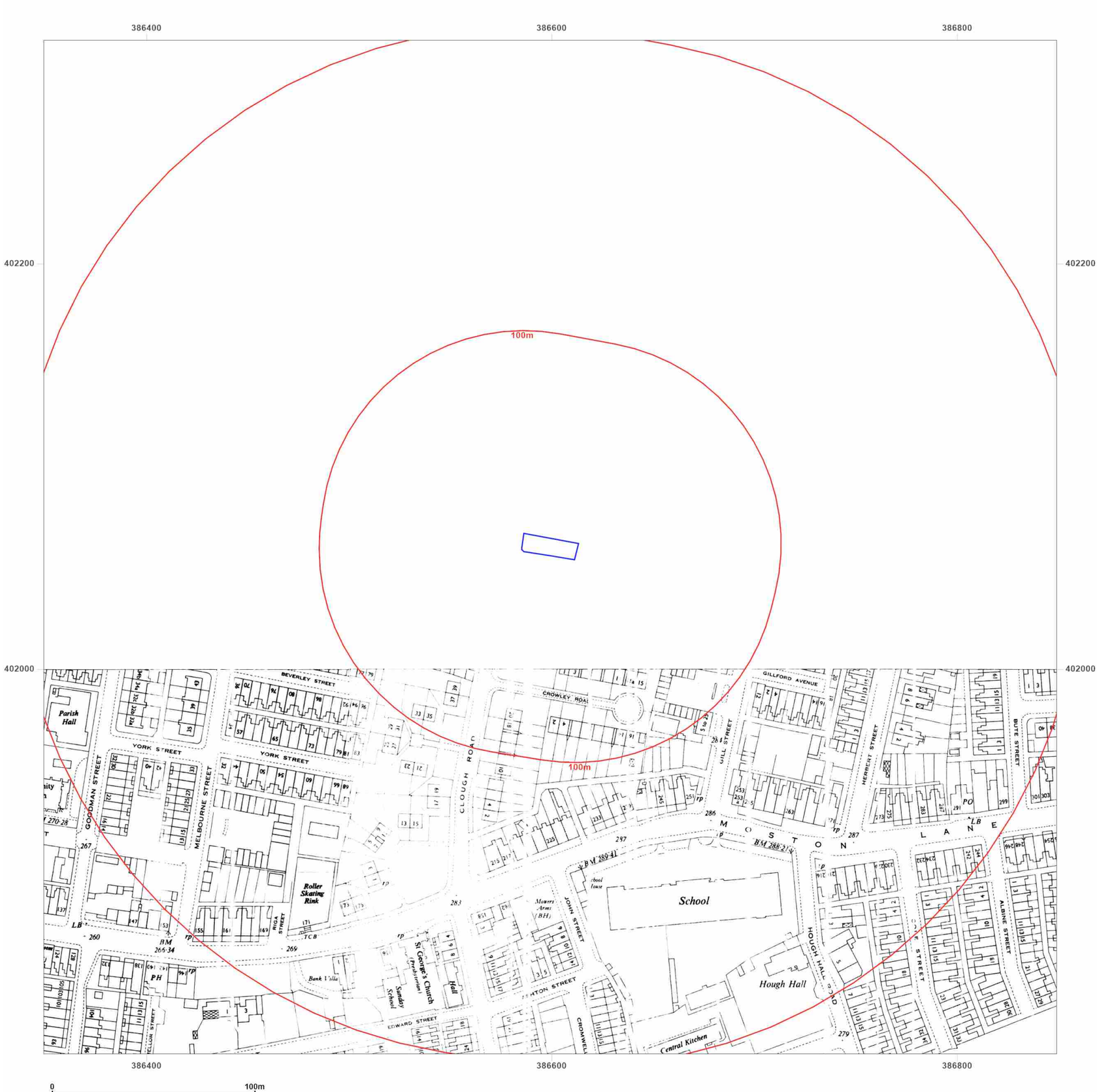
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Groundsure INSIGHTS

Site Details:

38, CLOUGH ROAD,
MANCHESTER, M9 4BY

Client Ref: N448
Report Ref: GS-8784323
Grid Ref: 386599, 402060

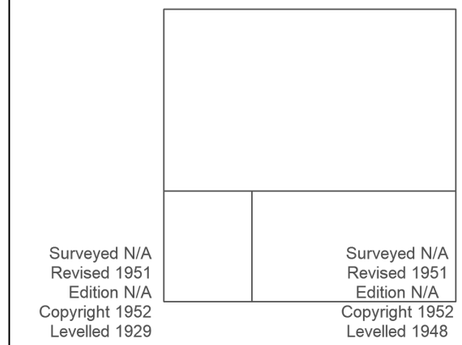
Map Name: National Grid

Map date: **1952**

Scale: 1:1,250

Printed at: 1:2,000

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Site Details:

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MANCHESTER, M9 4BY

Client Ref: N448
Report Ref: GS-8784323
Grid Ref: 386599, 402060

Map Name: National Grid

Map date: **1950-1955**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1950
Revised 1950
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1951
Revised 1951
Edition 1955
Copyright N/A
Levelled 1949

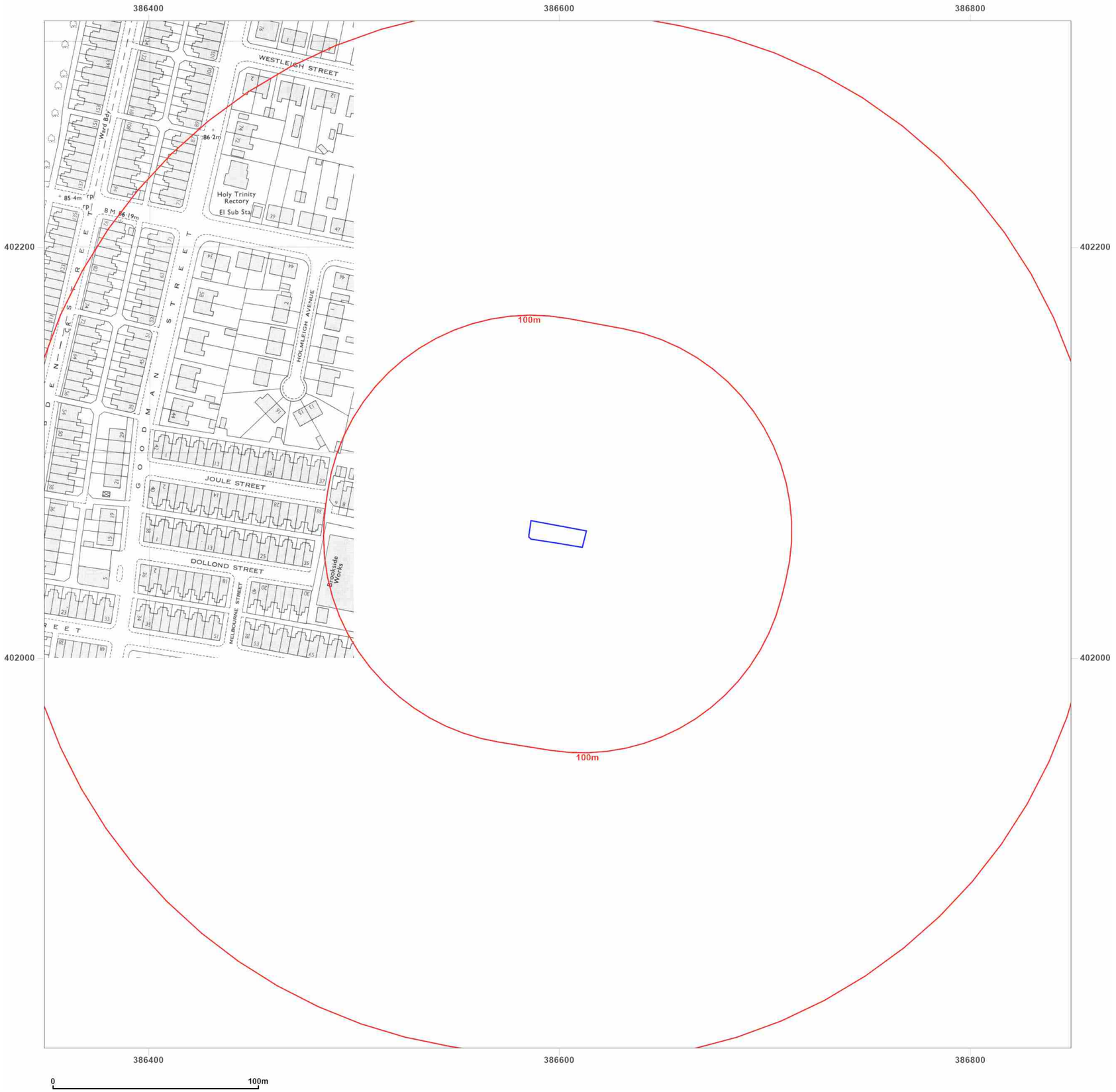
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Site Details:

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MANCHESTER, M9 4BY

Client Ref: N448
Report Ref: GS-8784323
Grid Ref: 386599, 402060

Map Name: National Grid

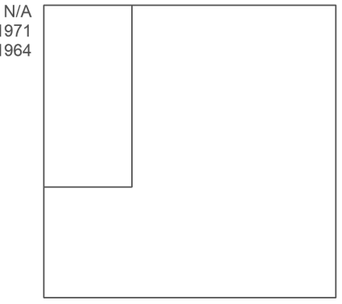
Map date: **1971**

Scale: 1:1,250

Printed at: 1:2,000

N
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Surveyed 1950
Revised 1970
Edition N/A
Copyright 1971
Levelled 1964



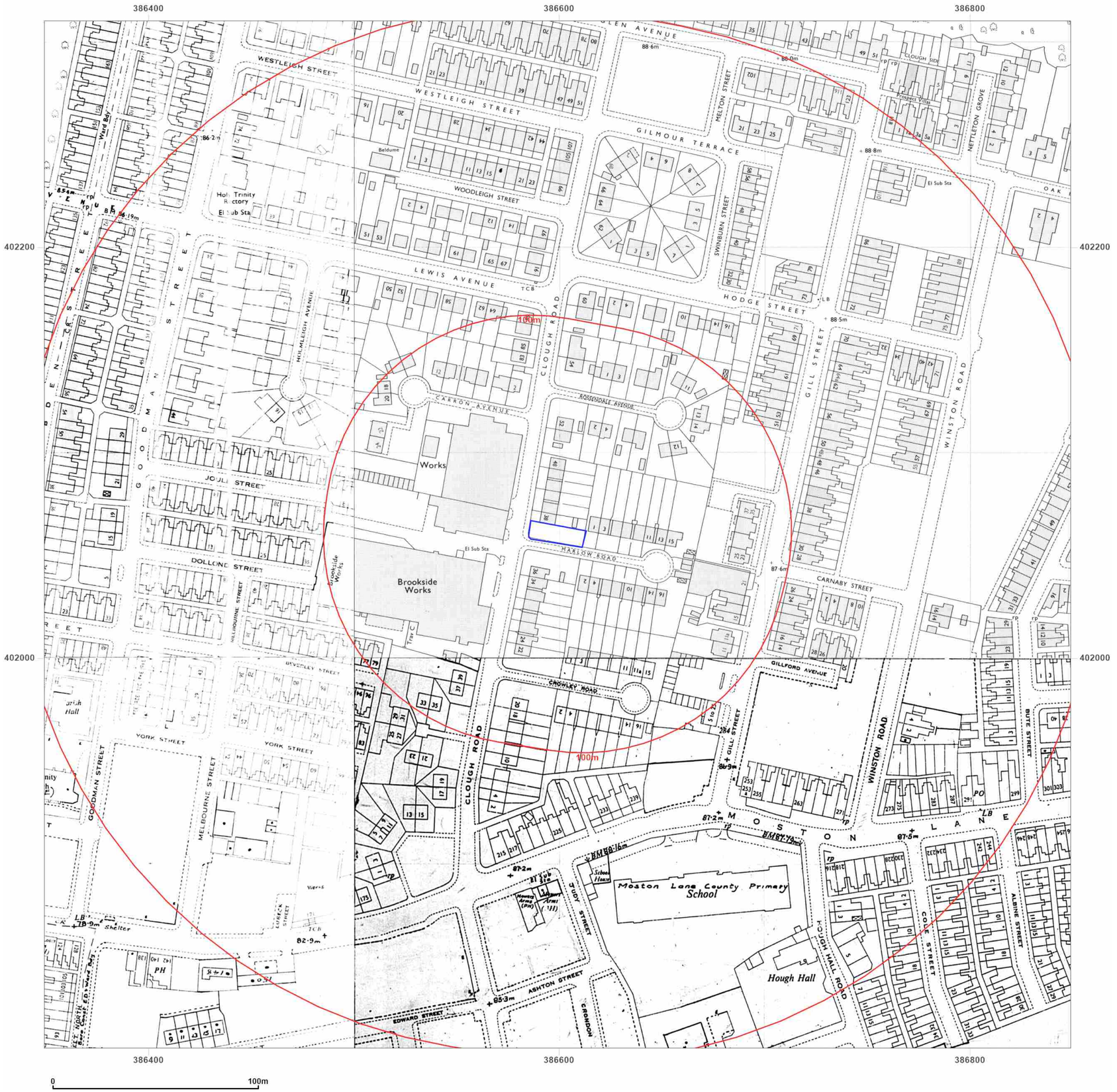
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Site Details:

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MANCHESTER, M9 4BY

Client Ref: N448
Report Ref: GS-8784323
Grid Ref: 386599, 402060

Map Name: National Grid

Map date: **1978-1981**

Scale: 1:1,250

Printed at: 1:2,000

N
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Surveyed N/A Revised N/A Edition N/A Copyright 1978 Levelled N/A	Surveyed 1950 Revised 1980 Edition N/A Copyright 1981 Levelled 1964
Surveyed N/A Revised N/A Edition N/A Copyright 1978 Levelled 1964	Surveyed N/A Revised N/A Edition N/A Copyright 1979 Levelled 1964

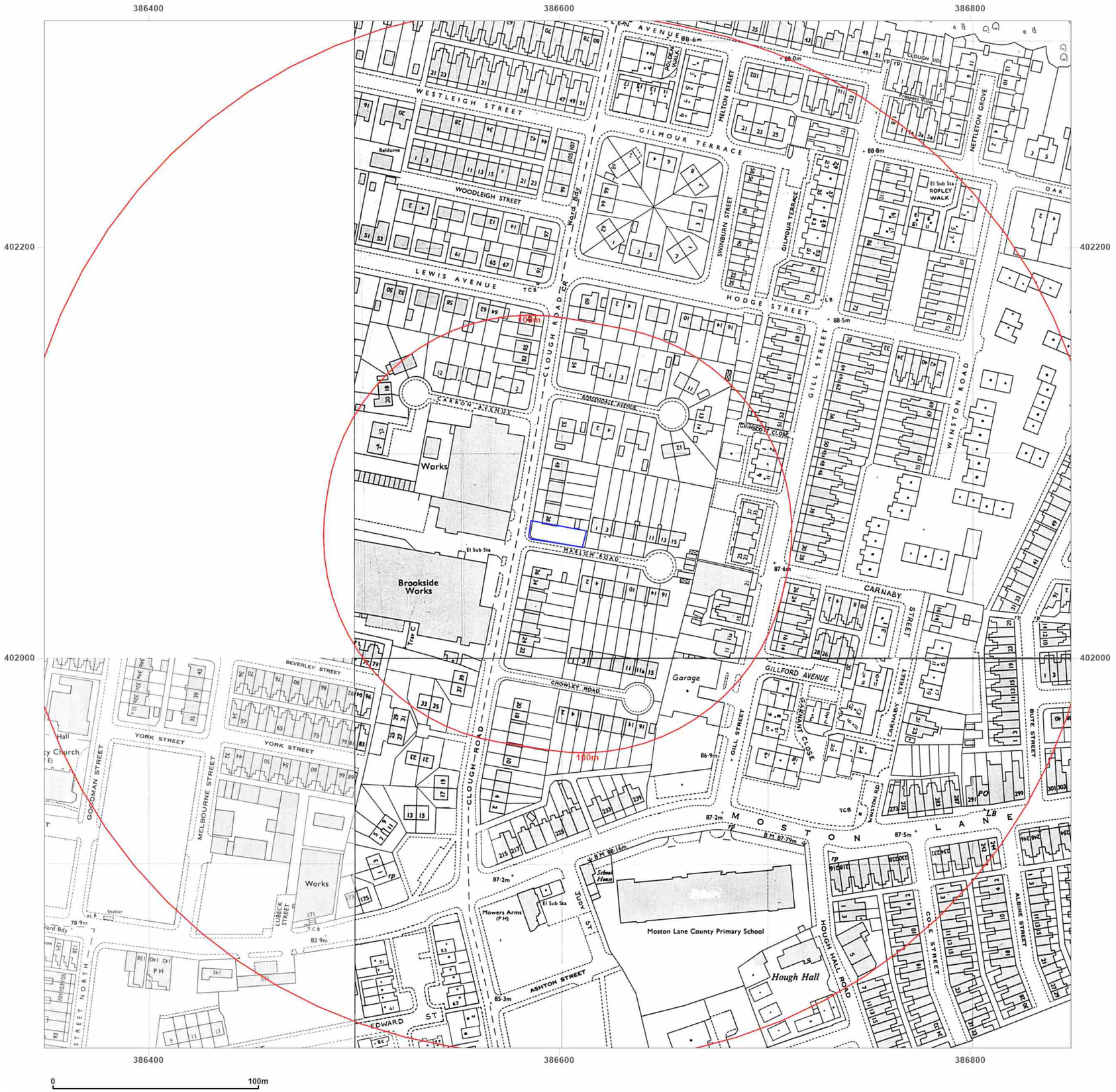
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Groundsure INSIGHTS

Site Details:

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MANCHESTER, M9 4BY

Client Ref: N448
Report Ref: GS-8784323
Grid Ref: 386599, 402060

Map Name: National Grid

Map date: **1980-1985**

Scale: 1:1,250

Printed at: 1:2,000

N
W E
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Surveyed N/A
Revised N/A
Edition N/A
Copyright 1981
Levelled 1964

Surveyed 1950
Revised 1979
Edition N/A
Copyright 1980
Levelled 1964

Surveyed 1964
Revised 1985
Edition N/A
Copyright 1985
Levelled 1964

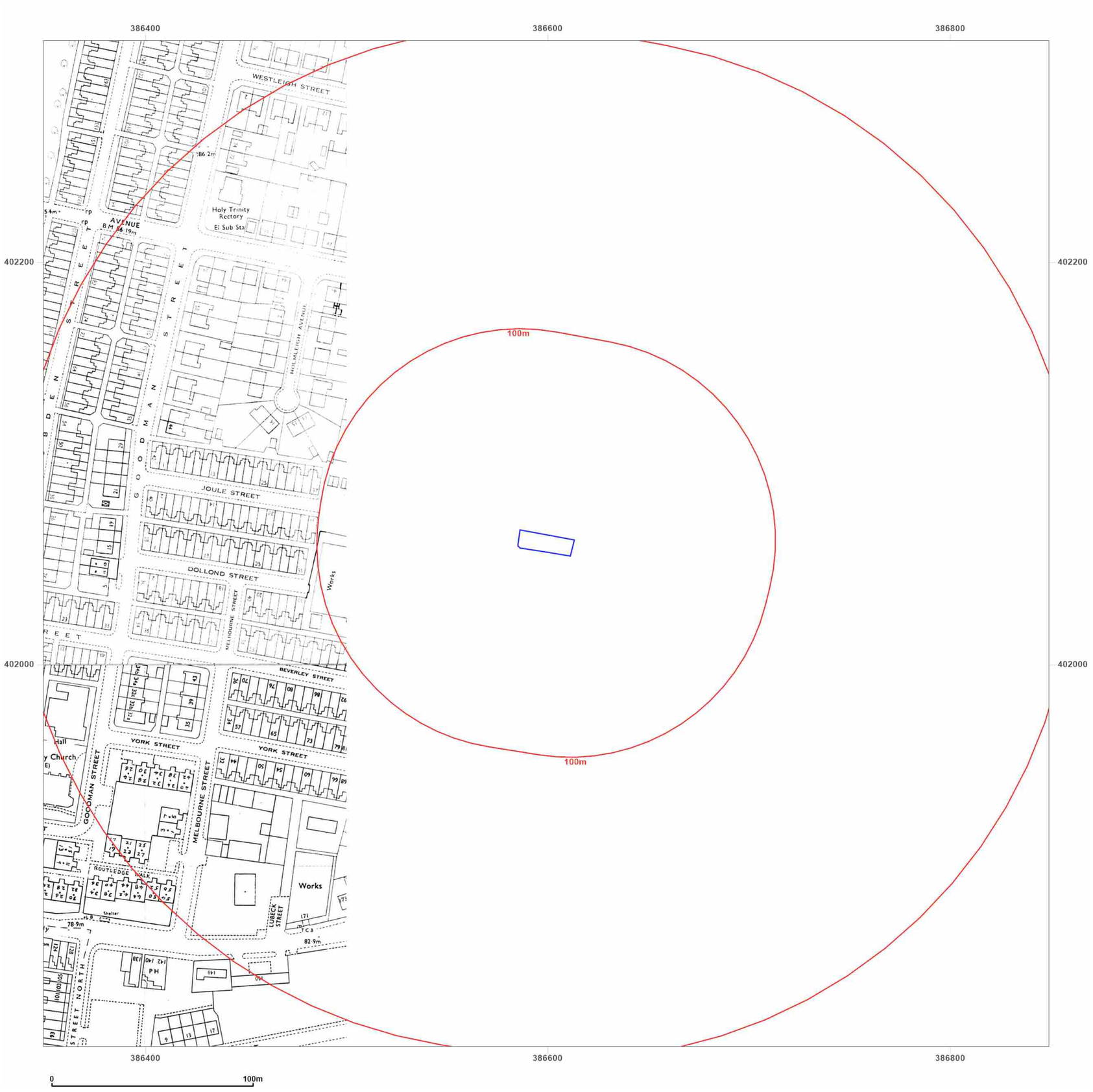
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Site Details:

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MANCHESTER, M9 4BY

Client Ref: N448
Report Ref: GS-8784323
Grid Ref: 386599, 402060

Map Name: National Grid

Map date: **1982-1986**

Scale: 1:1,250

Printed at: 1:2,000

N
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Surveyed 1964
Revised 1986
Edition N/A
Copyright 1986
Levelled 1964

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1982
Levelled 1964

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Site Details:

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MANCHESTER, M9 4BY

Client Ref: N448
Report Ref: GS-8784323
Grid Ref: 386599, 402060

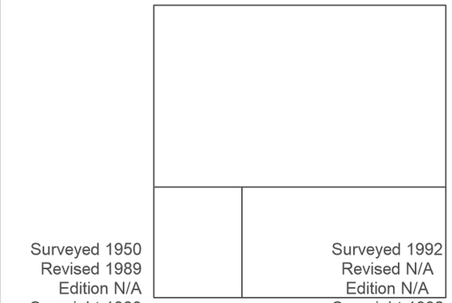
Map Name: National Grid

Map date: **1990-1992**

Scale: 1:1,250

Printed at: 1:2,000

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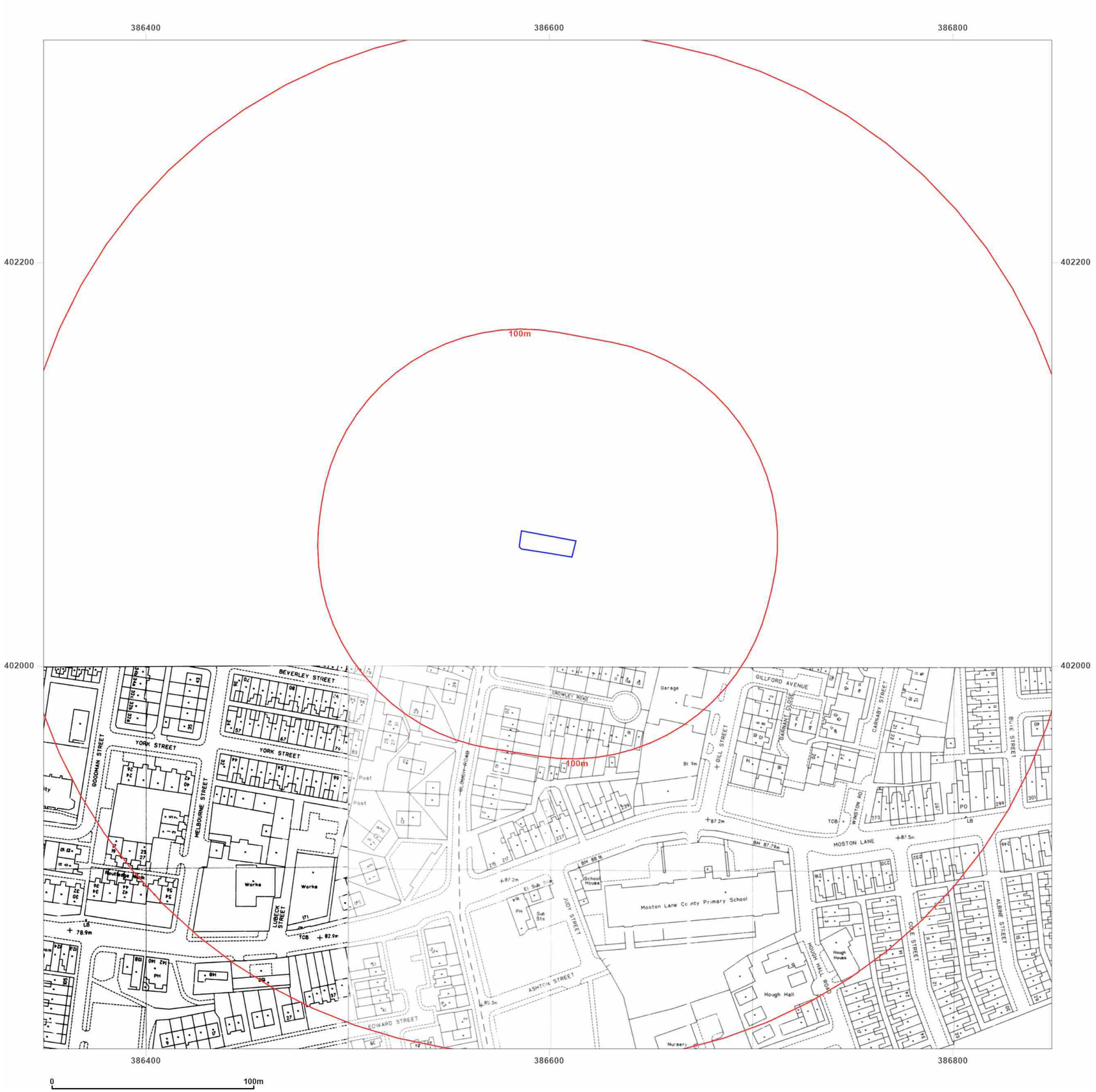
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Site Details:

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MANCHESTER, M9 4BY

Client Ref: N448
Report Ref: GS-8784323
Grid Ref: 386599, 402060

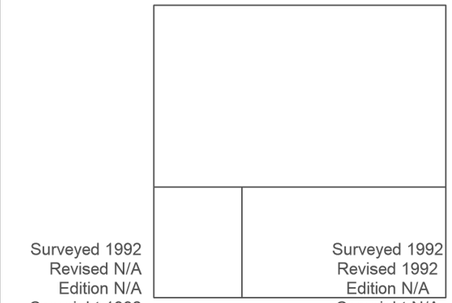
Map Name: National Grid

Map date: **1992**

Scale: 1:1,250

Printed at: 1:2,000

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Site Details:

38, CLOUGH ROAD,
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Client Ref: N448
Report Ref: GS-8784323
Grid Ref: 386599, 402060

Map Name: National Grid

Map date: **1988-1992**

Scale: 1:1,250

Printed at: 1:2,000

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Site Details:

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Client Ref: N448
Report Ref: GS-8784323
Grid Ref: 386599, 402060

Map Name: National Grid

Map date: **1989-1992**

Scale: 1:1,250

Printed at: 1:2,000

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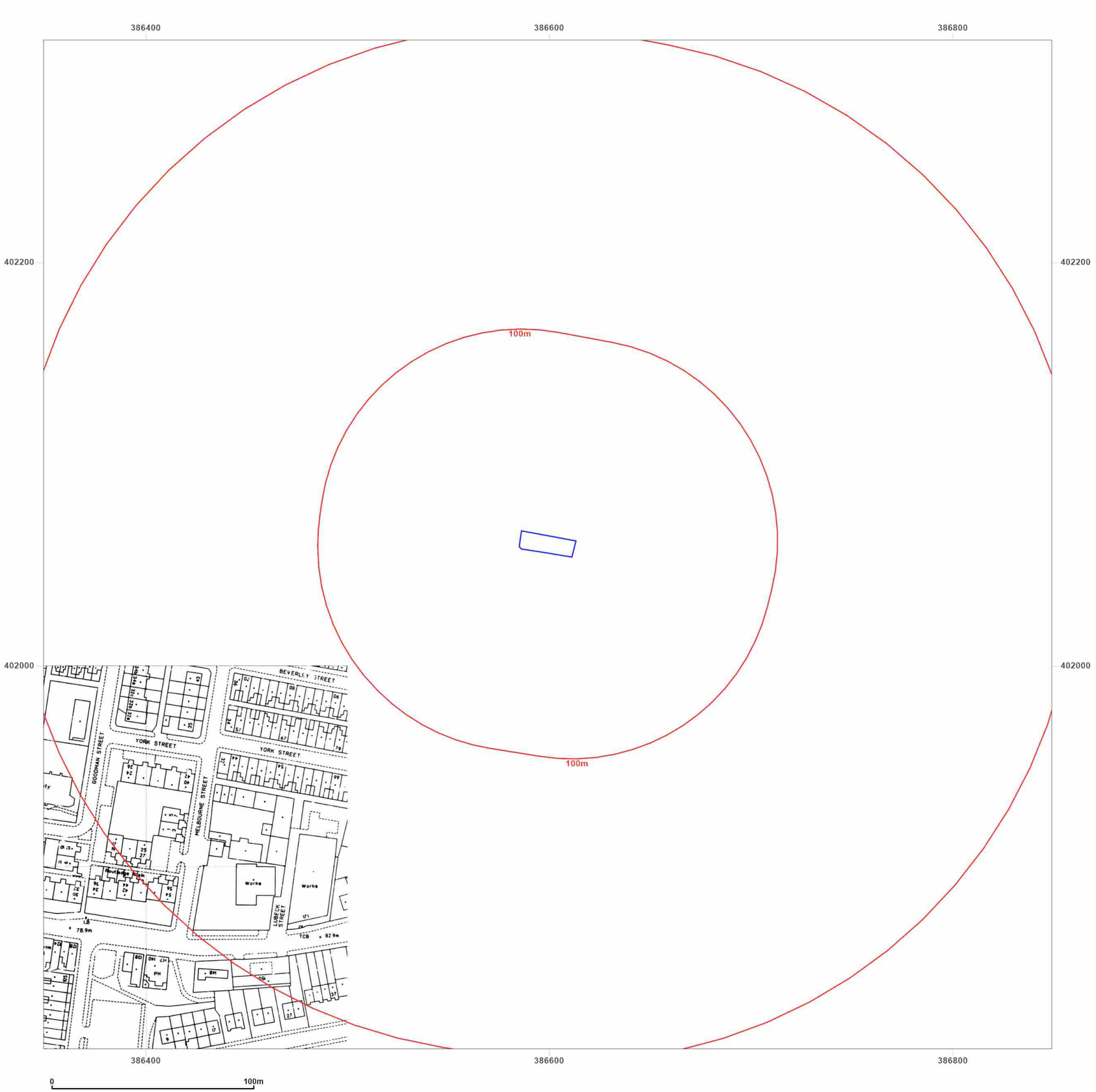
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Site Details:

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Client Ref: N448
Report Ref: GS-8784323
Grid Ref: 386599, 402060

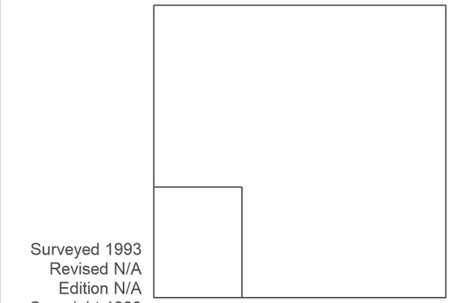
Map Name: National Grid

Map date: **1993**

Scale: 1:1,250

Printed at: 1:2,000

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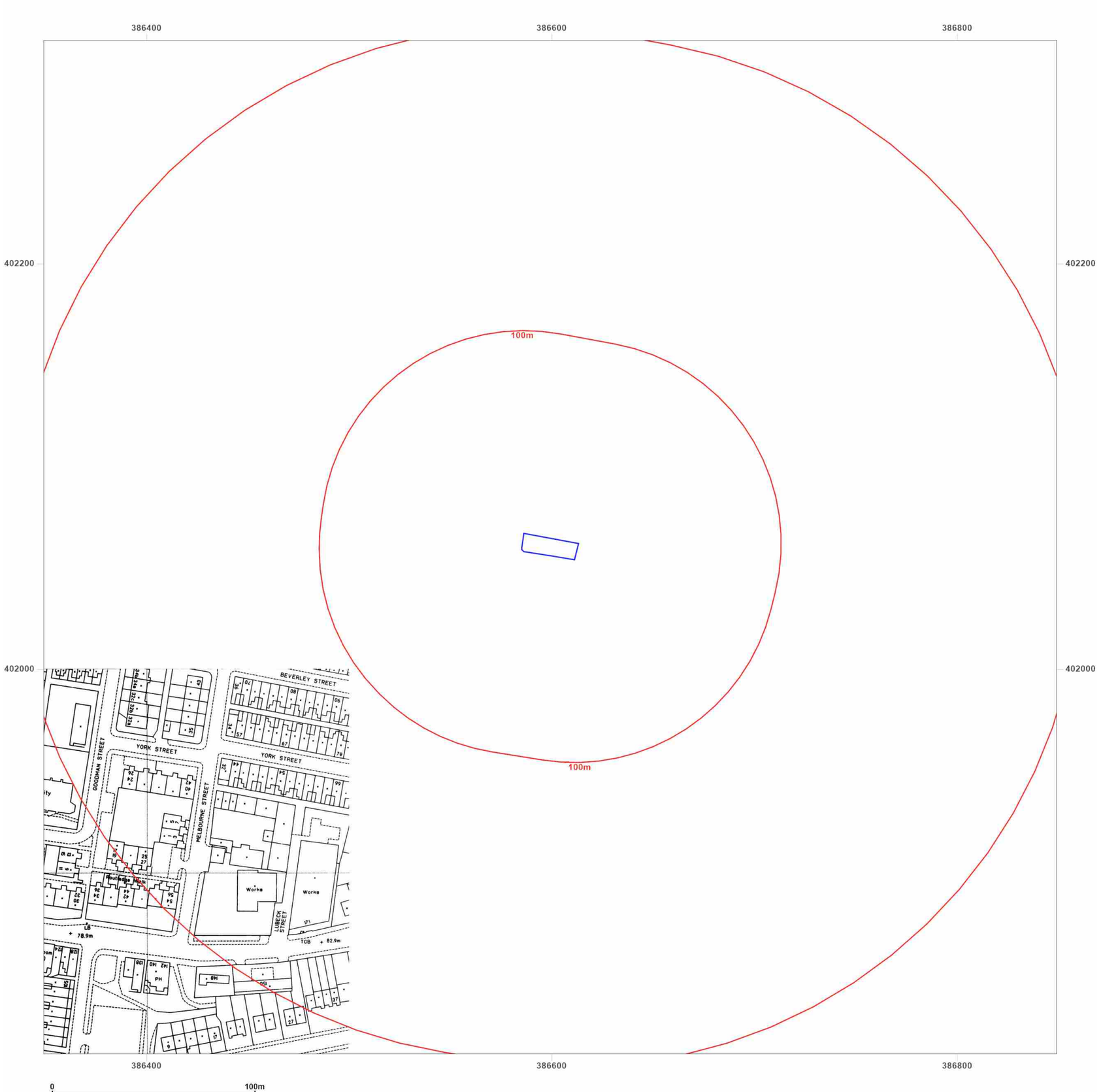
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Site Details:

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Client Ref: N448
Report Ref: GS-8784323
Grid Ref: 386599, 402060

Map Name: National Grid

Map date: **1993**

Scale: 1:1,250

Printed at: 1:2,000

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Revised 1993
Edition N/A
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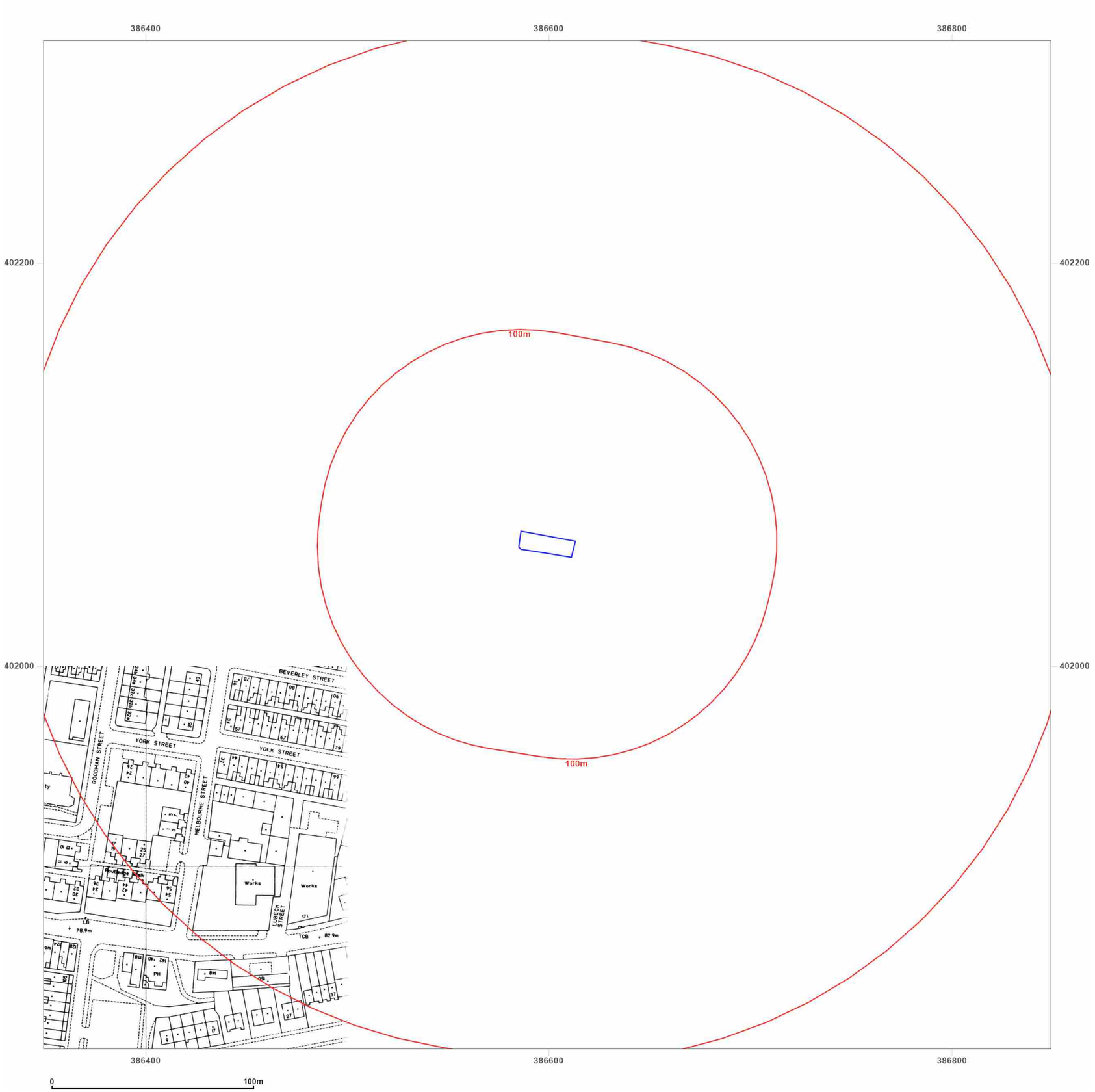
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Site Details:

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Client Ref: N448
Report Ref: GS-8784323
Grid Ref: 386599, 402060

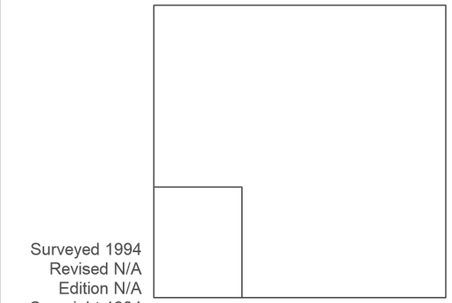
Map Name: National Grid

Map date: **1994**

Scale: 1:1,250

Printed at: 1:2,000

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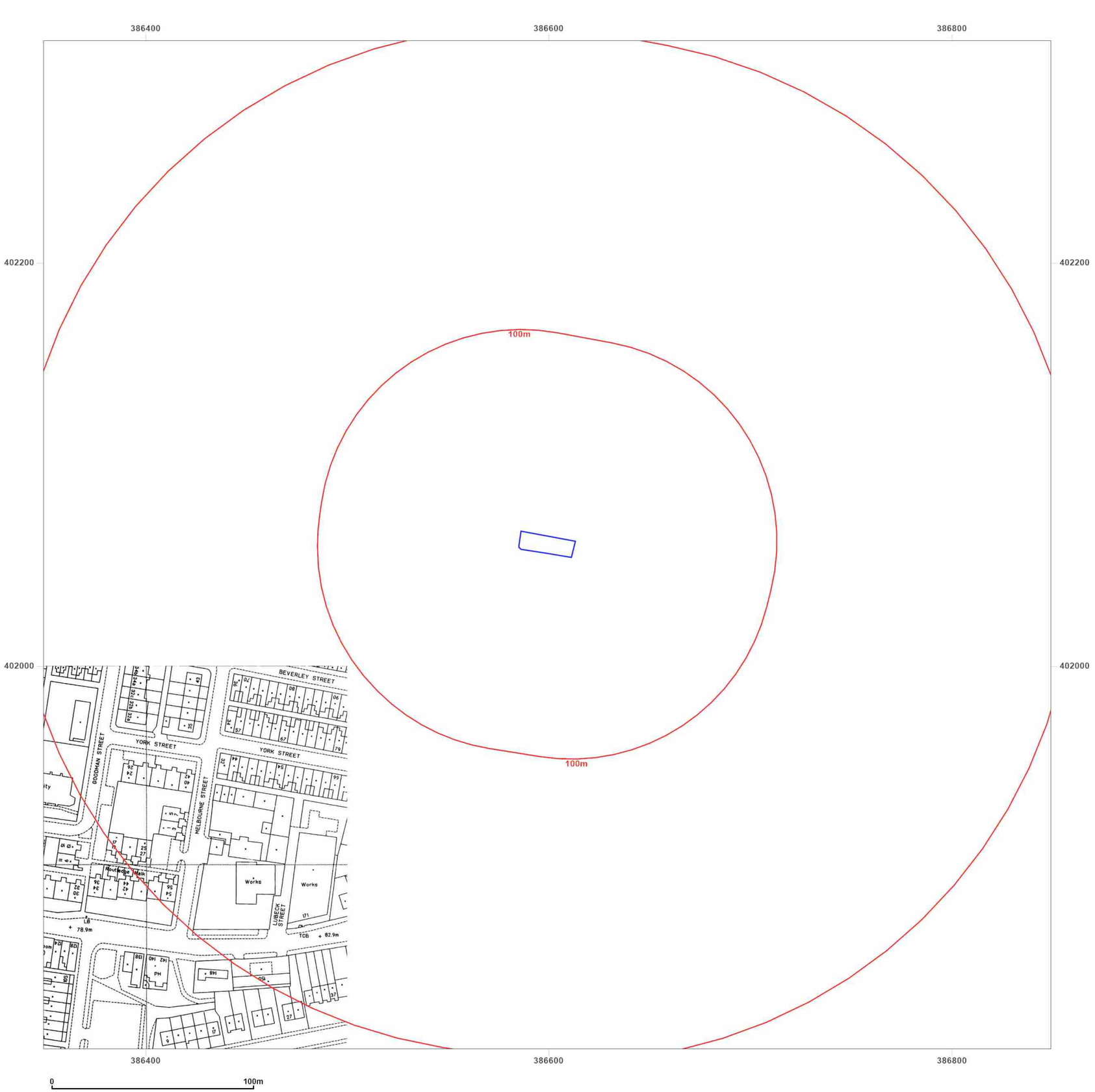
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Client Ref: N448
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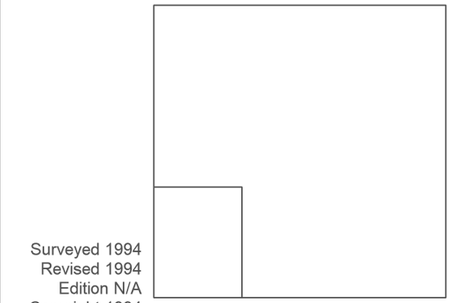
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Scale: 1:1,250

Printed at: 1:2,000

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Client Ref: N448
Report Ref: GS-8784323
Grid Ref: 386599, 402060

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

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