



Phase I Geoenvironmental Desk Study

***Newall Green High School, Greenbrow Road,
Manchester, M23 2SX***

Client Name: Arcadis LLP

Project Number: P4436.1.0

Date: 26 May 2022

Client:	Arcadis LLP
Site:	Newall Green High School, Greenbrow Road, Manchester, M23 2SX
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Issue Date:	26 May 2022
Version:	<i>Final</i>

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Revision	Description	Date
.0	Original issue	26 May 2022



agb Environmental Ltd

Executive Summary

The client, Arcadis LLP, commissioned agb Environmental Ltd to undertake a Phase I desk study of a plot at the Newall Green High School, Greenbrow Road, Manchester, M23 2SX, that is being considered for redevelopment.

Development Proposals

Development proposals are understood to be at the feasibility stage, but is considered to likely include replacement or refurbishment of the school, with associated soft landscaping.

Site Description and Environmental Setting

The north-eastern half of site is formed of facilities associated with Newall Green High School and Piper Hill School / Sixth Form Centre: predominantly buildings and asphalt surface covering with peripheral soft landscaping. The soft landscaping consists of grass with sparse hedgerow and trees. The south-western half of site is a field of long grass with an asphalt surface in the eastern corner.

Historical mapping suggests that a school has been in place since 1960s, but that the layout has changed. Multiple ponds have been present on site and subsequently backfilled.

Surrounding land currently consists mainly of residential properties, with Wythenshawe Hospital located up to 500m north. There are records of a gas governor 5m from site boundary and of historical tanks approximately 200m from site.

The underlying the superficial geology is anticipated to be Devensian Till (diamicton), classified as a Secondary (Undifferentiated) Aquifer. The bedrock geology is recorded as being formed of the Bollin Mudstone Member, classified as Secondary (B) Aquifer. There are 11 records of water network features within 250m; these are all for inland rivers on the ground surface which contain water year round in normal circumstances. The closest feature is 3m north-west.

Conclusions

Based on the findings of the CSM, there is **moderate** environmental risk to human health, environmental and structural receptors. Therefore, further geoenvironmental investigation is considered necessary.

Recommendations

It is recommended that a Phase II geoenvironmental investigation is undertaken to allow an assessment of the underlying ground conditions to determine if potentially complete pollution linkages are present. The results of the investigation would be used to update the CSM and revise the risk assessment.

Further details are provided within the report.

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1 Introduction

The client, Arcadis LLP, commissioned agb Environmental to undertake a Phase I desk study of a plot of land at Newall Green High School, Greenbrow Road, Manchester, M23 2SX.

1.1 Development Proposals

Development proposals are understood to be at the feasibility stage, but is considered to likely include replacement or refurbishment of the school, with associated soft landscaping.

1.2 Purpose of Investigation

The purpose of this desk study is to provide supporting documentation to aid the Feasibility Study on the existing site. The objectives were as follows:

- Research the geology, hydrology and hydrogeology of the site;
- Research the history of the site and surrounding area;
- Collate statutory held records for historical and current potential sources of contamination;
- Establish the potential contaminant sources, the possible pathways and receptors;
- Develop a conceptual site model (CSM) with preliminary risk assessment; and
- Provide outline recommendations.

The report has been formulated in general accordance with BS10175:2011+A2:2017 *Investigation into Potentially Contaminated Sites – Code of Practice*, the Environment Agency's LCRM guidance, and guidance from the National Planning Policy Framework.

2 Site Details

The location of the site, the topography, and site description are provided below.

2.1 Location and Topography

The irregularly shaped site is located in the Wythenshawe Borough of Manchester, approximately 300m south of Wythenshawe Hospital and 1.1km north of Manchester Airport. The site covers an area of approximately 7.36ha, and is centred at National Grid Reference 380801 387479. The site is at an elevation of approximately 60mOD, and the surrounding land slopes gently down to the north-west. A location plan is presented in **Appendix 1**.

2.2 Description

A walkover was completed on 24th May 2022 and the findings are presented below. Selected photographs are presented in **Appendix 2**.

2.2.1 Overview

The north-eastern half of site is formed of facilities associated with Newall Green High School and Piper Hill School / Sixth Form Centre: predominantly buildings and asphalt surface covering with peripheral soft landscaping. The soft landscaping consists of grass with sparse hedgerow and trees. The south-western half of site is a field of long grass with an asphalt surface in the eastern corner.

2.2.2 Access

Clay Lane transects the site from north to south; there is vehicle and pedestrian access from Clay Lane via locked metal gates into the south-western and north-eastern halves of site.

There is vehicle and pedestrian access to the school complexes on the south-eastern site boundary, via locked gates on Greenbrow Road.

At the time of the walkover, an asphalt parking area located south-east of the Newall Green buildings was blocked using concrete traffic control security blocks.

2.2.3 Site Layout

Due to access restrictions at the time of the walkover, entry to the Piper Hill facilities in the north-east of site and the interior of the Newall Green High School buildings was not possible; entry was possible to the outdoor areas located south and east of Newall Green High School and to the playing field south-west of Clay Lane.

The Newall Green and Piper Hill buildings were two storey white-painted or brick buildings with large glass windows.

There was asphalt hardstanding – parking and pedestrian routes – located south-east of the Newall Green school buildings and a green artificial turf play area to the north-west of the school buildings.

2.2.4 Services

Service inspection covers and surface drain grates were noted in the asphalt parking.

There was an electricity substation and a gas governor observed between the two halves of site on Clay Lane.

2.2.5 Surrounds

The surrounding land use was predominantly residential dwellings to the north, south and east of the school blocks. North of the playing fields was a large car park serving Wythenshawe Hospital, which is located approximately 500m north. To the west of the playing fields is undeveloped land, and to the south is Newall Green Farm.

3 Geological Information

Salient information regarding anticipated ground conditions and ground permeability is summarised in the following sections. Unless otherwise noted, the following information has been obtained from public archives via the data supplier GroundSure; the GroundSure reports are presented in **Appendix 3**.

3.1 Superficial Ground and Drift Deposits

The superficial geology on site is recorded as Till, Devensian (Diamicton).

3.2 Bedrock Geology

Underlying the superficial geology, the bedrock on site is recorded as the Bollin Mudstone Member.

3.3 Artificial/Made Ground

None recorded within 500m.

3.4 Bedrock Faults and Other Linear Features

An inferred fault is mapped 246m west of site.

3.5 BGS Borehole Records

There are 9 confidential records on site for trial pit logs. There are 12 further confidential record within 250m of site. There are no public-accessible logs recorded within 250m.

3.6 Natural Hazards

According BGS data there is a very low risk identified on site and within 250m from shrink swell clays, running sands, collapsible deposits and landslides. There is a negligible risk identified on site and within 250m from compressible deposits and the ground dissolution of soluble rocks.

3.7 Landslip

None recorded within 250m.

3.8 Natural Cavities

None recorded within 500m.

3.9 Surface Ground Workings

There are 8 records of surface ground workings on site; 6 are for a pond in the north-east of site, dating to 1897-1954. A further 2 records are for a pond at the western corner of site, dating to 1907.

There are 14 off-site surface ground working records within 250m; these relate to ponds located 65-77m west and north-west, 76-79m south-east and 162m north-west.

3.10 Mining Cavities and BritPits

None recorded within 500m.

3.11 Coal Mining

The site is not located within a coal mining area as defined by the Coal Authority. In addition, the site is not within a JPB mining area.

3.12 Non-Coal Mining

None recorded within 500m.

3.13 Radon

The study site is not located within a Radon Affected Area, as less than 1% of properties are above the Action Level. Therefore, no radon protective measures are necessary for new properties or extensions to existing ones.

4 Hydrogeology and Hydrology

Salient information regarding aquifers, licensed groundwater abstractions, source protection zones (SPZs), surface water features and flooding within 250m of the study site is summarised below.

4.1 Aquifer within Superficial Geology

The superficial geology is classified as a Secondary (Undifferentiated) Aquifer.

4.2 Aquifer within Bedrock Geology

The bedrock geology is classified as Secondary (B) Aquifer.

4.3 Permeability within Superficial Geology

The maximum permeability is recorded as being high with the minimum listed as being low.

4.4 Permeability within Bedrock Geology

The maximum permeability is recorded as being low with the minimum listed as being low.

4.5 Groundwater, Surface & Potable Abstraction Licences

There are no historical or active groundwater abstractions, surface or potable water abstractions within 1km.

4.6 Water Networks and Surface Water Features

There are 11 records of water network features within 250m; these are all for inland rivers on the ground surface which contain water year round in normal circumstances. The closest feature is 3m north-west.

4.7 Source Protection Zones

The study site is not located within a source protection zone designation.

4.8 WFD Surface Water Bodies and Water Body Catchments

The Sinderland Brook (Fairwell brook and Baguley Brook) is located 75m south-west of site

The study site is located upon a river catchment for the Sinderland Brook (Fairwell Brook and Baguley Brook) within the Bollin Dean Mersey Upper operational catchment.

4.9 WFD Groundwater Bodies

The study site is located upon the Weaver and Dane Quaternary Sand and Gravel Aquifers groundwater body.

4.10 Flooding

Salient details regarding flooding within 250m are provided in **Table 4.10**.

Table 4.10 Flooding

Item	Details
Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating	None recorded within 50m.
Historical Flood Events	None recorded.
Flood Defences	None recorded.
Areas benefitting from Flood Defences	None recorded.
Flood Storage Areas	None recorded.

Item	Details
Flood Zones	None recorded.
Surface Water Flooding	The highest risk on site and within 50m is 1 in 30 year, greater than 1.0m.
Groundwater Flooding	Low risk on site and within 50m.

5 Historical Information

A summary of recorded historical features and a review of historical maps are provided below.

5.1 Past Land Uses

Salient information regarding historical industrial sites within 250m is provided in **Table 5.1**.

Table 5.1 Records of Most Pertinent Historical Potentially Contaminative Uses

Item	Distance / Direction	Use
Historical industrial land uses	62-81m north-west	Hospital (3no. records, 1938-1975).
	129-178m north	Hospital (3no. records, 1967-1995).
	153-185m north-west	Sanatorium (3no. records, 1907-1954).
	186m north	Unspecified Tank (1954).
	210m east	Police Station (1967-1975).
	222-223m north	Unspecified Tank (2no records, 1907, 1907-1938).
Historical Tanks	222m north	Unspecified Tank (1898).
	227m north	Unspecified Tank (1910).
Historical Energy Features	0m north-west	Electricity Substation (1985-1996).
	16m north-west	Electricity Substation (1984).
	235m south-east	Electricity Substation (1960-1995).
Historical Petrol Stations	-	None recorded.
Historical Garages	-	None recorded.
Historical Military Land	-	None recorded.

5.2 Historical Mapping and Photographs

With reference to the GroundSure historical maps and aerial photographs, salient information regarding historical land use either on or within 250m of the site is summarised in **Table 5.2**. The GroundSure historical maps are presented in **Appendix 3**.

Table 5.2 Summary of Historical Maps

Map / Photo Date	Map Scale	On Site	Off Site
1876** 1898** 1897-1899	1:2,500 1:2,500 1:10,560	The site is formed of two approximately rectangular portions which are fields with several field boundaries and split centrally by a road connecting Newall Green to Baguley Lodge. There are 5 small pond outlines on site and a well in the centre. There is a track intruding from the southern boundary and a footpath crossing site from the centre across the north-eastern portion..	The site surrounds are rural in nature with occasional small clusters of farm buildings or residential dwellings. There is a road connecting Baguley lodge (250m north) to Newall Green (30-150m south) across the centre of site. An additional building, a pump and a small woodland are positioned immediately south of the centre of site, labelled Knobhall.
1907 1907 1905-1910 1910**	1:10,560 1:10,560 1:10,560 1:2,500	Pond in centre, to west of road, no longer mapped.	The pump at Knobhall (immediately south of the centre of site) is no longer labelled. Baguley House has been replaced by Baguley Sanatorium structures and gardens, around 250m north-west, with a tank around 300m north.

Map / Photo Date	Map Scale	On Site	Off Site
1935* 1938	1:2,500 1:10,560	No significant changes are apparent.	There are new ponds located around 50m south of site. There is a new hospital located approximately 150m north-west. The Wythenshawe Estate is marked on open fields and pockets of woodland 500m north-east.
1954	1:10,560	There are new field boundaries marking smaller plots.	The land immediately south-east of site at Newall Green and 250m east on the Wythenshawe Estate has been developed into terraced streets. There is an irregularly shaped building 100m north-west, associated with the hospital, and a rectangular building 50m north-west.
1960** 1961** 1960-1964** 1967	1:1,250 1:2,500 1:1,250 1:10,560	The south-western half is playing fields with a line of trees along the north-western flank. The ponds have been removed and the pond on the north-western boundary, formerly spanning the site boundary, is now off site only. The north-eastern half is developed into an irregular school structure (central), with a small pond and Baguley Boys Club building to its north-east and tennis courts with four rectangular structures (some with glass roofs) to its north-west.	The structures adjacent to the south, formerly Knobhall to the road have been removed. The surrounds to the east and south-east are heavily developed. There are two structures immediately north-east of site along Scout Drive, labelled Baguley Boys Club and Newall Green Hotel (P.H.). Open space with occasional lines of trees remains at 10-150m north-east beyond the Club and 10-300m north, located east of Clay Lane. Tennis courts are mapped 100m north-west. An electricity line runs from the west to a pylon 100m south of site. Allotments are present 220m south-east.
1974** 1971-1976** 1973-1976** 1972-1977	1:1,250 1:1,250 1:1,250 1:10,000	The Baguley Boys Club building in the north-east has been extended. There is an additional small rectangular structure west of the large school building, adjacent to the tennis courts. One of the small glass roofed buildings north-west of the main school building has been replaced by a larger glass-roofed building.	The unlabelled building immediately north-east has been extended and the open space to the north-east, beyond Scout Drive, has been developed. Construction and alteration on the hospital site 60-250m north-west, including building on former pond locations.
1982-1984** 1984* 1985* 1985-1987* 1989-1990	1:1,250 1:1,250 1:1,250 1:1,250 1:10,000	No significant changes are apparent.	The land east of Clay Lane (10-300m north) has been developed. Construction of residential style garages 80m north-west near hospital buildings.
1992** 1989-1992* 1992-1994* 1992-1995** 1994-1995** 1994** 1995	1:1,250 1:1,250 1:1,250 1:1,250 1:1,250 1:1,250 1:10,000	One glasshouse unit north-west of the main school building has been removed.	Modifications to Newall Green Farm buildings immediately south-east of playing field. Five hospital buildings and the garages 80-250m north-west have been removed.

Map / Photo Date	Map Scale	On Site	Off Site
2000 2001 2003**	Aerial Photograph 1:10,000 1:1,250	The northern end of the irregular school building has extensions and alterations.	No significant changes are apparent in the environs. There is asphalt vehicle parking 300m north-west.
2005 2010	Aerial Photograph 1:10,000	There are four small new extensions / outbuildings in the centre and south of the school building outline.	The parking has extended south to 100m north-west.
2009 2016 2019 2022	Aerial Photographs 1:10,000	The pond in the north-east of site and two small buildings located west of the main school building are no longer mapped. The small building on the north-eastern boundary has grown and there is a new small building adjacent. The main school building outline has changed significantly with eastern demolition and central construction and is now positioned over the former pond outline.	The parking has extended south to 60m north-west in 2009, then further south to 20m north-west in 2016.

*Partial map coverage.

#Multiple maps.

6 Land Use and Environmental Information

Records of environmental permits, incidents and registers along with details of landfill or waste sites on or within the vicinity of the site, obtained from public archives via the data supplier GroundSure, are summarised in this section.

6.1 Current Industrial Land Use

Records of current potentially contaminative land uses within 250m of the site are summarised in.

Table 6.1 Most pertinent Potentially Contaminative Land Uses within 250m.

Item	Distance / Direction	Detail
Recent Industrial Land Uses	On site	Electricity Substation.
	3m north-west	Electricity Substation.
	5m south-east	Gas Governor Station.
	99m south, 196m south-west	Pylons (2no. records).
	106m north	A Riley Electrical Installations (electronic equipment).
	194m north-west, 208m east, 245m south-east	Electricity Substations (3no. records).
	196m south-east	Mast.

There are no further potentially contaminative land uses listed within 250m. However, there are radioactive substance authorisations located 461-468m north-west and pollution inventory radioactive waste releases 462m north-west (via wastewater) associated with the Hospital.

6.2 Landfill and Waste Sites

Details of Environment Agency historical or current landfill sites, BGS/DoE non-operational landfill sites, Local Authority Landfill sites or other waste treatment, transfer or disposal sites within 250m of the site are provided in **Table 6.2**.

Table 6.2 Landfill and Other Waste Sites

Item	Distance / Direction	Detail
Active or recent landfill	-	None recorded.
Historical landfill (BGS records)	-	None recorded.
Historical landfill (LA/mapping records)	-	None recorded.
Historical landfill (EA/NRW records)	-	None recorded.
Historical waste sites	-	None recorded.
Licensed waste sites	-	None recorded.
Waste exemptions	171m north-east	57 Wastdale Road – sorting and denaturing of controlled drugs for disposal.

6.3 Environmental Designations

The site is located within the Merseyside and Greater Manchester Green Belt.

There are no records of environmental designations including Sites of Special Scientific Interest, active or proposed Conserved Wetland (Ramsar) sites, Special Areas of

Conservation or Special Protection Areas within 500m. There are no National or Local Nature Reserves, Designated Ancient Woodlands, Biosphere Reserves, Forest Parks or Marine Conservation Zones within 500m.

6.4 Visual and Cultural Designations

There are three listed buildings located 30-55m south-east of site.

6.5 Railways and Infrastructure

The current preferred consultation route for a HS2 rail network tunnel is located 229m south-east of site. There are no records of existing or historical railways, railway tunnels or railway features within 500m.

7 Conceptual Site Model and Risk Assessment

An initial CSM and preliminary assessment of plausible contaminant source-pathway-receptor linkages is presented in this section. It is aimed at identifying possible risks, if any, arising from substances used or deposited on-site, or from other sources of land contamination. Both past and current potentially contaminative land uses have been considered.

7.1 Potential Contaminant Sources

Based on the site walkover and desk study research, the identified potentially contaminative land uses on or within the vicinity of the site are summarised in **Table 7.1**.

Table 7.1 Potential Contaminant Sources

Identified Potentially Contaminative Land Uses / Sources	Distance From Site (approx.)	Potential Contaminants Associated with Identified Sources	Plausible Source-Pathway-Receptor Linkage
Made Ground (as a result of structures)	On site	Metals, total petroleum hydrocarbons (TPH), polycyclic aromatic hydrocarbons (PAHs), asbestos containing materials (ACMs) and ground gases/vapour.	Yes – potential source is present with potential to impact the study site.
Electricity substation	On site, 0-16m north-west	PCBs.	Yes – potential source is present with potential to impact the study site.
Infilled ponds	On site, 5m north west	Metals, TPH, PAHs, Ground gases/vapour	Yes – potential source is present with potential to impact the study site.
Gas Governor Station	5m south-east	Metals, PAHs and ACMs.	Yes – potential source is present with potential to impact the study site.
Hospital	62m north-west	Metals, TPH, PAHs, ACMs and ground gases/vapour.	Yes – potential source is present with potential to impact the study site.
Historical Tanks	222m – 227m north	TPH	Yes – potential source is present with potential to impact the study site.

7.2 Potential Pathways

For this assessment, the principal potential pathways for contaminant migration are provided in **Table 7.2**.

Table 7.2 Pathways

Source	Pathway
Soil / dust / fibres	Dermal contact, ingestion and inhalation.
Soil	Permeation through water pipework.
Soil	Plant uptake.
Liquid (including surface water / groundwater)	Dermal contact, ingestion. Leaching, infiltration and migration through groundwater. Preferential pathways such as service trenches.
Harmful ground gases / vapour	Migration through permeable geological strata and preferential pathways. Inhalation, accumulation within confined spaces with subsequent asphyxiation or explosion.

7.3 Receptors

Based on the proposals and the findings of the desk study the identified receptors are described in **Table 7.3**.

Table 7.3 Receptors

Receptor	Detail
Site workers	Site workers are anticipated to include those involved with the refurbishment works at the site.
End users	Residents and visitors.
Neighbouring sites	Residents and workers.
Controlled Waters	The underlying the superficial geology is classified as a Secondary (Undifferentiated) Aquifer. The bedrock geology is classified as Secondary (B) Aquifer. There are 11 records of water network features within 250m; these are all for inland rivers on the ground surface which contain water year round in normal circumstances. The closest feature is 3m north-west.
Flora and fauna	Plants and animals that may be affected by proposed development. No Environmentally Sensitive Sites are recorded within 250m of the site. No soft landscaped areas are planned as part of the development.
Buildings	The completed building.
Buried services	Potable water pipes are anticipated as part of proposals.

7.4 Preliminary Conceptual Site Model

The preliminary conceptual site model presented in **Figure 1** and is detailed within **Table 7.4** has been derived using the findings of the desk study and the development proposals. The risk evaluation methodology is presented in **Appendix 4**.

Table 7.4 Preliminary Conceptual Site Model

Source	Pathway	Receptor	Consequence	Probability	Potential Risk	Detail
On site Made Ground (as a result of historical structures) Historical infilled pits Electrical substation <i>(Metals, TPH, PAHs, ACMS, PCBs and ground gases/vapour).</i>	Dermal contact, ingestion and inhalation of contaminated soil, dust and/or fibres	End users	Medium	Likely	Moderate	Contact is likely between future users in shallow soils in the proposed soft landscaping of the site, soil/dust tracked back into premises. Construction workers are likely to come into direct contact during groundworks. Safe working practices should be implemented, and appropriate personal protective equipment (PPE) should be used to mitigate any potential risk.
		Construction workers	Medium	Likely	Moderate	
		Adjacent users	Medium	Unlikely	Low	
	Leaching / infiltration through soils and migration via groundwater or soil pore moisture.	Controlled waters	Medium	Likely	Moderate	There is no current evidence to suggest that groundwater quality beneath the site has been affected by contaminant leaching. The underlying the superficial geology is classified as a Secondary (Undifferentiated) Aquifer. The bedrock geology is classified as Secondary (B) Aquifer. The nearest surface water feature is recorded as 3m, and therefore could also be impacted by the contaminants currently associated with the site's history.
	Permeation of water pipes.	Construction materials, future end users	Medium	Likely	Moderate	Contact is likely between future users in shallow soils in the proposed soft landscaping of the site, soil/dust tracked back into premises. Construction workers are likely to come into direct contact during groundworks. Safe working practices should be implemented, and appropriate personal protective equipment (PPE) should be used to mitigate any potential risk.
	Gas migration and build up within buildings.	Future end users and building structures	Severe	Low likelihood	Moderate	A moderate risk is considered appropriate given the uncertain composition and structure of Made Ground associated with the infilled ponds and former structures. It is noted there has been considerable time since the ponds were infilled, but there is a lack of knowledge of the materials used to backfill the ponds.
	Plant Uptake	Flora and Fauna	Mild	Unlikely	Very low	The current vegetation on site does not show obvious signs of impacts from contaminants.

Source	Pathway	Receptor	Consequence	Probability	Potential Risk	Detail
Off site Hospital, infilled ponds, gas governor station, historical infilled ponds, electrical substations and historical tanks. <i>(Metals, TPH, PAHs, ACMS, PCBs and ground gases/vapour).</i>	Dermal contact, ingestion and inhalation of contaminated soil, dust and/or fibres	End users	Medium	Likely	Moderate	Contact is possible between future users in shallow soils in the proposed soft landscaping of the site, soil/dust tracked back into premises from off site sources. Construction workers are likely to come into direct contact with soils during demolition works and groundworks. Safe working practices should be implemented, and appropriate personal protective equipment (PPE) should be used to mitigate any potential risk.
		Construction workers	Medium	Likely	Moderate	
	Leaching / infiltration through soils and migration via groundwater or soil pore moisture.	Controlled waters	Medium	Likely	Moderate	There is no current evidence to suggest that groundwater quality beneath the site has been affected by contaminant leaching. The underlying the superficial geology is classified as a Secondary (Undifferentiated) Aquifer. The bedrock geology is classified as Secondary (B) Aquifer. Therefore contaminant migration beneath site is plausible. The nearest surface water feature is recorded as 3m, and therefore could also be impacted by the contaminants currently associated with the site's history.
	Permeation of water pipes.	Construction materials, future end users	Medium	Likely	Moderate	Hydrocarbons, especially aromatics and chlorinated solvents, are known to permeate plastic pipes. Provision of water supply pipes and connectors formed from proprietary "barrier pipe" materials (e.g. polyethylene aluminium-polyethylene) may be required by the water supply company.
	Gas Migration and build up within buildings.	Future end users and building structures	Severe	Low likelihood	Moderate	A moderate risk is considered appropriate given the nature of the off site current/historical land uses/activities identified. Likewise with the on site backfilling of ponds, no records are available as to the material used to backfill ponds off site.
	Plant Uptake	Flora and Fauna	Mild	Unlikely	Very low	The current vegetation on site does not show obvious signs of impacts from contaminants.

8 Conclusion and Recommendations

8.1 Conclusion

Based on the findings of the CSM, significant source-pathway-receptor pollutant linkages have been identified. The risk assessment conclusion is that there is **moderate** geoenvironmental risk to human health, environmental and structural receptors. Therefore, further geoenvironmental investigation is considered necessary.

8.2 Recommendations

8.2.1 Phase II Geoenvironmental Ground Investigation

It is recommended that a Phase II geoenvironmental investigation is undertaken to allow an assessment of the underlying ground conditions to determine if potentially complete pollution linkages are present. The investigation would include exploratory boreholes to allow the retrieval, examination and analysis of representative soil samples. Monitoring wells should be installed in the boreholes to allow monitoring of potentially harmful ground gas concentrations. The results of the investigation would be used to update the CSM and revise the risk assessment.

8.2.1 Geotechnical Investigation

If information regarding the underlying ground conditions is required to enable foundation design, it is recommended to complete a geotechnical investigation alongside the geoenvironmental investigation.

8.2.2 Consultees

We recommend that this report is forwarded to the relevant statutory consultees including the Environment Agency and Local Authority to seek their comments and subsequent approval.

9 Limitations

The conclusions and recommendations made in this report are limited to those that can be made on the basis of the research carried out. The results of the research should be viewed in the context of the work that has been carried out and no liability can be accepted for matters outside the stated scope of the research. Any comments made on the basis of information obtained from third parties are given in good faith on the assumption that the information is accurate. No independent validation of third-party information has been made by agb Environmental Ltd.

Should any changes to the development be proposed, including changes to the proposed landscaping, then the risks will need to be reassessed. This may require additional site investigation work and may result in the need for alteration of the remedial works.

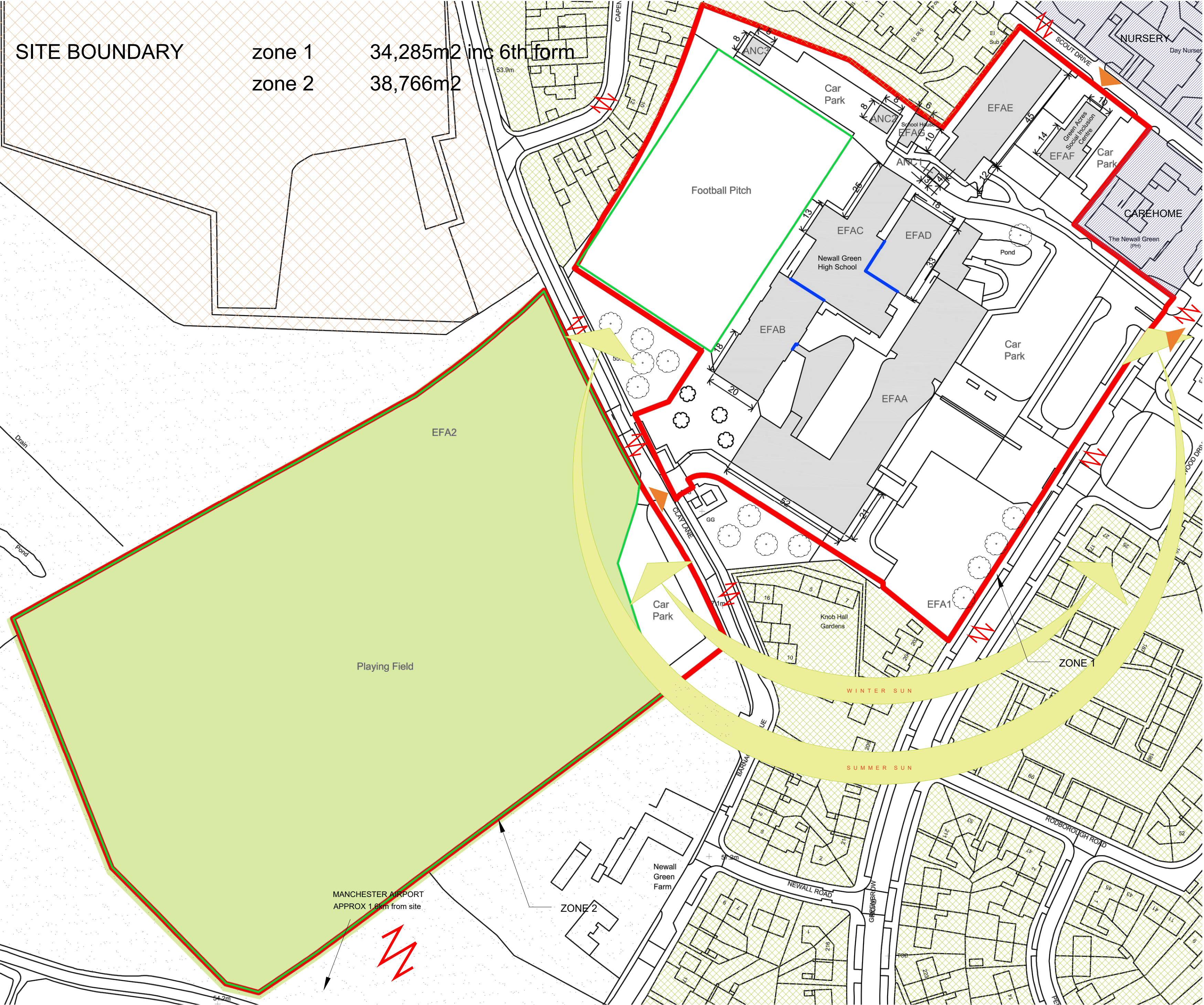
Advice provided within this report is based on current guidelines available at the time of writing. This report is subject to amendment in light of additional information becoming available or statutory consultee review, including the Environment Agency and Local Authority and the NHBC.

It is possible the conditions observed during the site investigation may change. This may result in changes to sources, pathways or receptors that were unforeseen and unexpected. Statements relating to ground gas or groundwater conditions are based on observations made at the time of the site investigation (unless otherwise stated). Ground gas or groundwater conditions may vary as a result of seasonal fluctuations or other effects.

Ground contamination can exist as small discrete areas of contamination and there can be no certainty that any or all such areas have been sampled or identified. This is particularly significant for an investigation by exploratory holes (as used in this site investigation) as a relatively small sample of soil is extracted, which may not be entirely representative of the surrounding ground conditions.

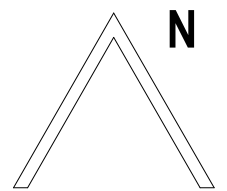
This report is written in the context of an agreed scope of work between agb Environmental Ltd and the Client and should only be used in this specific context. Re-interpretation of the Site Investigation and/or this report in whole or part may become necessary if additional information becomes available or practices or legislation changes. agb Environmental Ltd does not provide legal advice; the advice of the Client's legal advisors may also be required. agb Environmental Ltd Terms and Conditions apply.

Appendix 1 Plans



- SITE BOUNDARY
- EXISTING BUILDINGS
- NOISE
- NURSERY/ CARE HOME
- RESIDENTIAL AREA
- AIRPORT CAR PARKING
- EXISTING TREE LINE
- SCHOOL PLAYING FIELD
- AGRICULTURAL AREA
- EXISTING SITE ENTRANCE POINT

* Flood zone mapping has been reviewed, the site and adjacent area is not located within a flood risk area



/ : Issue for comment		26.05.21
PROJECT: Newall Green High School		
DWG TITLE: Site Analysis Plan		
DATE:	26.05.2021	
DRAWN BY:	CS	
SCALE:	1:1000 @ A2	
JOB NO:	0385	
DWG NO: NWL-LUC-SP-01-DR-A-1010		
Dimensions shown must be checked on site prior to construction by contractor. Drawing is not to be used for any other purpose without the consent of the designer. The drawing is not to be copied or reproduced in any form without the consent of the designer.		

Appendix 2 Photographs

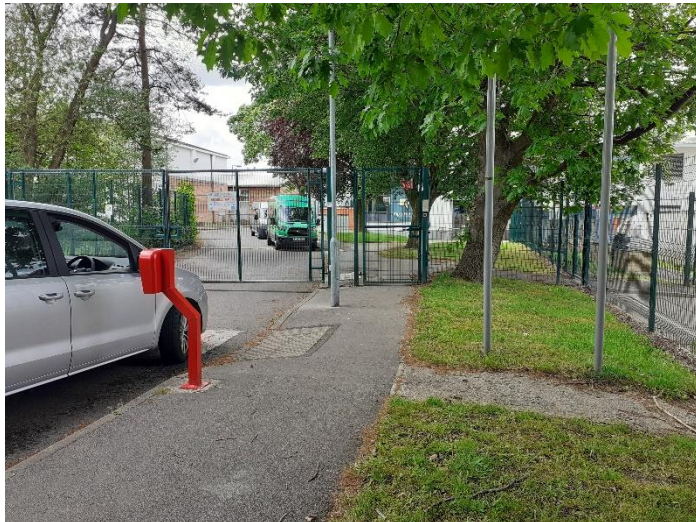
1.



2.



3.



4.



Photographs of site boundaries

1. View facing north-west from Greenbrow Road towards north-eastern half of site.
2. View facing south-west from access route towards Newall Green HS and associated parking.
3. View facing north-west from access route towards Piper Hill facilities.
4. View facing north-east from access route towards Piper Hill facilities.

5.



6.



7.



8.



Photographs of south-western half of site

- 5. View facing south-west towards entrance from Clay Lane.
- 6. View facing south-west across field.
- 7. View facing south across field.
- 8. View facing south-east across asphalt surface covering.

9.



10.



11.



12.



Photographs of north-eastern half of site

9. View facing north-east from Clay Lane towards site.

10. View facing north-west towards school building.

11. View facing north-east along front of school building.

12. View facing north-east along front of school building.

13.



14.



15.



16.



Photographs of north-eastern half of site

13. View facing north-east along side of school building.

14. View facing north-west in asphalt area east of school building.

15. View facing north-east from Greenbrow Road across asphalt surface.

16. View facing north-west from access near Clay Lane towards school building. Artificial turf play area to rear of shot.

Appendix 3 GroundSure Historical Maps and Reports

NEWALL GREEN SIXTH FORM CENTRE, GREENBROW ROAD, MANCHESTER, M23 2SX

Order Details

Date: 09/05/2022
Your ref: P4436_-_PO9137
Our Ref: HMD-453-8730410
Client: Andy Coghlin

Site Details

Location: 380801 387479
Area: 7.36 ha
Authority: [Manchester City Council](#)



Summary of findings

p. 2

Aerial image

p. 8

OS MasterMap site plan

p.13

groundsure.com/insightuserguide

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
14	1.1	<u>Historical industrial land uses</u>	0	0	13	9	-
15	1.2	<u>Historical tanks</u>	0	0	2	1	-
16	1.3	<u>Historical energy features</u>	0	2	1	3	-
16	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	Historical garages	0	0	0	0	-
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	<u>Historical industrial land uses</u>	0	0	19	14	-
20	2.2	<u>Historical tanks</u>	0	0	2	1	-
20	2.3	<u>Historical energy features</u>	0	7	2	6	-
21	2.4	Historical petrol stations	0	0	0	0	-
21	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
22	3.1	Active or recent landfill	0	0	0	0	-
22	3.2	Historical landfill (BGS records)	0	0	0	0	-
23	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
23	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
23	3.5	Historical waste sites	0	0	0	0	-
23	3.6	<u>Licensed waste sites</u>	0	0	0	1	-
24	3.7	<u>Waste exemptions</u>	0	0	2	13	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
26	4.1	<u>Recent industrial land uses</u>	1	2	7	-	-
27	4.2	Current or recent petrol stations	0	0	0	0	-
27	4.3	Electricity cables	0	0	0	0	-
28	4.4	Gas pipelines	0	0	0	0	-
28	4.5	Sites determined as Contaminated Land	0	0	0	0	-



28	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
28	4.7	Regulated explosive sites	0	0	0	0	-
28	4.8	Hazardous substance storage/usage	0	0	0	0	-
29	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
29	4.10	<u>Licensed industrial activities (Part A(1))</u>	0	0	0	2	-
29	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
30	4.12	<u>Radioactive Substance Authorisations</u>	0	0	0	15	-
32	4.13	<u>Licensed Discharges to controlled waters</u>	0	0	0	4	-
33	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
33	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	-
34	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
34	4.19	Pollution inventory substances	0	0	0	0	-
34	4.20	Pollution inventory waste transfers	0	0	0	0	-
34	4.21	<u>Pollution inventory radioactive waste</u>	0	0	0	1	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
36	5.1	<u>Superficial aquifer</u>	Identified (within 500m)				
37	5.2	<u>Bedrock aquifer</u>	Identified (within 500m)				
38	5.3	<u>Groundwater vulnerability</u>	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	0
41	5.7	<u>Surface water abstractions</u>	0	0	0	0	5
42	5.8	Potable abstractions	0	0	0	0	0
42	5.9	Source Protection Zones	0	0	0	0	-
43	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
44	6.1	<u>Water Network (OS MasterMap)</u>	0	1	10	-	-



45	6.2	<u>Surface water features</u>	0	1	5	-	-
46	6.3	<u>WFD Surface water body catchments</u>	1	-	-	-	-
46	6.4	<u>WFD Surface water bodies</u>	0	0	1	-	-
47	6.5	<u>WFD Groundwater bodies</u>	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
48	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
48	7.2	Historical Flood Events	0	0	0	-	-
48	7.3	Flood Defences	0	0	0	-	-
49	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
49	7.5	Flood Storage Areas	0	0	0	-	-
50	7.6	Flood Zone 2	None (within 50m)				
50	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
51	8.1	<u>Surface water flooding</u>	1 in 30 year, Greater than 1.0m (within 50m)				
Page	Section	Groundwater flooding					
53	9.1	<u>Groundwater flooding</u>	Low (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
54	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
55	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
55	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
55	10.4	Special Protection Areas (SPA)	0	0	0	0	0
55	10.5	National Nature Reserves (NNR)	0	0	0	0	0
56	10.6	<u>Local Nature Reserves (LNR)</u>	0	0	0	0	1
56	10.7	<u>Designated Ancient Woodland</u>	0	0	0	0	2
56	10.8	Biosphere Reserves	0	0	0	0	0
57	10.9	Forest Parks	0	0	0	0	0
57	10.10	Marine Conservation Zones	0	0	0	0	0
57	10.11	<u>Green Belt</u>	1	0	1	0	0
57	10.12	Proposed Ramsar sites	0	0	0	0	0



58	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
58	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
58	10.15	Nitrate Sensitive Areas	0	0	0	0	0
58	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
59	<u>10.17</u>	<u>SSSI Impact Risk Zones</u>	2	-	-	-	-
60	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
61	11.1	World Heritage Sites	0	0	0	-	-
62	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
62	11.3	National Parks	0	0	0	-	-
62	<u>11.4</u>	<u>Listed Buildings</u>	0	2	1	-	-
63	11.5	Conservation Areas	0	0	0	-	-
63	11.6	Scheduled Ancient Monuments	0	0	0	-	-
63	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
64	<u>12.1</u>	<u>Agricultural Land Classification</u>	Grade 3 (within 250m)				
65	12.2	Open Access Land	0	0	0	-	-
65	<u>12.3</u>	<u>Tree Felling Licences</u>	0	0	1	-	-
65	12.4	Environmental Stewardship Schemes	0	0	0	-	-
65	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
66	<u>13.1</u>	<u>Priority Habitat Inventory</u>	0	0	3	-	-
67	13.2	Habitat Networks	0	0	0	-	-
67	<u>13.3</u>	<u>Open Mosaic Habitat</u>	0	0	2	-	-
67	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
68	<u>14.1</u>	<u>10k Availability</u>	Identified (within 500m)				
69	14.2	Artificial and made ground (10k)	0	0	0	0	-
70	<u>14.3</u>	<u>Superficial geology (10k)</u>	1	0	0	1	-

71	14.4	Landslip (10k)	0	0	0	0	-
72	14.5	<u>Bedrock geology (10k)</u>	1	0	0	1	-
73	14.6	<u>Bedrock faults and other linear features (10k)</u>	0	0	0	1	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
74	15.1	<u>50k Availability</u>	Identified (within 500m)				
75	15.2	Artificial and made ground (50k)	0	0	0	0	-
75	15.3	Artificial ground permeability (50k)	0	0	-	-	-
76	15.4	<u>Superficial geology (50k)</u>	1	0	0	0	-
77	15.5	<u>Superficial permeability (50k)</u>	Identified (within 50m)				
77	15.6	Landslip (50k)	0	0	0	0	-
77	15.7	Landslip permeability (50k)	None (within 50m)				
78	15.8	<u>Bedrock geology (50k)</u>	1	0	1	0	-
79	15.9	<u>Bedrock permeability (50k)</u>	Identified (within 50m)				
79	15.10	<u>Bedrock faults and other linear features (50k)</u>	0	0	1	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
80	16.1	<u>BGS Boreholes</u>	9	2	10	-	-
Page	Section	Natural ground subsidence					
82	17.1	<u>Shrink swell clays</u>	Very low (within 50m)				
83	17.2	<u>Running sands</u>	Very low (within 50m)				
84	17.3	<u>Compressible deposits</u>	Negligible (within 50m)				
85	17.4	<u>Collapsible deposits</u>	Very low (within 50m)				
86	17.5	<u>Landslides</u>	Very low (within 50m)				
87	17.6	<u>Ground dissolution of soluble rocks</u>	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
88	18.1	Natural cavities	0	0	0	0	-
89	18.2	BritPits	0	0	0	0	-
89	18.3	<u>Surface ground workings</u>	8	0	14	-	-
90	18.4	Underground workings	0	0	0	0	0
90	18.5	Historical Mineral Planning Areas	0	0	0	0	-



90	18.6	Non-coal mining	0	0	0	0	0
91	18.7	Mining cavities	0	0	0	0	0
91	18.8	JPB mining areas	None (within 0m)				
91	18.9	Coal mining	None (within 0m)				
91	18.10	Brine areas	None (within 0m)				
91	18.11	Gypsum areas	None (within 0m)				
92	18.12	Tin mining	None (within 0m)				
92	18.13	Clay mining	None (within 0m)				
Page	Section	Radon					
93	19.1	Radon	Less than 1% (within 0m)				
Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
94	20.1	BGS Estimated Background Soil Chemistry	2	5	-	-	-
94	20.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
95	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
96	21.1	Underground railways (London)	0	0	0	-	-
96	21.2	Underground railways (Non-London)	0	0	0	-	-
97	21.3	Railway tunnels	0	0	0	-	-
97	21.4	Historical railway and tunnel features	0	0	0	-	-
97	21.5	Royal Mail tunnels	0	0	0	-	-
97	21.6	Historical railways	0	0	0	-	-
97	21.7	Railways	0	0	0	-	-
98	21.8	Crossrail 1	0	0	0	0	-
98	21.9	Crossrail 2	0	0	0	0	-
98	21.10	HS2	0	0	1	0	-

Recent aerial photograph



Capture Date: 22/04/2019

Site Area: 7.36ha



Recent site history - 2016 aerial photograph



Capture Date: 21/04/2016

Site Area: 7.36ha



Recent site history - 2009 aerial photograph



Capture Date: 24/06/2009

Site Area: 7.36ha



Recent site history - 2005 aerial photograph



Capture Date: 15/05/2005

Site Area: 7.36ha



Recent site history - 2000 aerial photograph



Capture Date: 27/06/2000

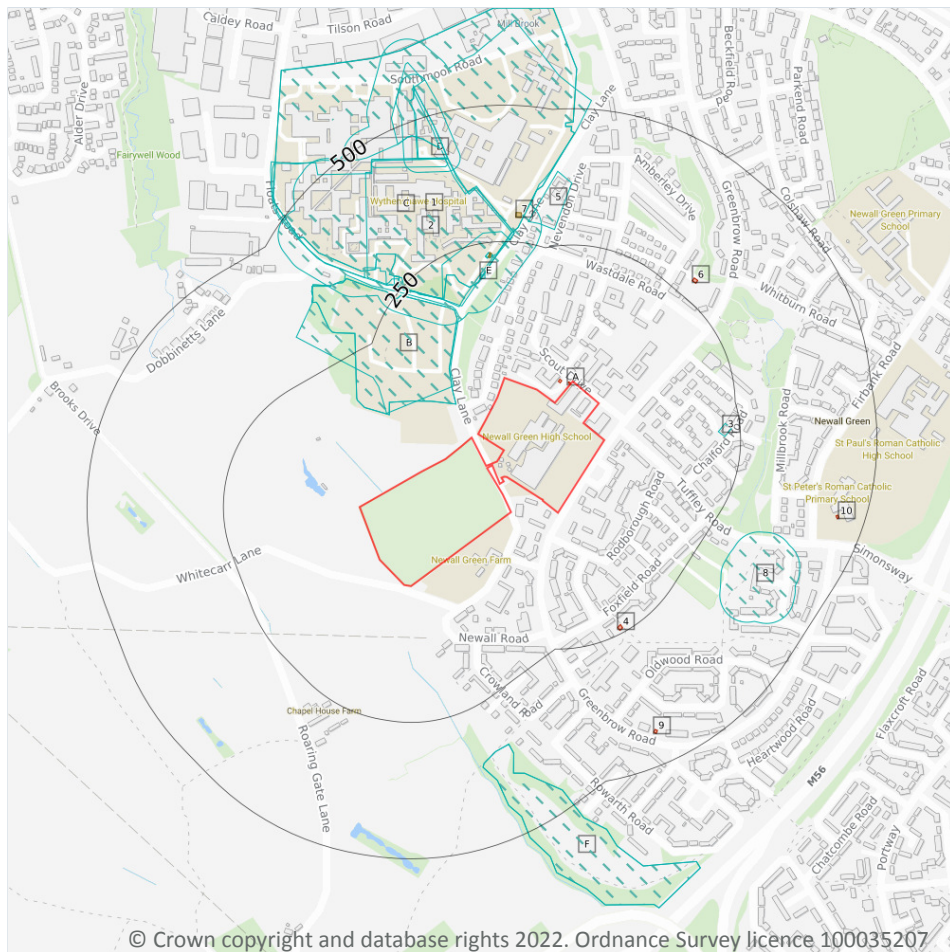
Site Area: 7.36ha



This is a detailed Ordnance Survey map showing a residential and commercial area. A large green field on the left is outlined in red and labeled '12.5'. To its right is a large orange building complex labeled '12.5' and '25'. Further right is a residential area with many small orange buildings. A north arrow is in the top right corner. The map includes various labels for roads, buildings, and natural features.



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

22

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 14**

ID	Location	Land use	Dates present	Group ID
B	62m NW	Hospital	1975	891254



ID	Location	Land use	Dates present	Group ID
B	62m NW	Hospital	1989	907990
B	81m NW	Hospital	1938	914201
1	129m N	Hospital	1967	865967
2	153m NW	Sanatorium	1907	914444
C	155m NW	Sanatorium	1954	874270
D	178m N	Hospital	1989 - 1995	907584
D	178m N	Hospital	1975	914953
C	185m NW	Sanatorium	1938	940132
E	186m N	Unspecified Tank	1954	825020
3	210m E	Police Station	1967 - 1975	953400
E	222m N	Unspecified Tank	1907 - 1938	906590
E	223m N	Unspecified Tank	1907	973750
5	281m N	Nursery	1967	831897
8	306m SE	Unspecified Mill	1967	810330
F	341m SE	Unspecified Heap	1989 - 1995	894531
F	341m SE	Unspecified Heap	1975	920360
D	392m N	Sewage Works	1907	882608
D	402m N	Unspecified Pit	1938	911205
D	415m N	Sewage Works	1938	916595
D	416m N	Corporation Sewage Works	1907	972531
D	438m N	Sewage Works	1954	962073

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

3

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



Features are displayed on the Past land use map on **page 14**

ID	Location	Land use	Dates present	Group ID
E	222m N	Unspecified Tank	1898	114891
E	227m N	Unspecified Tank	1910	114893
7	295m N	Unspecified Tank	1971	114892

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

6

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

Features are displayed on the Past land use map on **page 14**

ID	Location	Land use	Dates present	Group ID
A	0m NW	Electricity Substation	1985 - 1996	81179
A	16m NW	Electricity Substation	1984	61855
4	235m SE	Electricity Substation	1960 - 1995	84530
6	283m NE	Electricity Substation	1982 - 1995	74958
9	435m SE	Electricity Substation	1974 - 1995	69653
10	447m E	Electricity Substation	1995	61819

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.



1.5 Historical garages

Records within 500m**0**

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

This data is sourced from Ordnance Survey / Groundsure.

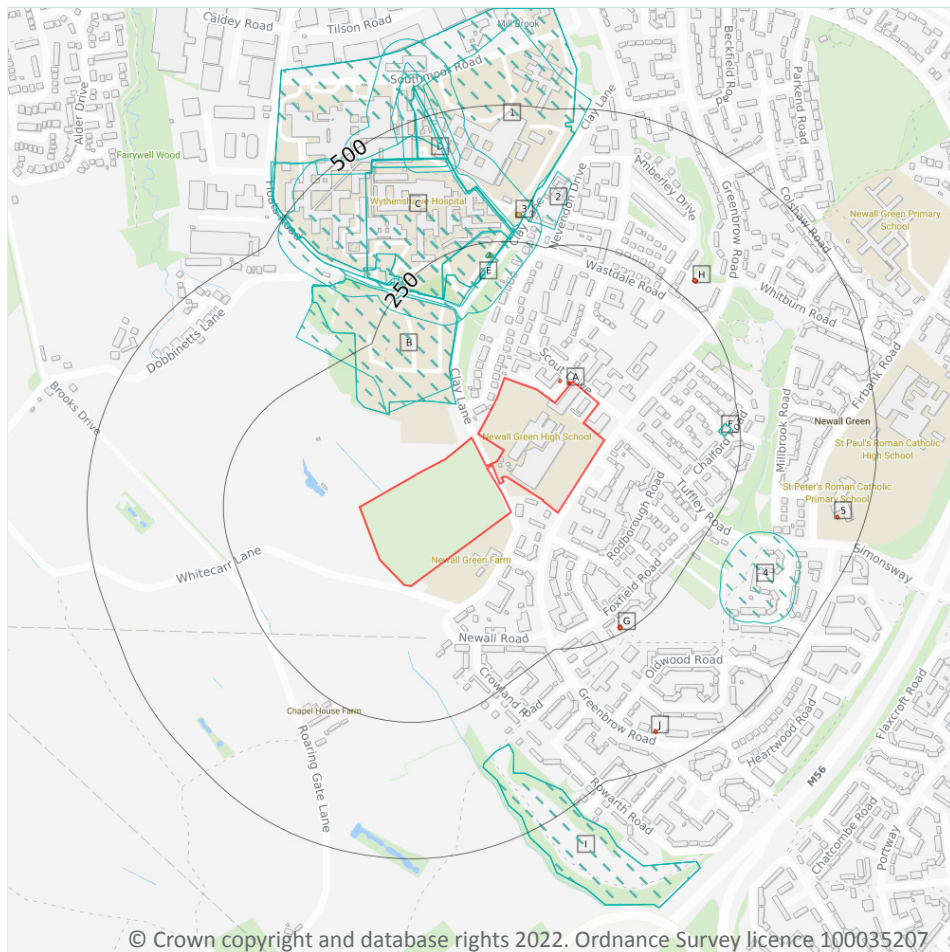
1.6 Historical military land

Records within 500m**0**

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

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

2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

33

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
B	62m NW	Hospital	1975	891254
B	62m NW	Hospital	1989	907990
B	81m NW	Hospital	1938	914201



ID	Location	Land Use	Date	Group ID
C	129m N	Hospital	1967	865967
C	153m NW	Sanatorium	1907	914444
C	155m NW	Sanatorium	1954	874270
D	178m N	Hospital	1995	907584
D	178m N	Hospital	1975	914953
D	178m N	Hospital	1989	907584
C	183m NW	Sanatorium	1907	914444
C	183m NW	Sanatorium	1907	914444
C	185m NW	Sanatorium	1938	940132
E	186m N	Unspecified Tank	1954	825020
F	210m E	Police Station	1967	953400
F	210m E	Police Station	1975	953400
E	222m N	Unspecified Tank	1938	906590
E	223m N	Unspecified Tank	1907	973750
E	223m N	Unspecified Tank	1907	973750
E	224m N	Unspecified Tank	1907	906590
1	278m N	Hospital	1967	865967
2	281m N	Nursery	1967	831897
4	306m SE	Unspecified Mill	1967	810330
I	341m SE	Unspecified Heap	1995	894531
I	341m SE	Unspecified Heap	1975	920360
I	341m SE	Unspecified Heap	1989	894531
D	392m N	Sewage Works	1907	882608
D	402m N	Unspecified Pit	1938	911205
D	402m N	Unspecified Pit	1938	911205
D	415m N	Sewage Works	1938	916595
D	415m N	Sewage Works	1938	916595
D	416m N	Corporation Sewage Works	1907	972531

ID	Location	Land Use	Date	Group ID
D	416m N	Corporation Sewage Works	1907	972531
D	438m N	Sewage Works	1954	962073

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
E	222m N	Unspecified Tank	1898	114891
E	227m N	Unspecified Tank	1910	114893
3	295m N	Unspecified Tank	1971	114892

This data is sourced from Ordnance Survey / Groundsure.

2.3 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. 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	0m NW	Electricity Substation	1985	81179
A	1m NW	Electricity Substation	1994	81179
A	1m NW	Electricity Substation	1994	81179
A	1m NW	Electricity Substation	1992	81179
A	1m NW	Electricity Substation	1996	81179
A	1m NW	Electricity Substation	1994	81179



ID	Location	Land Use	Date	Group ID
A	16m NW	Electricity Substation	1984	61855
G	235m SE	Electricity Substation	1995	84530
G	237m SE	Electricity Substation	1960	84530
H	283m NE	Electricity Substation	1993	74958
H	283m NE	Electricity Substation	1995	74958
H	283m NE	Electricity Substation	1982	74958
J	435m SE	Electricity Substation	1995	69653
J	436m SE	Electricity Substation	1974	69653
5	447m E	Electricity Substation	1995	61819

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

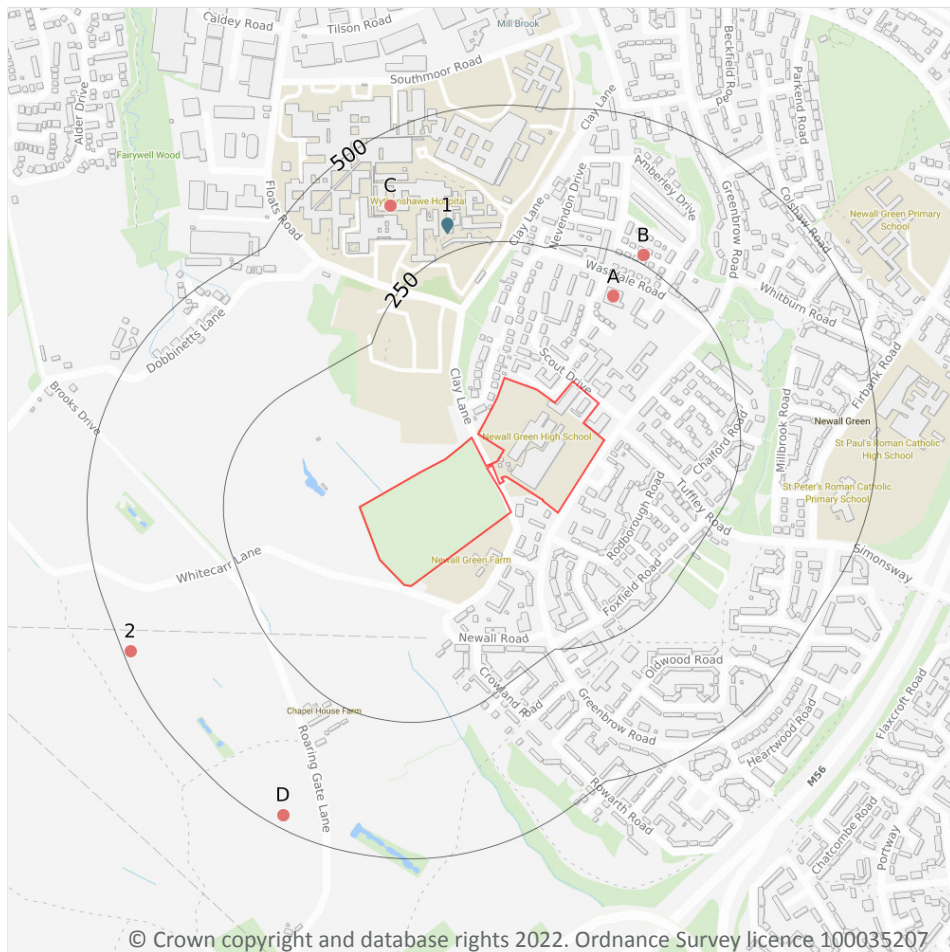
0

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'.

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



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

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m

0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

0

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

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

3.5 Historical waste sites

Records within 500m

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 22**

ID	Location	Details		
1	298m N	Site Name: Wythenshawe Hospital Clinical Waste Transfer Station Site Address: Southmoor Road, Wythenshawe, Manchester, M23 9LT Correspondence Address: -	Type of Site: Clinical Waste Transfer Station Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SMU001 EPR reference: EA/EPR/AP3892CC/S002 Operator: South Manchester University Hospitals N H S Trust Waste Management licence No: 53585 Annual Tonnage: 5000	Issue Date: 25/09/1996 Effective Date: - Modified: - Surrendered Date: Nov 16 2004 12:00AM Expiry Date: - Cancelled Date: - Status: Surrendered

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

3.7 Waste exemptions

Records within 500m

15

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 22**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	171m NE	57, WASTDALE ROAD, MANCHESTER, M23 2RX	WEX118605	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
A	172m NE	57 Wastdale Road MANCHESTER M23 2RX	EPR/FF0806LS /A001	Treating waste exemption	Non-Agricultural Waste Only	Sorting and de-naturing of controlled drugs for disposal
B	264m NE	-	WEX166026	Using waste exemption	Not on a farm	Use of waste in construction
B	264m NE	-	WEX166026	Treating waste exemption	Not on a farm	Screening and blending of waste
B	264m NE	-	WEX166026	Disposing of waste exemption	Not on a farm	Burning waste in the open
C	378m NW	-	WEX260904	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
C	378m NW	WYTHENSHAW HOSPITAL, SOUTHMOOR ROAD, MANCHESTER, M23 9LT	WEX273274	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
C	378m NW	LAUREATE HOUSE, WYTHENSHAW HOSPITAL, SOUTHMOOR ROAD, MANCHESTER, M239LT	WEX288484	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
C	378m NW	WYTHENSHAW HOSPITAL, SOUTHMOOR ROAD, MANCHESTER, M23 9LT	WEX133318	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
C	378m NW	WYTHENSHAW HOSPITAL, SOUTHMOOR ROAD, MANCHESTER, M23 9LT	WEX121216	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
C	378m NW	WYTHENSHAW HOSPITAL, SOUTHMOOR ROAD, MANCHESTER, M23 9LT	WEX085547	Treating waste exemption	Not on a farm	Screening and blending of waste

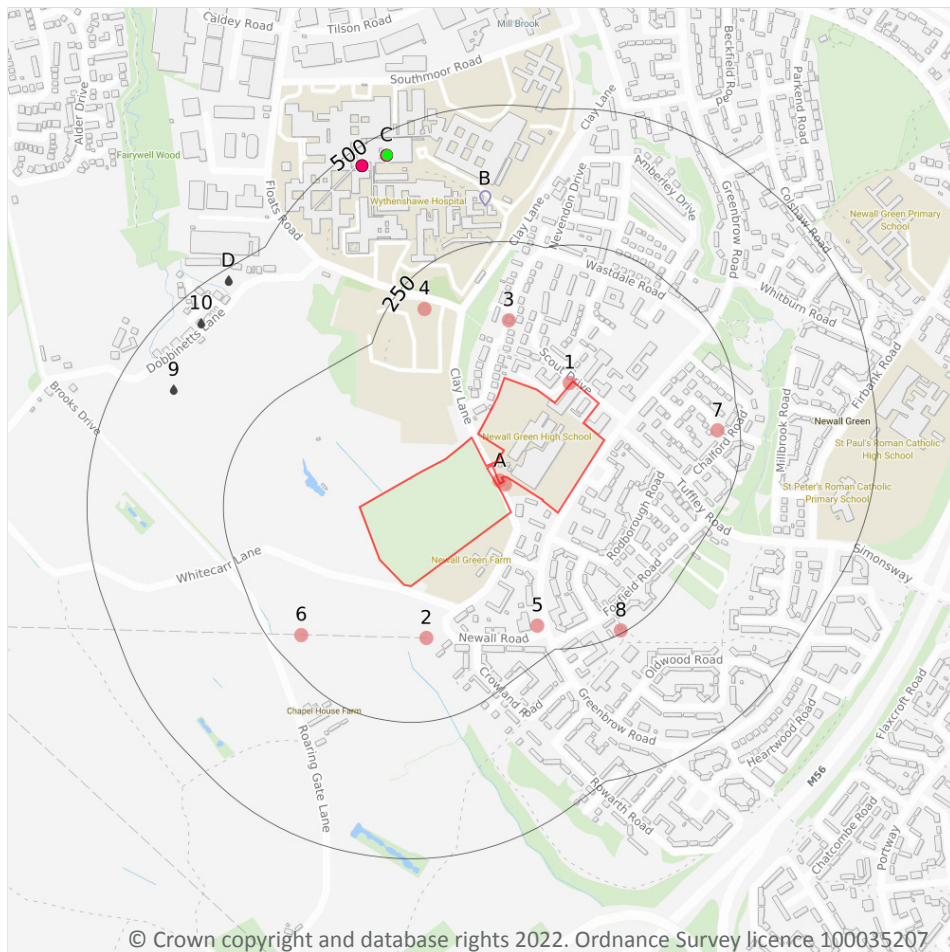


ID	Location	Site	Reference	Category	Sub-Category	Description
C	378m NW	WYTHENSHAW HOSPITAL, SOUTHMOOR ROAD, MANCHESTER, M23 9LT	WEX085547	Using waste exemption	Not on a farm	Use of waste in construction
D	478m SW	RIVERS LANE, URMSTON, MANCHESTER, M41 7JB	WEX092733	Storing waste exemption	On a farm	Storage of sludge
D	478m SW	-	WEX006963	Storing waste exemption	On a farm	Storage of sludge
2	488m W	-	WEX153111	Storing waste exemption	On a Farm	Storage of sludge

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
- Part A(1) industrial activities
- Radioactive Substance Authorisations
- Licensed Discharges to controlled waters
- Pollution inventory radioactive waste

4.1 Recent industrial land uses

Records within 250m

10

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 26**

ID	Location	Company	Address	Activity	Category
A	On site	Electricity Sub Station	Greater Manchester, M23	Electrical Features	Infrastructure and Facilities
1	3m NW	Electricity Sub Station	Greater Manchester, M23	Electrical Features	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
A	5m SE	Gas Governor Station	Greater Manchester, M23	Gas Features	Infrastructure and Facilities
2	99m S	Pylon	Greater Manchester, M23	Electrical Features	Infrastructure and Facilities
3	106m N	A Riley Electrical Installations	39, Stapleford Close, Manchester, Greater Manchester, M23 2SJ	Electronic Equipment	Industrial Products
4	194m NW	Electricity Sub Station	Greater Manchester, M23	Electrical Features	Infrastructure and Facilities
5	196m SE	Mast	Greater Manchester, M23	Telecommunications Features	Infrastructure and Facilities
6	199m SW	Pylon	Greater Manchester, WA15	Electrical Features	Infrastructure and Facilities
7	208m E	Electricity Sub Station	Greater Manchester, M23	Electrical Features	Infrastructure and Facilities
8	245m SE	Electricity Sub Station	Greater Manchester, M23	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

2

Records of Part A(1) 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 26**

ID	Location	Details	
B	329m N	Operator: CENTRICA BUSINESS SOLUTIONS UK LIMITED Installation Name: WYTHENSHAW HOSPITAL Process: NEW MEDIUM COMBUSTION PLANT Permit Number: WP3906PP Original Permit Number: WP3906PP	EPR Reference: - Issue Date: 28/11/2019 Effective Date: 28/11/2019 Last date noted as effective: 01/01/2022 Status: SUPERCEDED
B	329m N	Operator: CENTRICA BUSINESS SOLUTIONS UK LIMITED Installation Name: WYTHENSHAW HOSPITAL Process: NEW MEDIUM COMBUSTION PLANT Permit Number: SP3708BX Original Permit Number: WP3906PP	EPR Reference: - Issue Date: 02/10/2020 Effective Date: 02/10/2020 Last date noted as effective: 01/01/2022 Status: EFFECTIVE

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

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

Records within 500m

0

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.

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m

15

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

Features are displayed on the Current industrial land use map on **page 26**

ID	Location	Address	Details	
C	461m NW	University Hospital Of South Manchester Nhs Foundation Trust, Wythenshawe Hospital, Southmoor Road, Manchester, Greater Manchester, M23 9LT	Operator: University Hospital Of South Manchester Nhs Foundation Trust Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: AB9771 Date of approval: 31/03/1991	Effective from: 31/03/1991 Last date of update: 01/01/2015 Status: Superseded By Variation
C	461m NW	University Hospital Of South Manchester Nhs Foundation Trust, Wythenshawe Hospital, Southmoor Road, Manchester, Greater Manchester, M23 9LT	Operator: University Hospital Of South Manchester Nhs Foundation Trust Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: AB9771 Date of approval: 30/09/1994	Effective from: 30/10/1994 Last date of update: 01/01/2015 Status: Superseded By Variation
C	461m NW	University Hospital Of South Manchester Nhs Foundation Trust, Wythenshawe Hospital, Southmoor Road, Manchester, Greater Manchester, M23 9LT	Operator: University Hospital Of South Manchester Nhs Foundation Trust Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: AB9771 Date of approval: 15/05/1996	Effective from: 15/05/1996 Last date of update: 01/01/2015 Status: Superseded By Variation
C	461m NW	University Hospital Of South Manchester Nhs Foundation Trust, Wythenshawe Hospital, Southmoor Road, Manchester, Greater Manchester, M23 9LT	Operator: University Hospital Of South Manchester Nhs Foundation Trust Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: AB9771 Date of approval: 01/12/2003	Effective from: 01/01/2004 Last date of update: 01/01/2015 Status: Superseded By Variation
C	461m NW	University Hospital Of South Manchester Nhs Foundation Trust, Wythenshawe Hospital, Southmoor Road, Manchester, Greater Manchester, M23 9LT	Operator: University Hospital Of South Manchester Nhs Foundation Trust Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: AB9771 Date of approval: 28/06/2005	Effective from: 25/07/2005 Last date of update: 01/01/2015 Status: Superseded By Variation



ID	Location	Address	Details	
C	461m NW	University Hospital Of South Manchester Nhs Foundation Trust, Wythenshawe Hospital, south Moor Road, Manchester, Greater Manchester, M23 9LT	Operator: University Hospital Of South Manchester Nhs Foundation Trust Type: Keeping And Use Of Radioactive Materials (was Rsa60 Section 1). Permission number: BH5498 Date of approval: 10/12/2001	Effective from: 10/12/2001 Last date of update: 01/01/2015 Status: Superseded By Variation
C	461m NW	Wythenshawe Hospital, Southmoor Road, Manchester, M23 9LT	Operator: Manchester University NHS Foundation Trust Type: - Permission number: BB3292DJ Date of approval: -	Effective from: 03/07/2018 Last date of update: 01/01/2020 Status: Issued
C	461m NW	Wythenshawe Hospital, Southmoor Road, Wythenshawe, Manchester, M23 9LT	Operator: University Hospital of South Manchester NHS Foundation Trust Type: Keeping And Use Of Radioactive Materials (was Rsa60 Section 1). Permission number: CB1982 Date of approval: 28/02/2007	Effective from: - Last date of update: 01/01/2020 Status: Transferred
C	461m NW	Wythenshawe Hospital, Southmoor Road, Wythenshawe, Manchester, M23 9LT	Operator: University Hospital of South Manchester NHS Foundation Trust Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: CB2016 Date of approval: 28/02/2007	Effective from: - Last date of update: 01/01/2020 Status: Transferred
C	468m NW	Micromass Uk Ltd, Floats Road, Manchester, M23 9LZ	Operator: Micromass Uk Ltd Type: Accumulation Of Radioactive Waste (was Rsa60 Section 7). Permission number: AK5083 Date of approval: 31/03/1991	Effective from: 31/03/1991 Last date of update: 06/01/2005 Status: Superseded By Variation
C	468m NW	Micromass Uk Ltd, Floats Road, Wythenshawe, Manchester, M23 9LZ	Operator: Micromass Uk Ltd Type: Keeping And Use Of Radioactive Materials (was Rsa60 Section 1). Permission number: AK5083 Date of approval: 19/06/1997	Effective from: 19/06/1997 Last date of update: 01/01/2015 Status: Revoked/cancelled
C	468m NW	Micromass Uk Ltd, Floats Road, Wythenshawe, Manchester, M23 9LZ	Operator: Micromass Uk Ltd Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: AK5067 Date of approval: 24/05/1994	Effective from: 24/05/1994 Last date of update: 01/01/2015 Status: Superseded By Variation



ID	Location	Address	Details	
C	468m NW	Micromass Uk Ltd, Floats Road, Wythenshawe, Manchester, M23 9LZ	Operator: Micromass Uk Ltd Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: AK5067 Date of approval: 11/04/1995	Effective from: 11/05/1995 Last date of update: 01/01/2015 Status: Superseded By Variation
C	468m NW	Micromass Uk Ltd, Floats Road, Wythenshawe, Manchester, M23 9LZ	Operator: Micromass Uk Ltd Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: AK5067 Date of approval: 19/06/1997	Effective from: 19/06/1997 Last date of update: 01/01/2015 Status: Superseded By Variation
C	468m NW	Micromass Uk Ltd, Floats Road, Wythenshawe, Manchester, M23 9LZ	Operator: Micromass Uk Ltd Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: AK5067 Date of approval: 01/12/2003	Effective from: 01/01/2004 Last date of update: 01/01/2015 Status: Revoked/cancelled

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

4.13 Licensed Discharges to controlled waters

Records within 500m

4

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

Features are displayed on the Current industrial land use map on **page 26**

ID	Location	Address	Details	
9	403m NW	16 DOBBINETS LANE, BAGULEY, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: 016991282 Permit Version: 1 Receiving Water: FAIRYWELL BROOK	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: - Effective Date: 22/06/1988 Revocation Date: 01/10/1996
10	445m NW	8 DOBBINETTS LA, BAGULEY, MANCHESTER, LANCASHIRE, M23 9NB	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: 01M/802 Permit Version: 1 Receiving Water: UNKNOWN	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: 11/07/1965 Effective Date: 11/07/1965 Revocation Date: -
D	479m NW	CHAPEL HOUSE STP, DOBBINETS LANE, BAGULEY, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: 016990412 Permit Version: 1 Receiving Water: FAIRYWELL BROOK	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 28/02/1983 Revocation Date: 07/06/1991



ID	Location	Address	Details	
D	479m NW	10 & 12 DOBINETTS LANE, BAGULEY, MANCHESTER, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: 0170/1315 Permit Version: 1 Receiving Water: FAIRYWELL BROOK	Status: PRE NRA LEGISLATION WHERE ISSUE DATE 01-SEP-89 (HISTORIC ONLY) Issue date: - Effective Date: 02/11/1970 Revocation Date: -

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
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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
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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
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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
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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**0**

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

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**1**

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.

Features are displayed on the Current industrial land use map on **page 26**

ID: C, Location: 462m NW, Permit: BB3292DJ
Operator: Manchester University NHS Foundation Trust
Address: WYTHENSHAW HOSPITAL SOUTHMOOR ROAD MANCHESTER GREATER MANCHESTER M23 9LT
Releases:

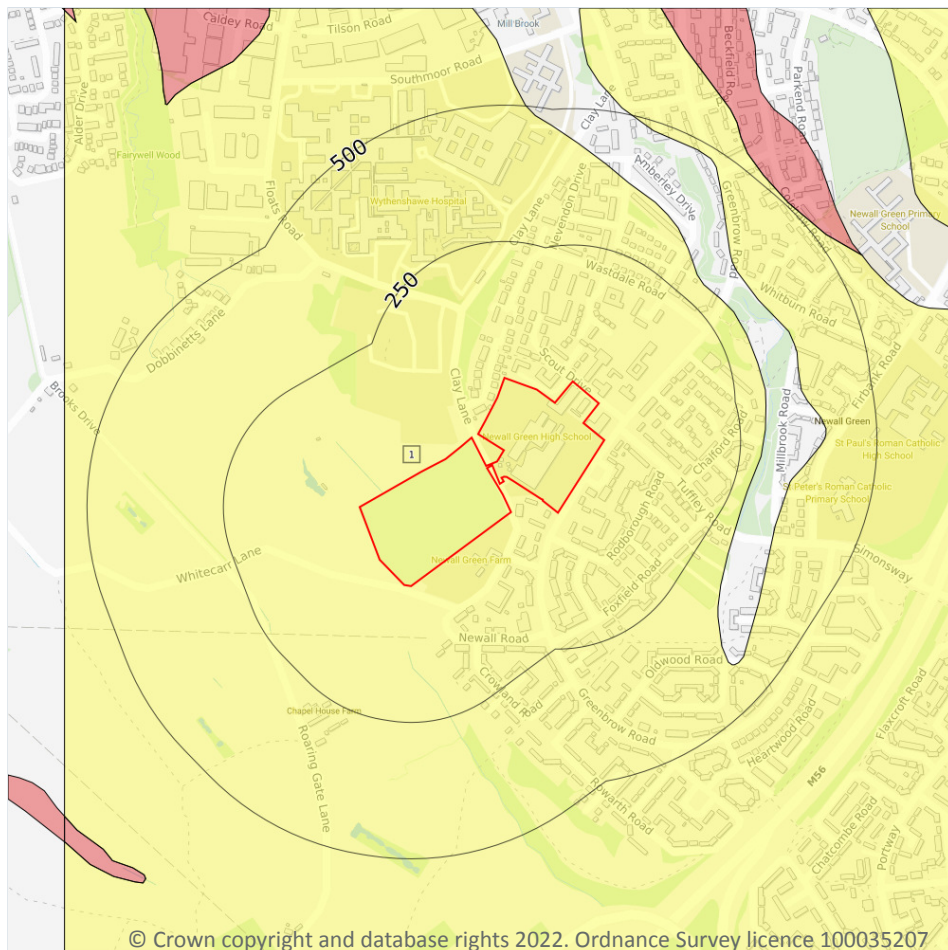


Route	Substance	Quantity released
Wastewater	Selenium 75	54.9MBq -
Wastewater	Technetium 99m	105.5GBq -
Wastewater	Total Beta/Gamma (Excl Tritium)	105.6GBq -

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.

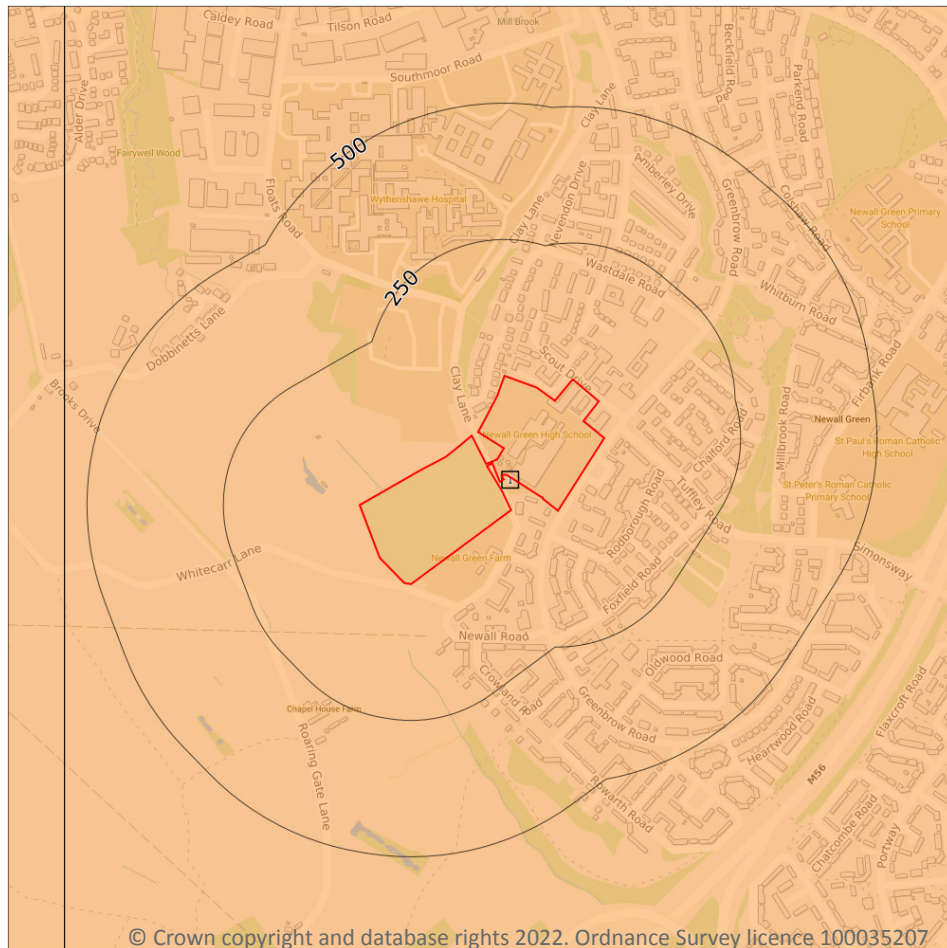
Features are displayed on the Hydrogeology map on **page 36**

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

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



Bedrock aquifer



— Site Outline

Search buffers in metres (m)

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

5.2 Bedrock aquifer

Records within 500m

1

Aquifer status of groundwater held within bedrock geology.

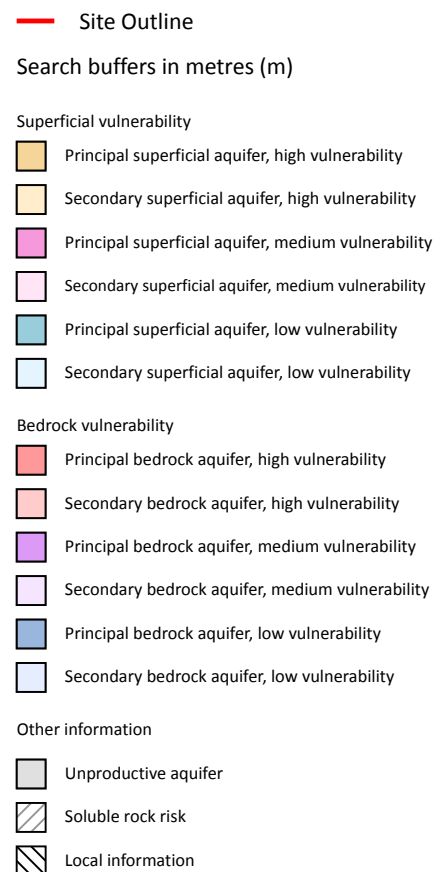
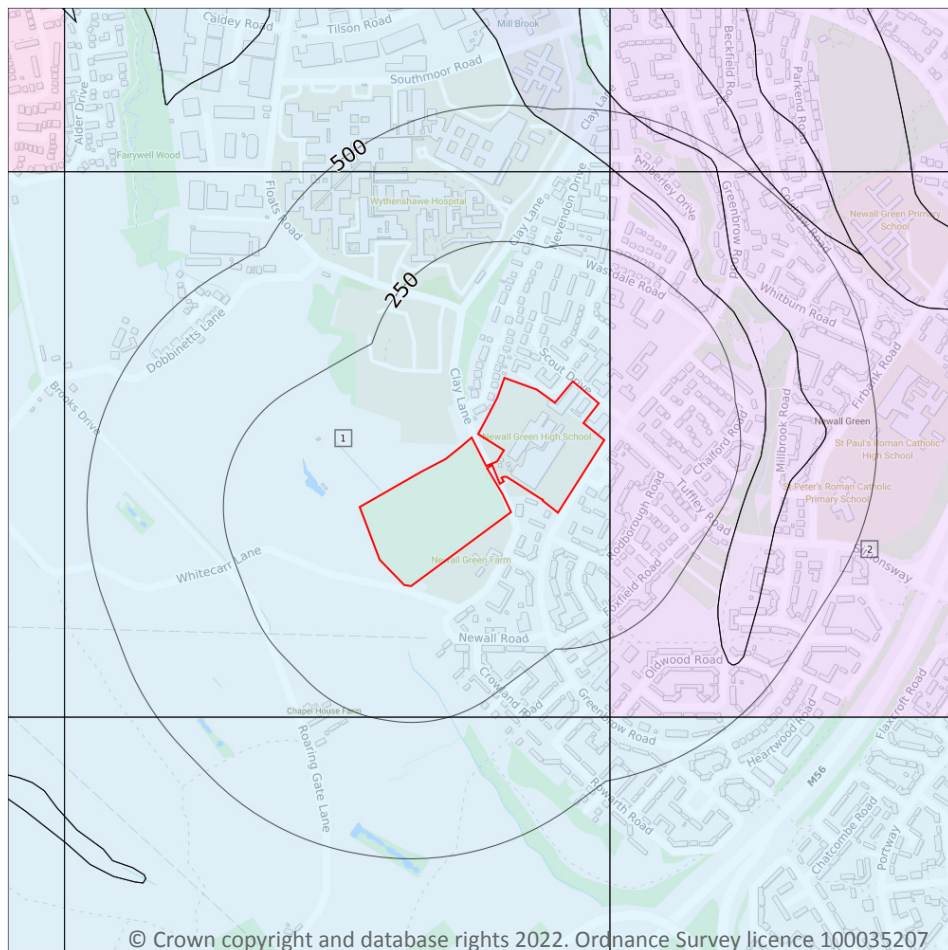
Features are displayed on the Bedrock aquifer map on **page 37**

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 permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

2

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

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

Features are displayed on the Groundwater vulnerability map on **page 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: 300-550mm/year	Vulnerability: Low Aquifer type: Secondary Thickness: 3-10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures
2	10m E	Summary Classification: Secondary bedrock aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: 300-550mm/year	Vulnerability: Low Aquifer type: Secondary Thickness: <3m Patchiness value: <90% Recharge potential: Low	Vulnerability: Medium 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
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This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

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

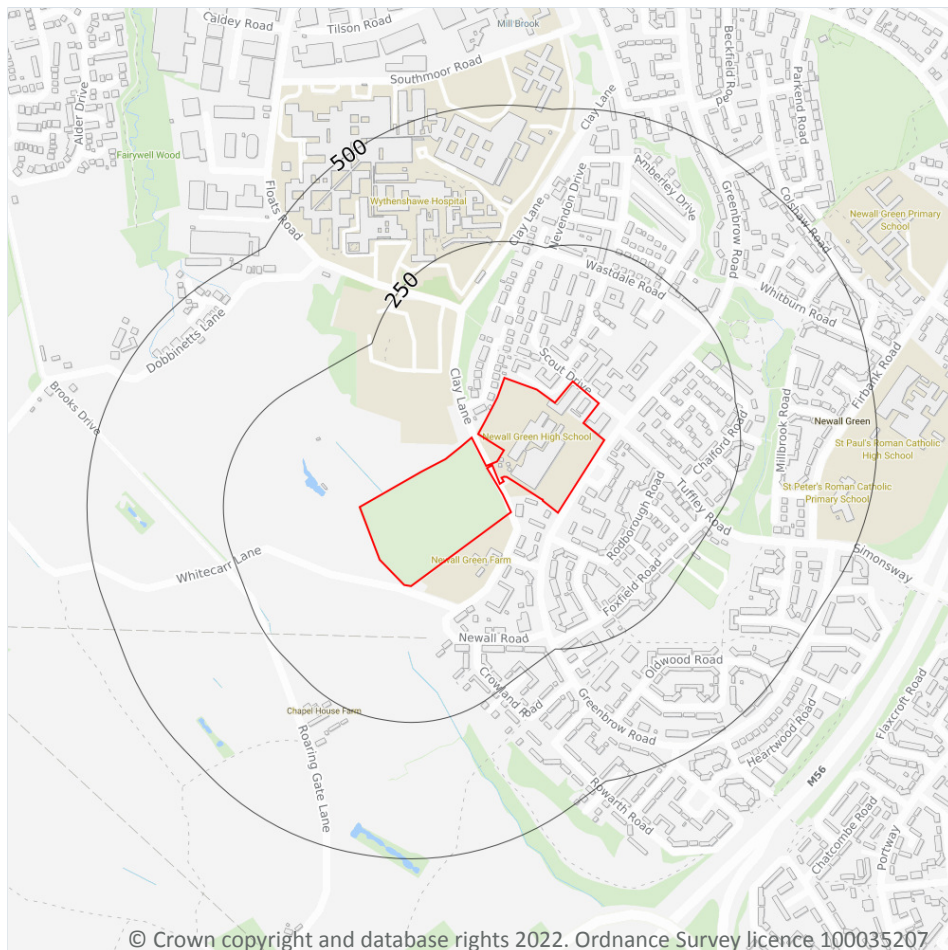
5.5 Groundwater vulnerability- local information

Records on site	0
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This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk.

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

Abstractions and Source Protection Zones



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

5.6 Groundwater abstractions

Records within 2000m

0

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.

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



5.7 Surface water abstractions

Records within 2000m

5

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

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

ID	Location	Details	
-	1566m SW	Status: Historical Licence No: 2569017036/R1 Details: Spray Irrigation - Direct Direct Source: Surface, Non-Tidal - North West Region Point: UNDERGROUND STORAGE TANK FED BY LOCAL SURFACE DRAINAGE Data Type: Point Name: RINGWAY GOLF CLUB LIMITED Easting: 379536 Northing: 386114	Annual Volume (m ³): 5000 Max Daily Volume (m ³): 71.5 Original Application No: - Original Start Date: 28/04/2004 Expiry Date: 31/03/2018 Issue No: 1 Version Start Date: 28/04/2004 Version End Date: -
-	1566m SW	Status: Active Licence No: 2569017036/R02 Details: Spray Irrigation - Direct Direct Source: Surface, Non-Tidal - North West Region Point: UNDERGROUND STORAGE TANK FED BY LOCAL SURFACE DRAINAGE Data Type: Point Name: RINGWAY GOLF CLUB LIMITED Easting: 379536 Northing: 386114	Annual Volume (m ³): 5,000 Max Daily Volume (m ³): 60 Original Application No: NPS/WR/020466 Original Start Date: 01/04/2018 Expiry Date: 31/03/2030 Issue No: 1 Version Start Date: 01/04/2018 Version End Date: -
-	1601m SW	Status: Historical Licence No: 2569017036 Details: Spray Irrigation - Direct Direct Source: Surface, Non-Tidal - North West Region Point: UNDERGROUND STORAGE TANK FED BY LOCAL SURFACE DRAINAGE Data Type: Point Name: THE SECRETARY Easting: 379500 Northing: 386100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 13/07/1999 Expiry Date: 12/07/2004 Issue No: 1 Version Start Date: 13/07/1999 Version End Date: -

ID	Location	Details	
-	1601m SW	Status: Historical Licence No: 2569017036/R1 Details: Spray Irrigation - Direct Direct Source: Surface, Non-Tidal - North West Region Point: UNDERGROUND STORAGE TANK FED BY LOCAL SURFACE DRAINAGE Data Type: Point Name: RINGWAY GOLF CLUB LIMITED Easting: 379500 Northing: 386100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 28/04/2004 Expiry Date: 31/03/2018 Issue No: 1 Version Start Date: 28/04/2004 Version End Date: -
-	1601m SW	Status: Historical Licence No: 2569017036/R1 Details: Spray Irrigation - Direct Direct Source: Surface, Non-Tidal - North West Region Point: UNDERGROUND STORAGE TANK FED BY LOCAL SURFACE DRAINAGE Data Type: Point Name: RINGWAY GOLF CLUB LIMITED Easting: 379500 Northing: 386100	Annual Volume (m ³): 5000 Max Daily Volume (m ³): 71.5 Original Application No: - Original Start Date: 28/04/2004 Expiry Date: 31/03/2018 Issue No: 1 Version Start Date: 28/04/2004 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	0
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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
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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

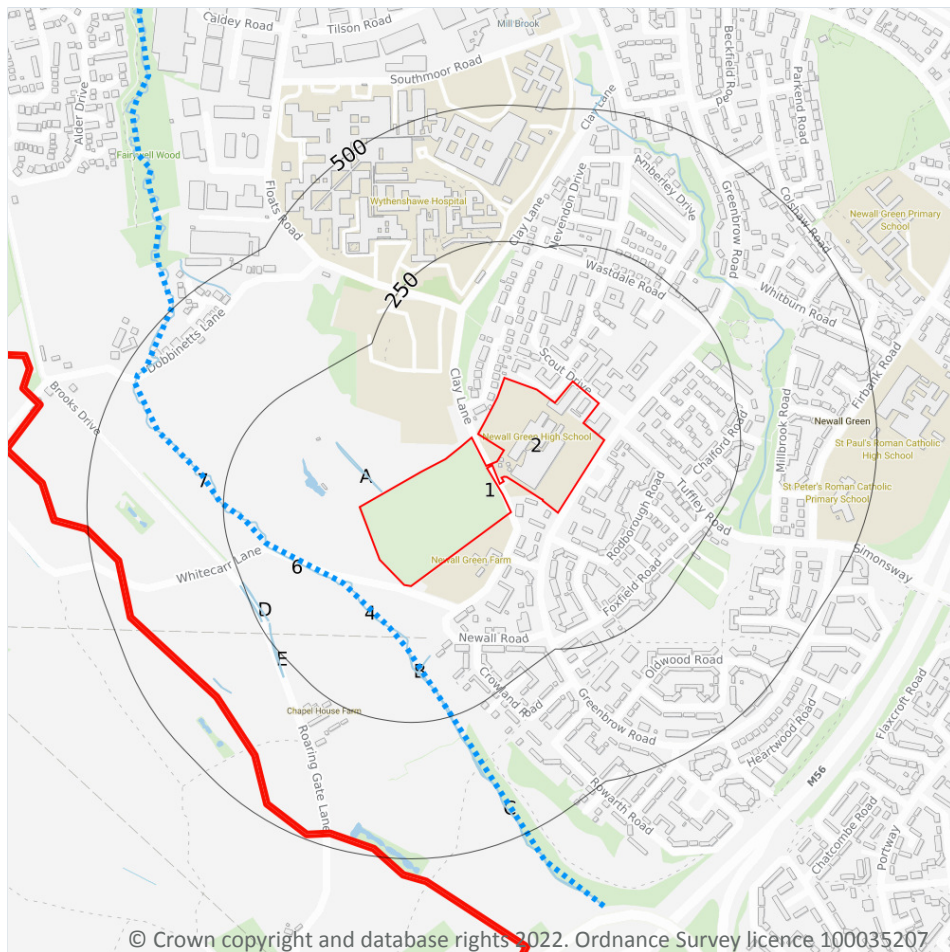
0

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

11

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

Features are displayed on the Hydrology map on **page 44**

ID	Location	Type of water feature	Ground level	Permanence	Name
A	3m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
4	67m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Fairywell Brook
B	120m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Fairywell Brook
6	122m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Fairywell Brook
B	131m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	156m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	158m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Fairywell Brook
7	180m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Fairywell Brook
D	232m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	232m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	243m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

6

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

Features are displayed on the Hydrology map on **page 44**



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 44**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
2	On site	River	Sinderland Brook (Fairwell Bk and Baguley Bk)	GB112069061270	Bollin Dean Mersey Upper	Mersey Upper

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

6.4 WFD Surface water bodies

Records identified

1

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

Features are displayed on the Hydrology map on **page 44**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
5	75m SW	River	Sinderland Brook (Fairwell Bk and Baguley Bk)	GB112069061270	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 44**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
1	On site	Weaver and Dane Quaternary Sand and Gravel Aquifers	<u>GB41202G991700</u>	Poor	Poor	Good	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

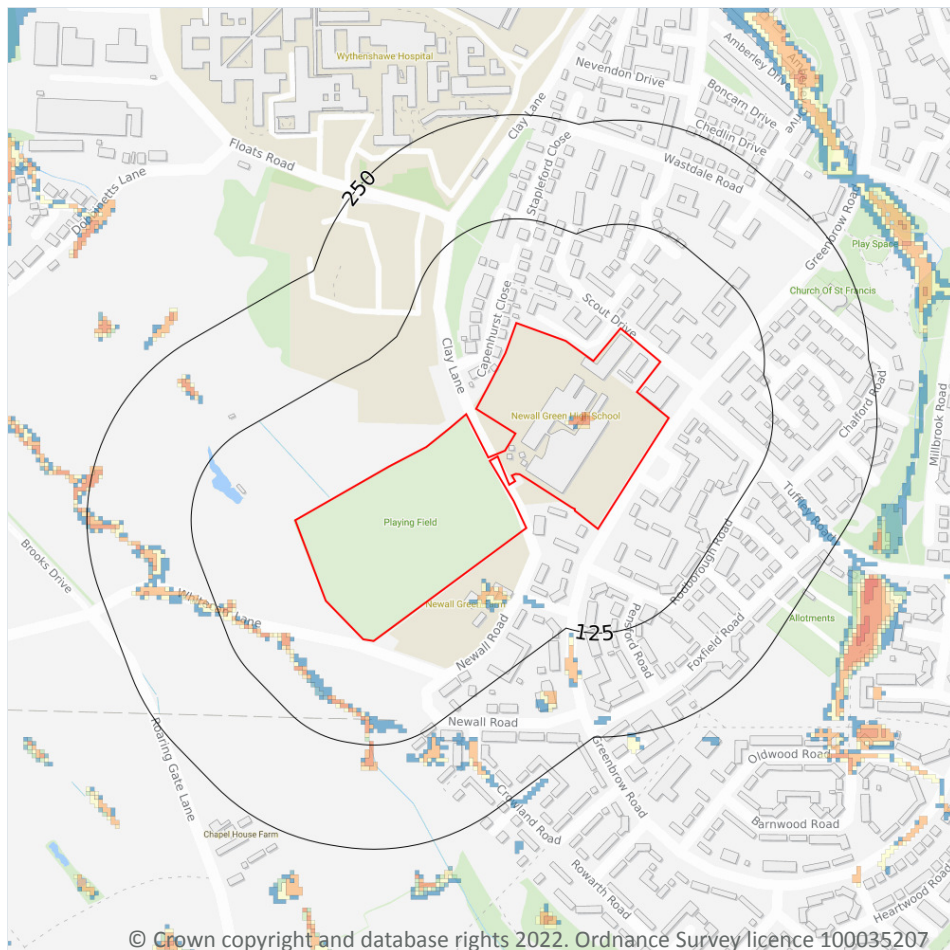
0

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

1 in 30 year, Greater than 1.0m

Highest risk within 50m

1 in 30 year, Greater than 1.0m

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 51**

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.

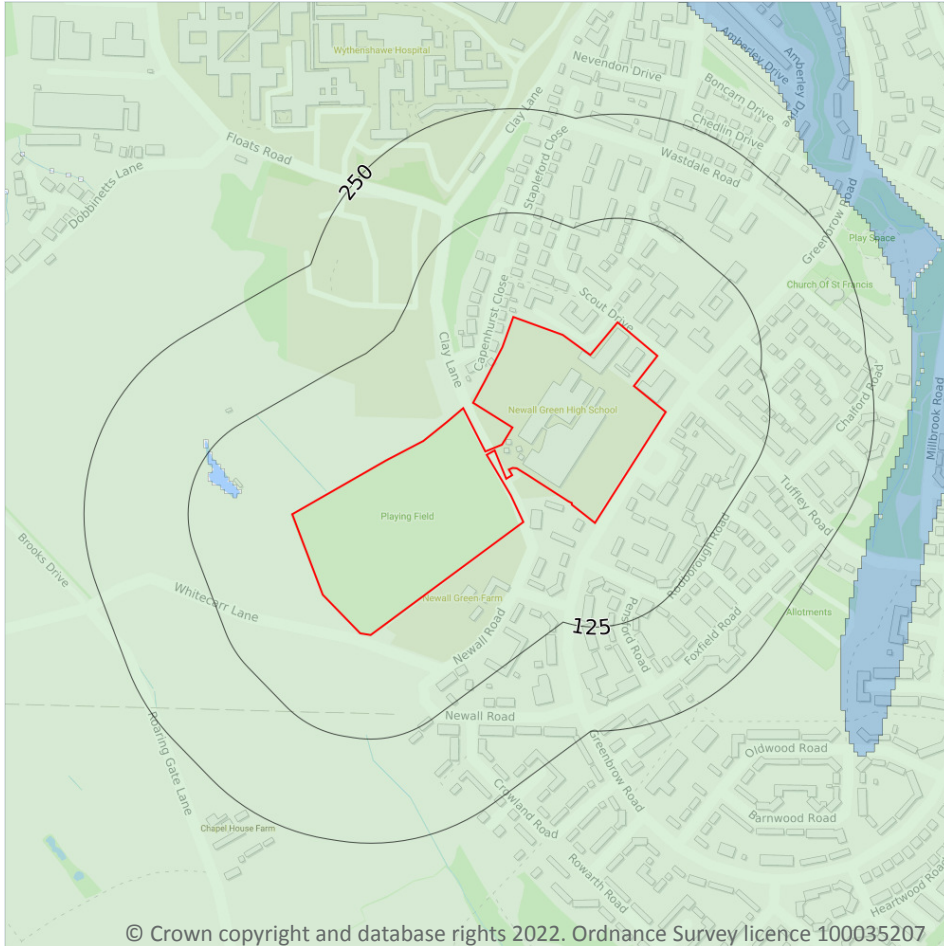
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Greater than 1.0m
1 in 250 year	Greater than 1.0m
1 in 100 year	Greater than 1.0m
1 in 30 year	Greater than 1.0m

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

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

9.1 Groundwater flooding

Highest risk on site

Low

Highest risk within 50m

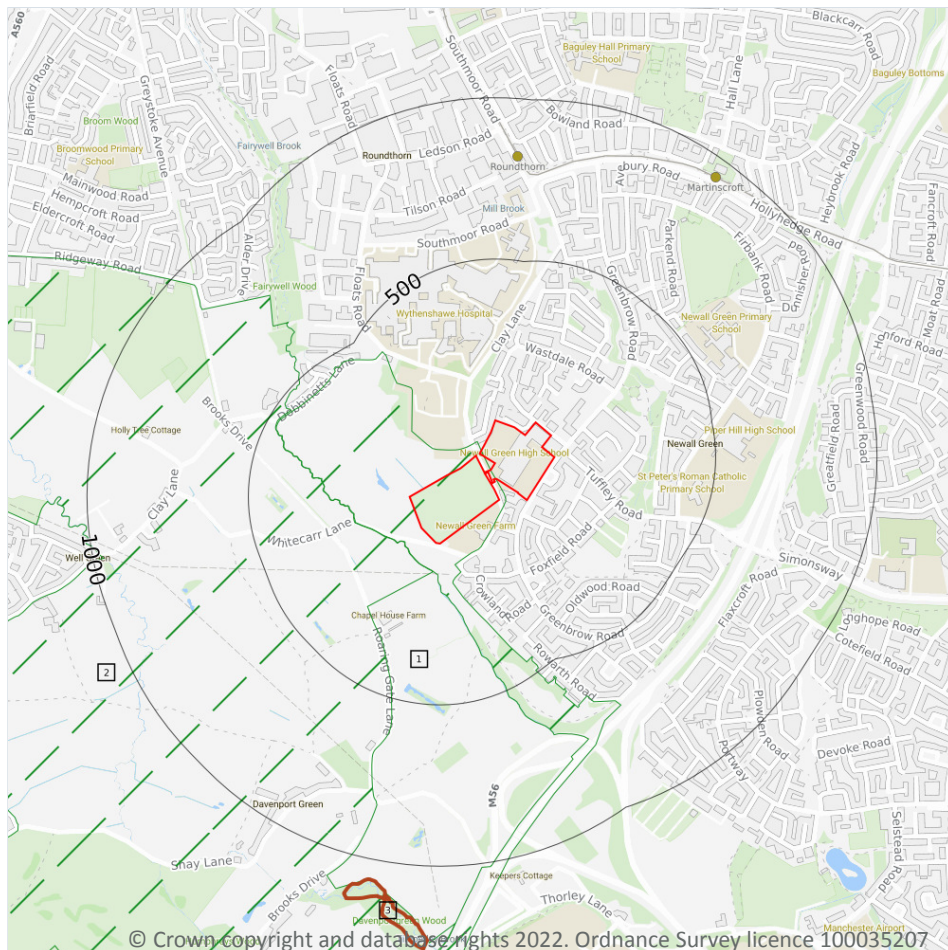
Low

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 53**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- + Local Nature Reserves (LNR)
- ▨ Designated Ancient Woodland
- ▨ Green Belt

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m**0**

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m**0**

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m**0**

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m**0**

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m

1

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

Features are displayed on the Environmental designations map on **page 54**

ID	Location	Name	Data source
-	1797m N	Wythenshawe Park	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m

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 54**

ID	Location	Name	Woodland Type
3	1063m S	Davenport Green Wood	Ancient & Semi-Natural Woodland
-	1571m NE	Black Carr Wood	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

2

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

Features are displayed on the Environmental designations map on **page 54**

ID	Location	Name	Local Authority name
1	On site	Merseyside and Greater Manchester	Manchester
2	69m SW	Merseyside and Greater Manchester	Trafford

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

10.12 Proposed Ramsar sites

Records within 2000m

0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m**0**

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m**0**

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m**0**

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

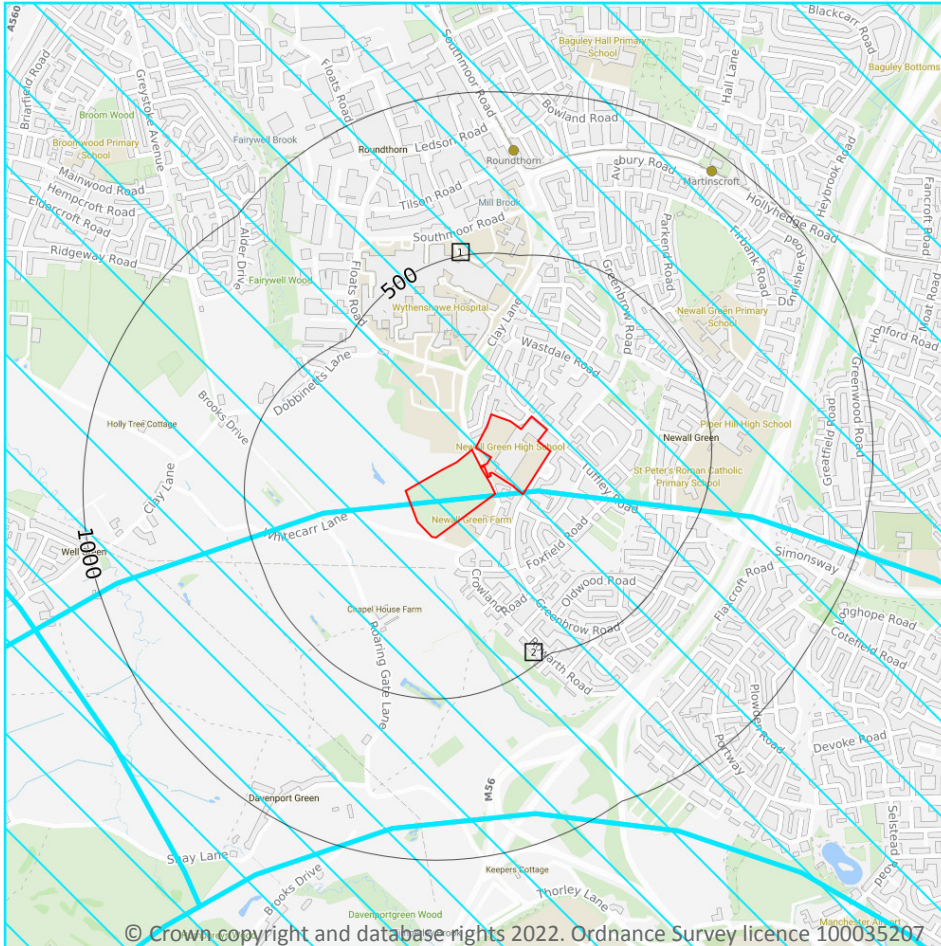
Records within 2000m**0**

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

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



SSSI Impact Zones and Units



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

10.17 SSSI Impact Risk Zones

Records on site

2

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 59**

ID	Location	Type of developments requiring consultation
1	On site	Infrastructure - Airports, helipads and other aviation proposals. Minerals, Oil and Gas - Oil & gas exploration/extraction. Air pollution - 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.
2	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 - 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.

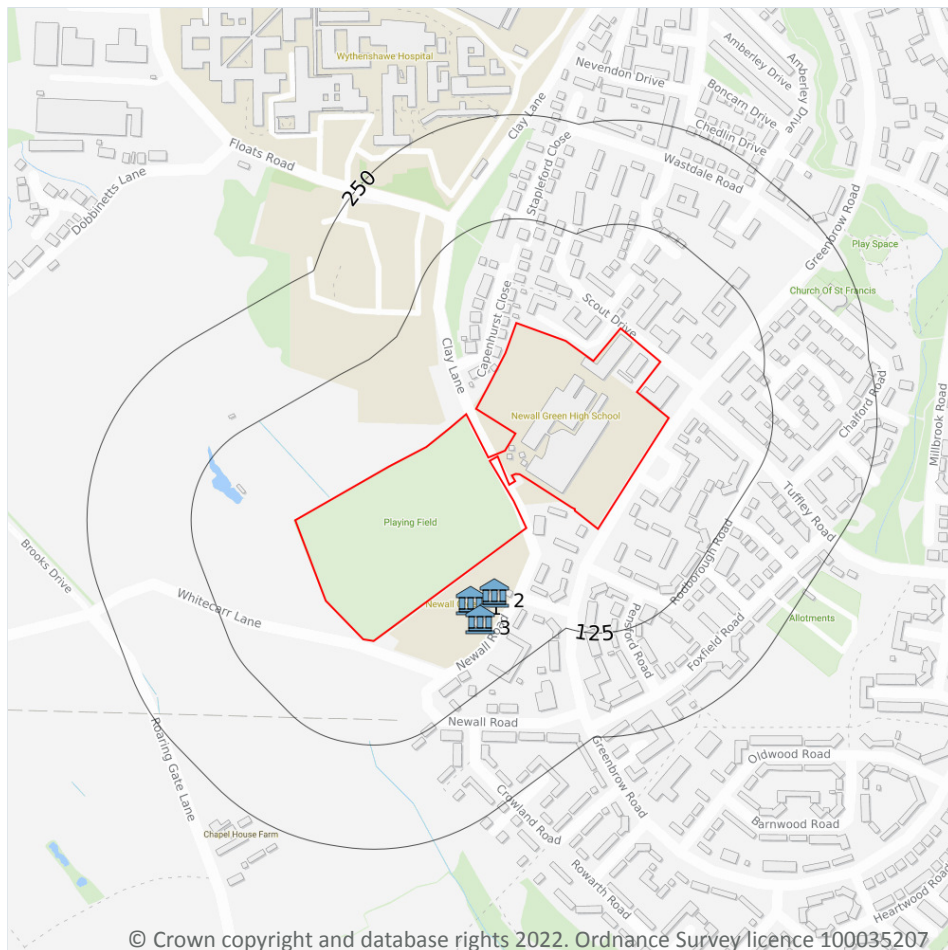
10.18 SSSI Units

Records within 2000m	0
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Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

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

11 Visual and cultural designations



- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

0

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

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

11.4 Listed Buildings

Records within 250m

3

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

Features are displayed on the Visual and cultural designations map on **page 61**

ID	Location	Name	Grade	Reference Number	Listed date
1	30m SE	Outbuilding Approximately 15 Metres North West of Newall Green Farmhouse, Baguley, Manchester, M23	II	1291017	06/06/1994
2	39m SE	Outbuildings To North of Newall Green Farmhouse, Baguley, Manchester, M23	II	1220351	03/10/1974
3	55m SE	Newall Green Farmhouse, Baguley, Manchester, M23	II	1197897	25/02/1952

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.

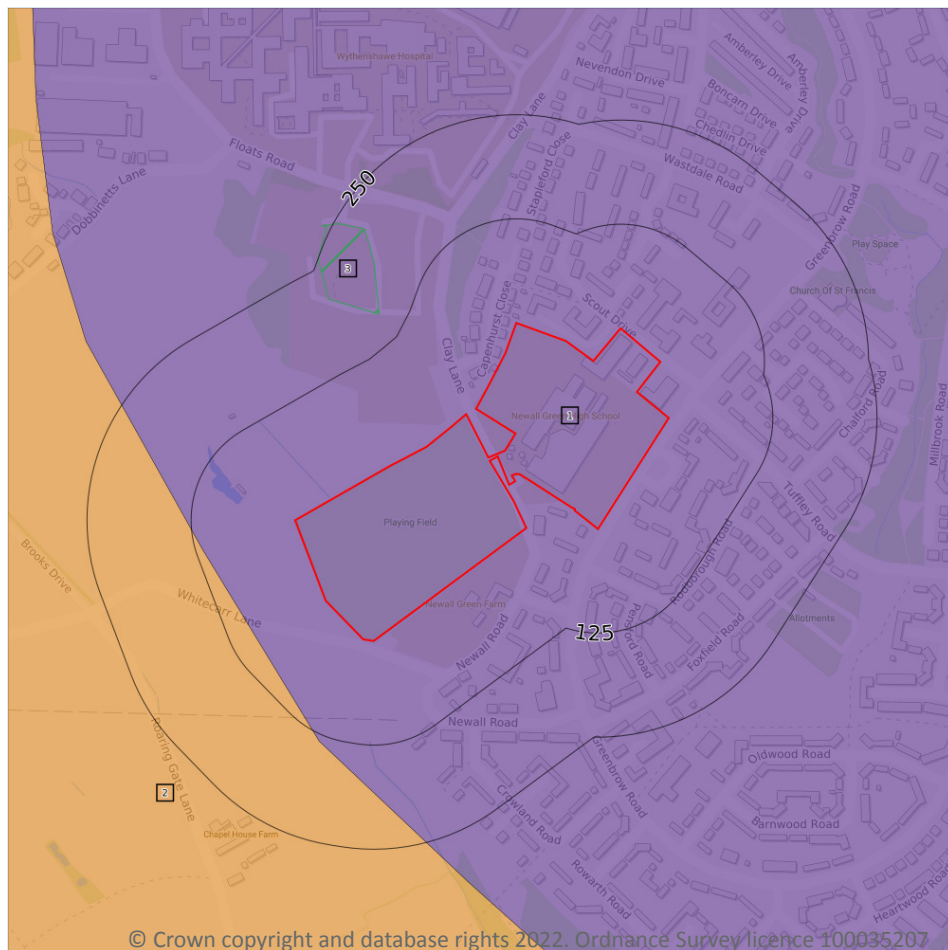
11.7 Registered Parks and Gardens

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

2

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

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

ID	Location	Classification	Description
1	On site	Urban	-
2	94m SW	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.



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

1

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.

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

ID	Location	Description	Reference	Application date
3	156m NW	Clear Fell (Conditional)	010/22/15-16	01/06/2015

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

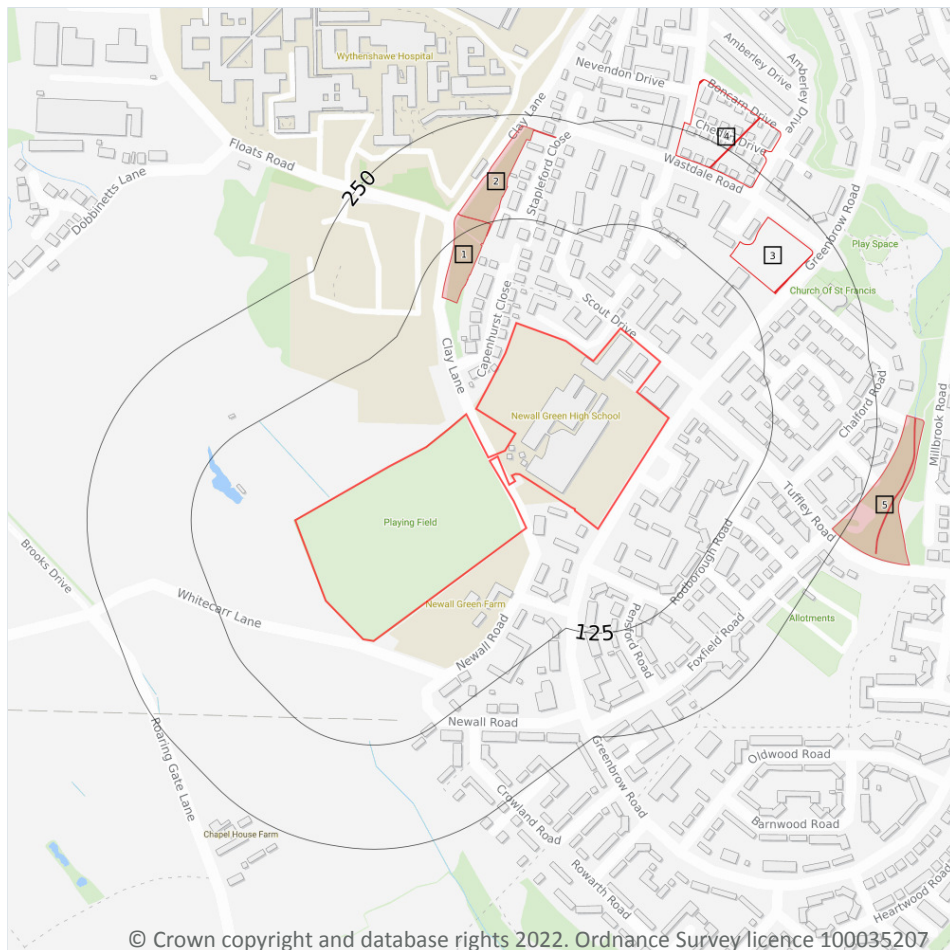
0

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

3

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

Features are displayed on the Habitat designations map on **page 66**

ID	Location	Main Habitat	Other habitats
1	75m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	110m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
5	237m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.



13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

2

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 66**

ID	Location	Site reference	Identification confidence	Primary source	Secondary source	Tertiary source
3	151m NE	NLUD Ref: 421501427	Low	National Land Use Database - Previously Developed Land	UK Perspectives Aerial Photography	-
4	218m N	NLUD Ref: 421500600	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



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

1

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

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

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	No coverage	SJ88NW

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

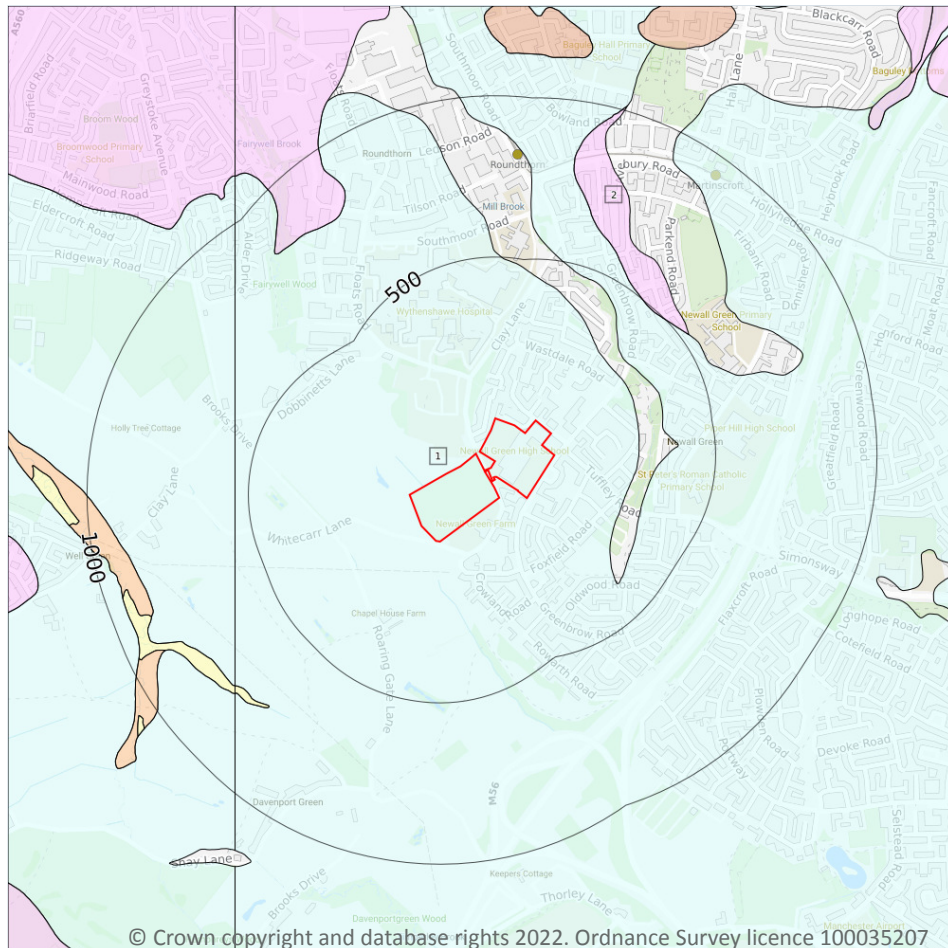
0

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.

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

2

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 70**

ID	Location	LEX Code	Description	Rock description
1	On site	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton
2	494m NE	GFDUD-XSV	Glaciofluvial Deposits, Devensian - Sand And Gravel	Sand And Gravel

This data is sourced from the British Geological Survey.



14.4 Landslip (10k)

Records within 500m

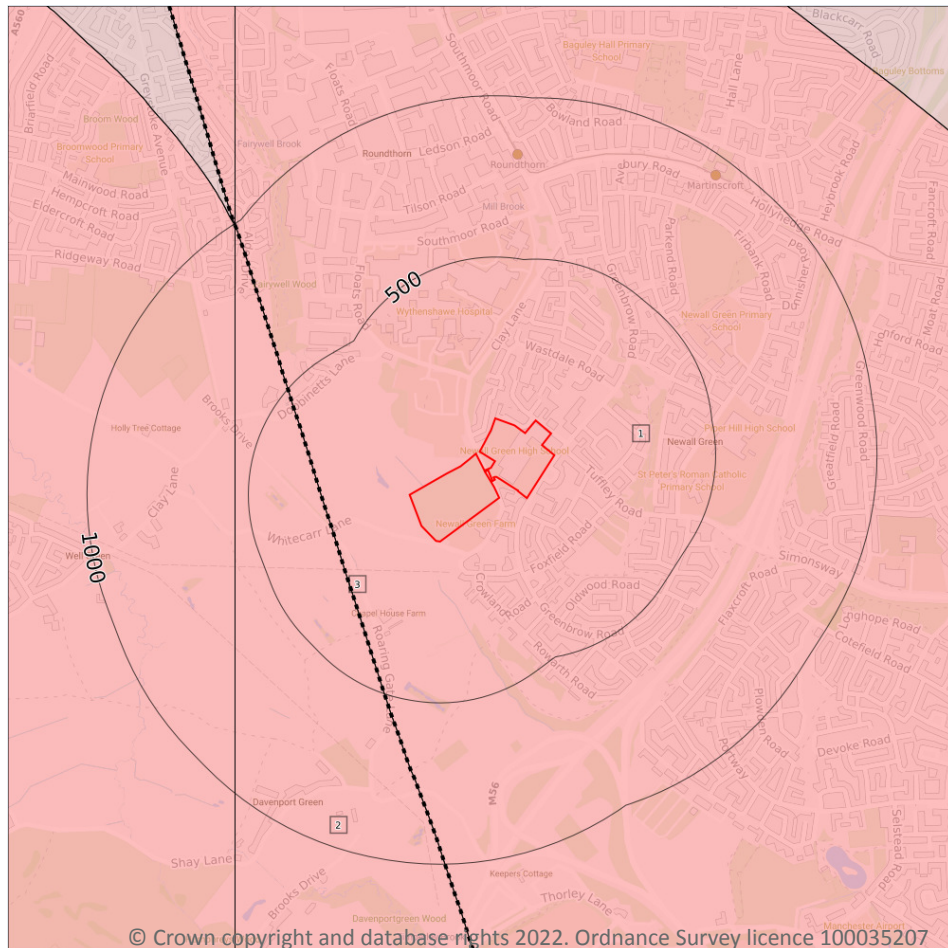
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

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

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

14.5 Bedrock geology (10k)

Records within 500m

2

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

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

ID	Location	LEX Code	Description	Rock age
1	On site	BOM-MDST	Bollin Mudstone Member - Mudstone	Anisian Age
2	261m W	BOM-MDST	Bollin Mudstone Member - Mudstone	Anisian Age

This data is sourced from the British Geological Survey.



14.6 Bedrock faults and other linear features (10k)

Records within 500m

1

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.

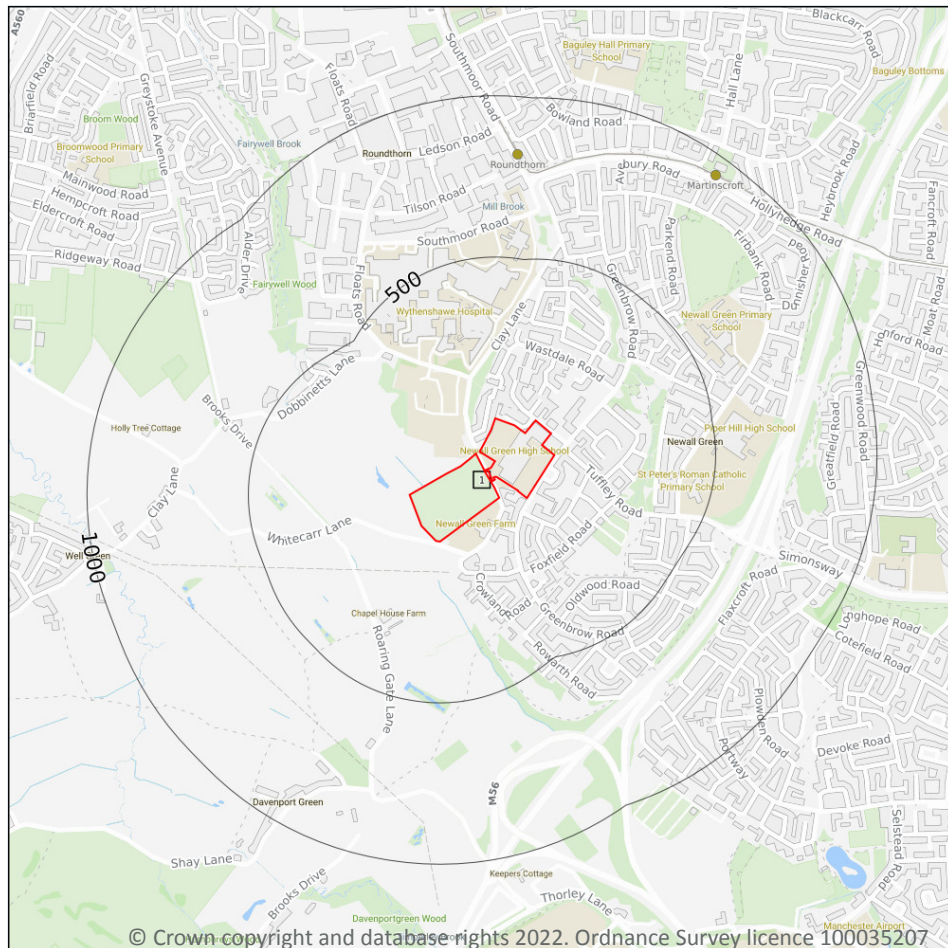
Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 72**

ID	Location	Category	Description
3	261m W	FAULT	Normal fault, inferred; crossmarks on downthrow side

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline
Search buffers in metres (m)

☐ Geological map tile

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 74**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	Full	EW098_stockport_v4

This data is sourced from the British Geological Survey.



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

15.2 Artificial and made ground (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

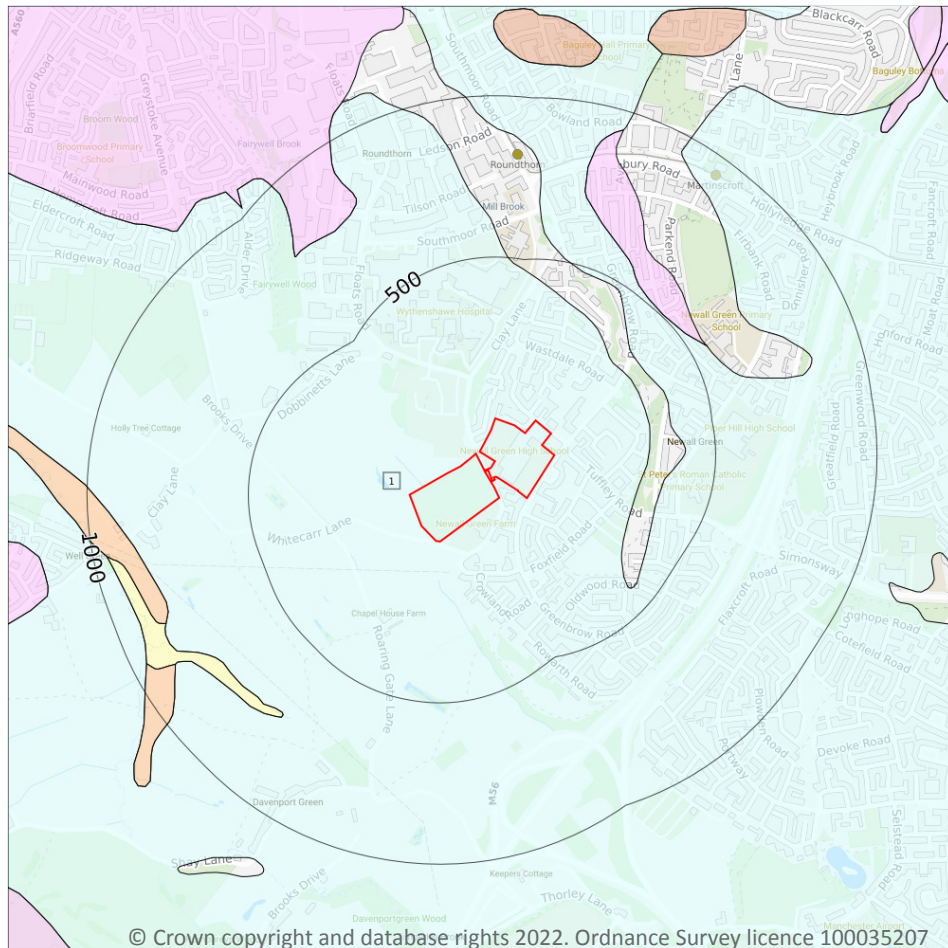
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



- Site Outline
- Search buffers in metres (m)
- Landslip (50k)
- Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m

1

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

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

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

This data is sourced from the British Geological Survey.



15.5 Superficial permeability (50k)

Records within 50m**1**

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

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m**0**

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

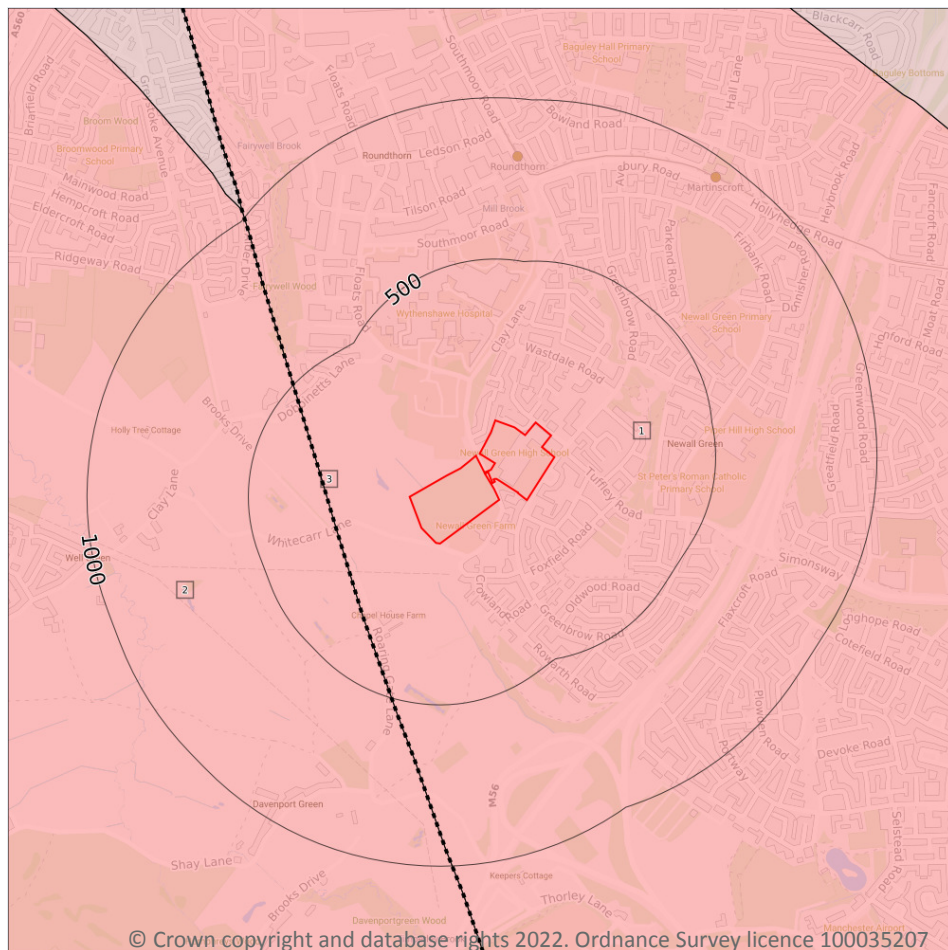
Records within 50m**0**

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

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

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

15.8 Bedrock geology (50k)

Records within 500m

2

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 78**

ID	Location	LEX Code	Description	Rock age
1	On site	BOM-MDST	BOLLIN MUDSTONE MEMBER - MUDSTONE	ANISIAN
2	246m W	BOM-MDST	BOLLIN MUDSTONE MEMBER - MUDSTONE	ANISIAN

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

1

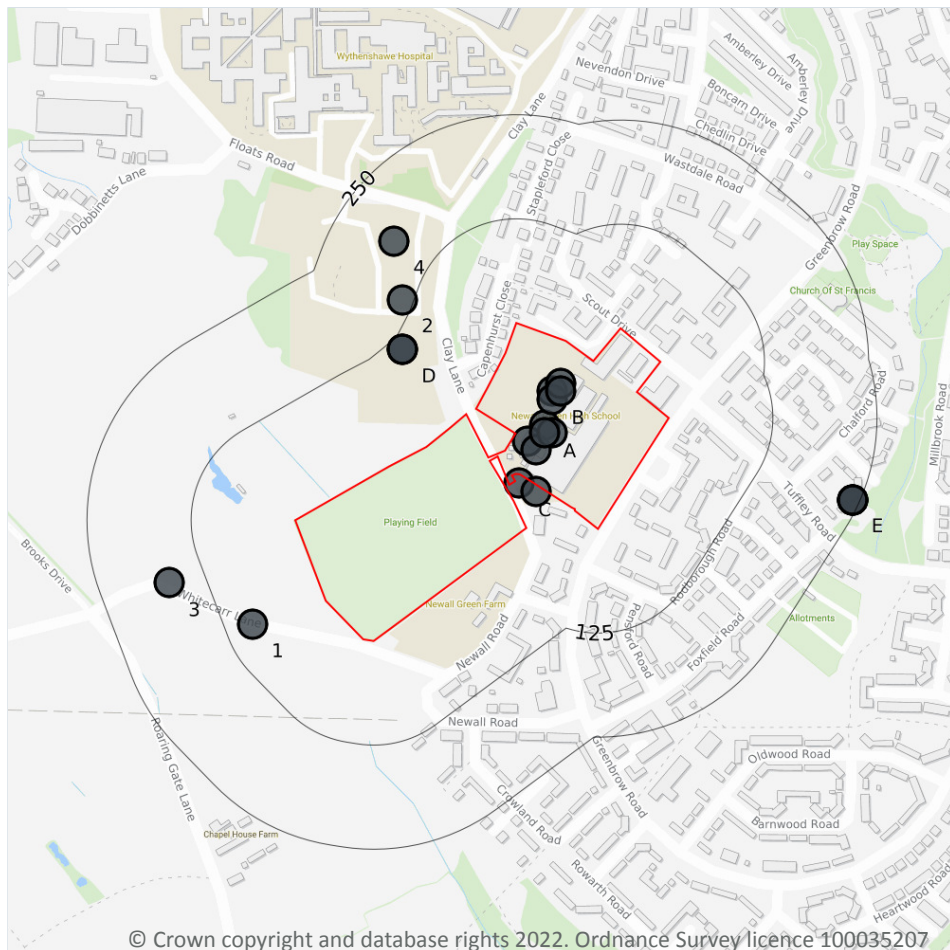
Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 78**

ID	Location	Category	Description
3	246m W	FAULT	Fault, inferred

This data is sourced from the British Geological Survey.

16 Boreholes



— Site Outline
Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m

21

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 80**

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	On site	380840 387500	NEWHALL GREEN HIGH SCHOOL TP4	-	Y	N/A
A	On site	380820 387480	NEWHALL GREEN HIGH SCHOOL TP3	-	Y	N/A
A	On site	380830 387470	NEWHALL GREEN HIGH SCHOOL TP5	-	Y	N/A

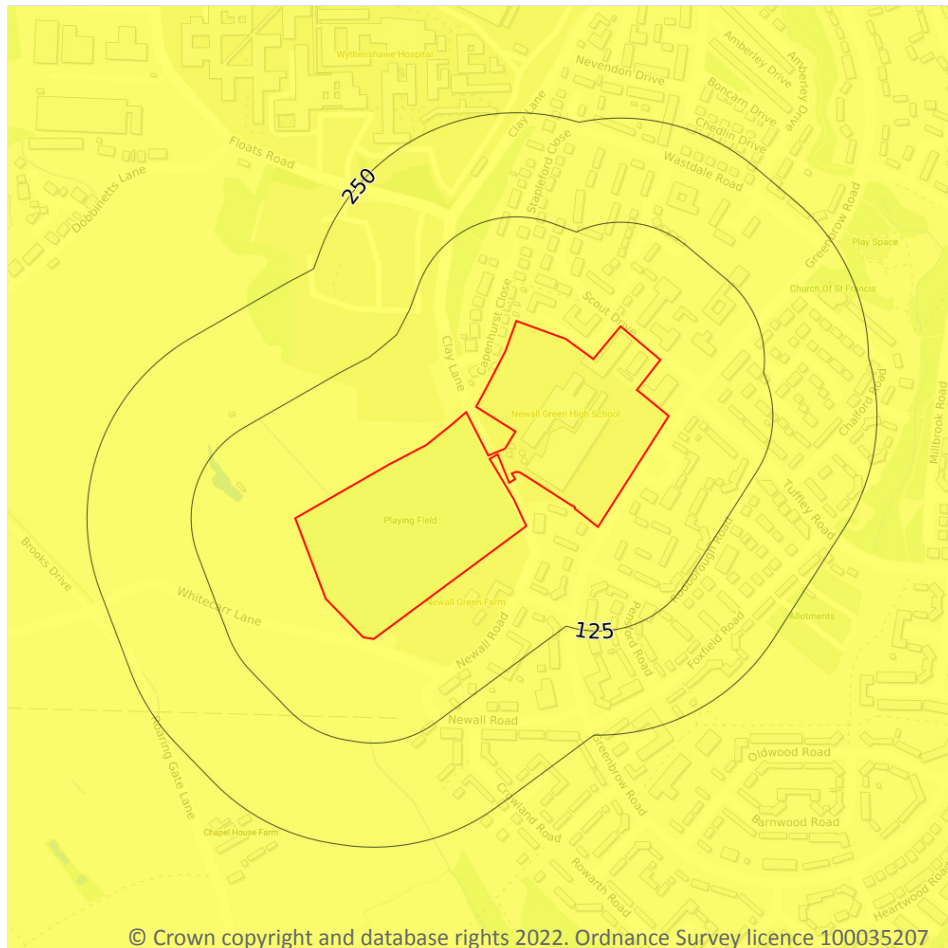


ID	Location	Grid reference	Name	Length	Confidential	Web link
A	On site	380850 387490	NEWHALL GREEN HIGH SCHOOL TP6	-	Y	N/A
A	On site	380840 387490	NEWHALL GREEN HIGH SCHOOL 3	-	Y	N/A
B	On site	380850 387540	NEWHALL GREEN HIGH SCHOOL TP8	-	Y	N/A
B	On site	380850 387530	NEWHALL GREEN HIGH SCHOOL 2	-	Y	N/A
B	On site	380860 387550	NEWHALL GREEN HIGH SCHOOL 1	-	Y	N/A
B	On site	380860 387540	NEWHALL GREEN HIGH SCHOOL TP7	-	Y	N/A
C	5m SE	380810 387430	NEWHALL GREEN HIGH SCHOOL TP2	-	Y	N/A
C	7m SW	380830 387420	NEWHALL GREEN HIGH SCHOOL TP1	-	Y	N/A
1	92m W	380490 387260	WESTERN PARKWAY SW. SWR 48	-	Y	N/A
D	109m NW	380670 387590	WYTHENSHAW HOSPITAL TP 120A	-	Y	N/A
D	109m NW	380670 387590	WYTHENSHAW HOSPITAL TP 120	-	Y	N/A
2	138m W	380670 387650	WYTHENSHAW HOSPITAL TP 119	-	Y	N/A
3	168m W	380390 387310	WESTERN PARKWAY SW. SWR 47	-	Y	N/A
4	176m NW	380660 387720	WYTHENSHAW HOSPITAL TP 118	-	Y	N/A
E	241m SE	381210 387410	16 BELSTONE AVENUE NEWALL GREEN 1	-	Y	N/A
E	241m SE	381210 387410	16 BELSTONE AVENUE NEWALL GREEN 3	-	Y	N/A
E	241m SE	381210 387410	16 BELSTONE AVENUE NEWALL GREEN 2	-	Y	N/A
E	241m SE	381210 387410	16 BELSTONE AVENUE NEWALL GREEN 4	-	Y	N/A

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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

17.1 Shrink swell clays

Records within 50m

1

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

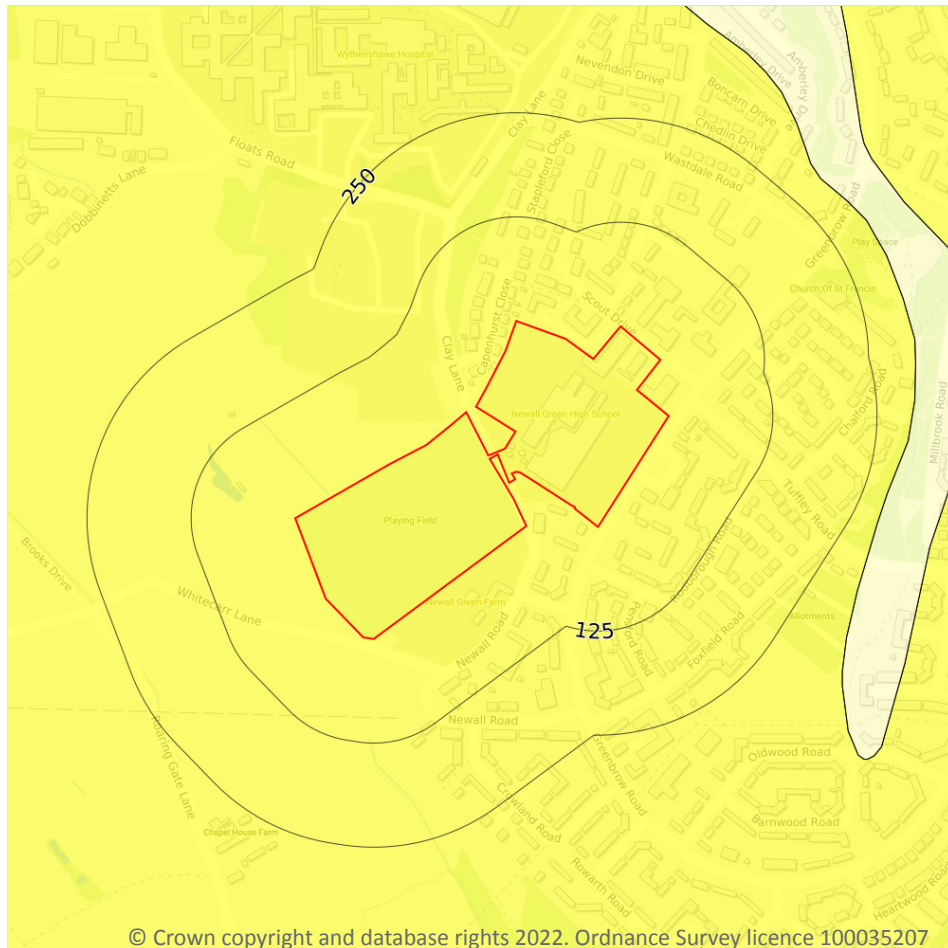
Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 82**

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.

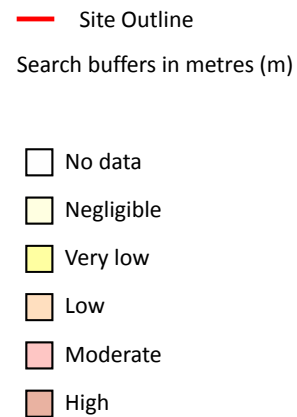
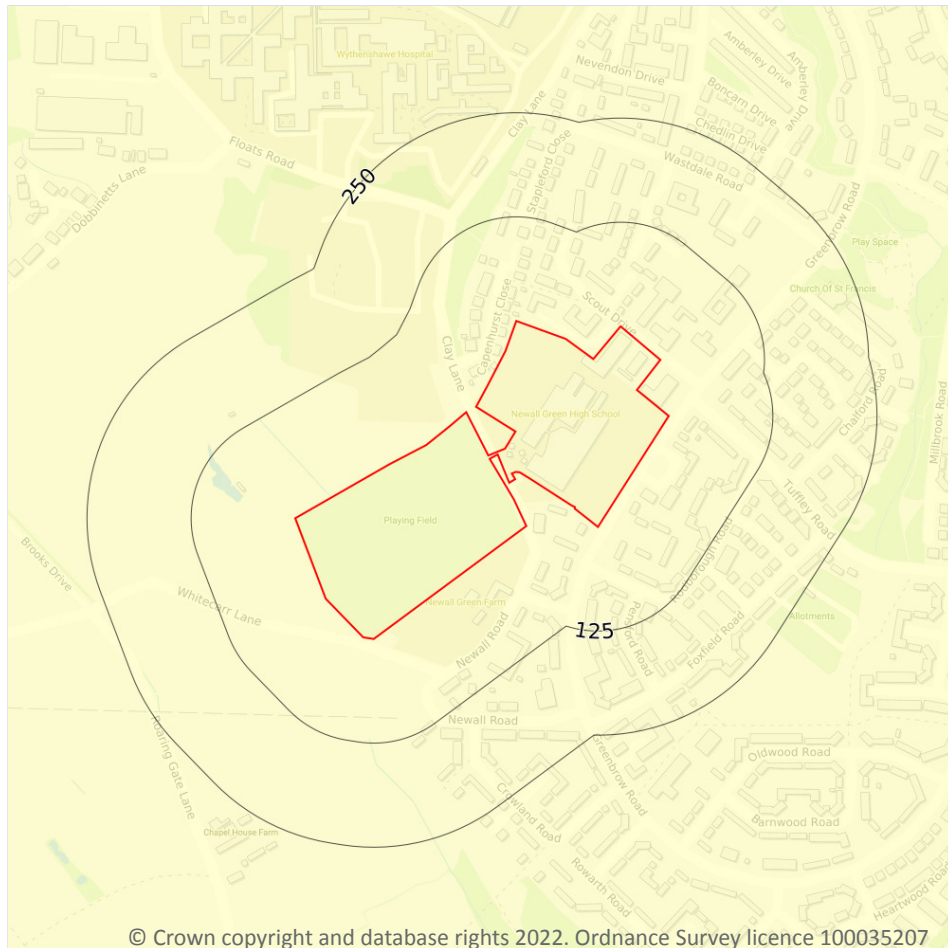
Features are displayed on the Natural ground subsidence - Running sands map on **page 83**

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



17.3 Compressible deposits

Records within 50m

1

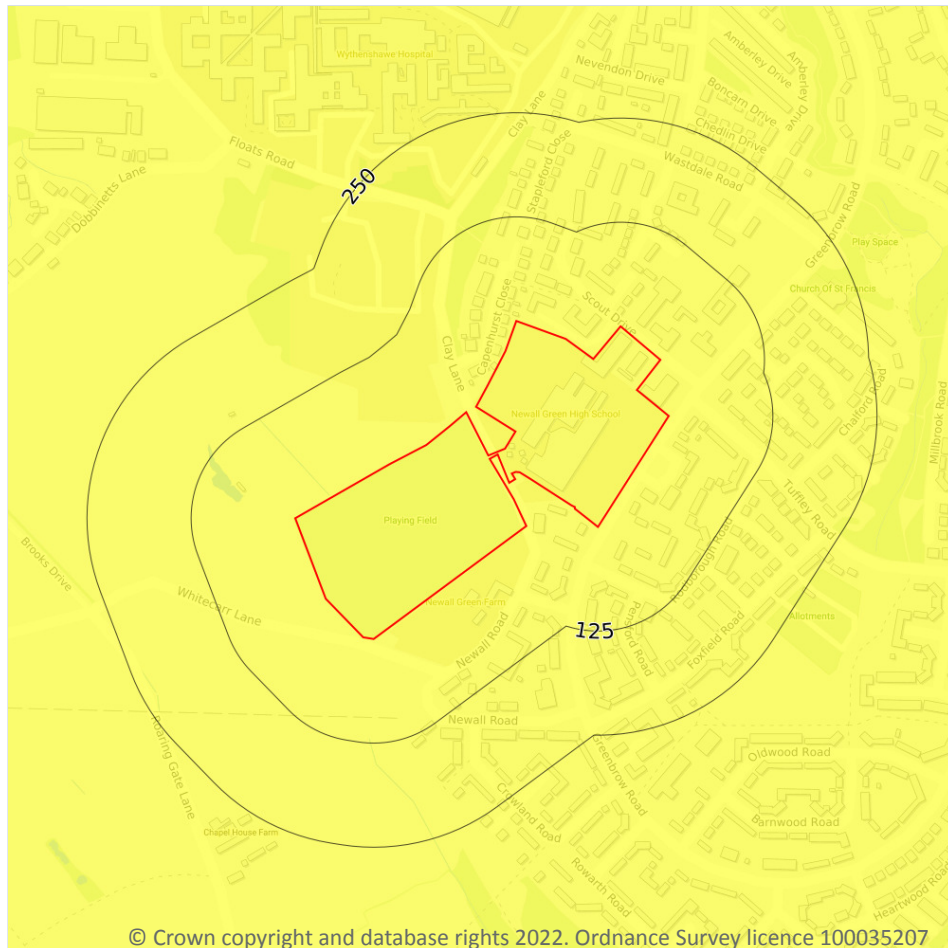
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

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

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.

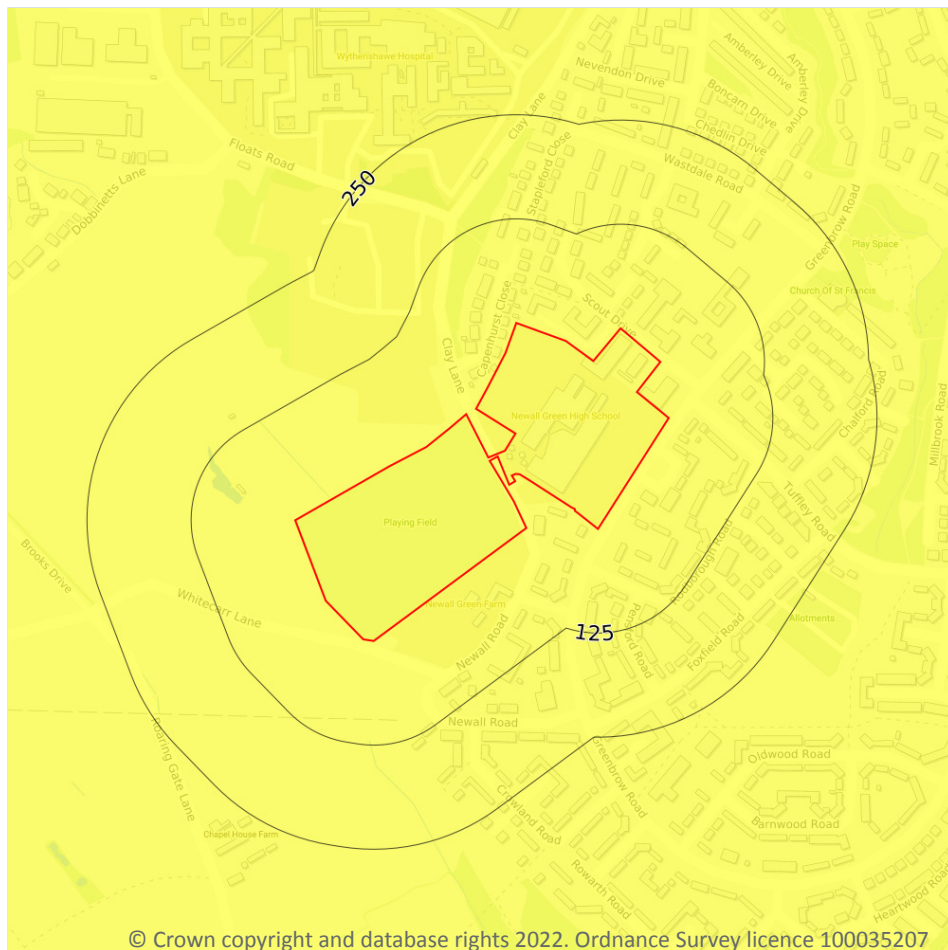
Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 85**

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.

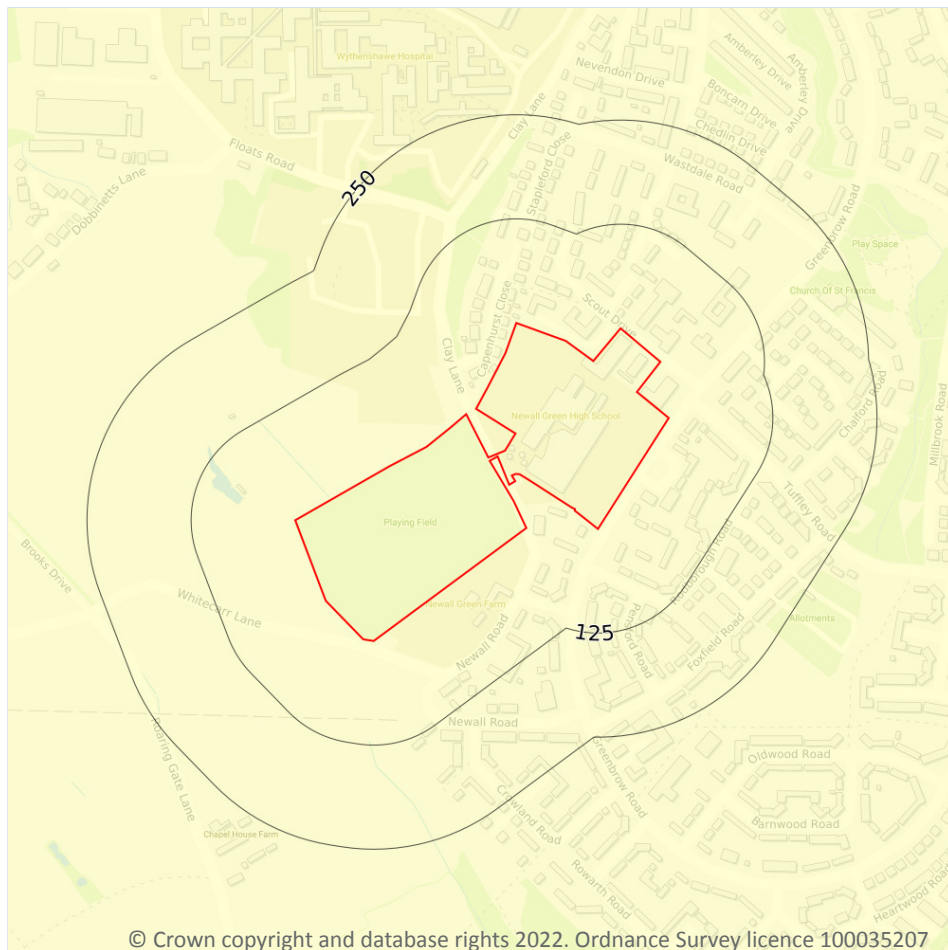
Features are displayed on the Natural ground subsidence - Landslides map on **page 86**

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.

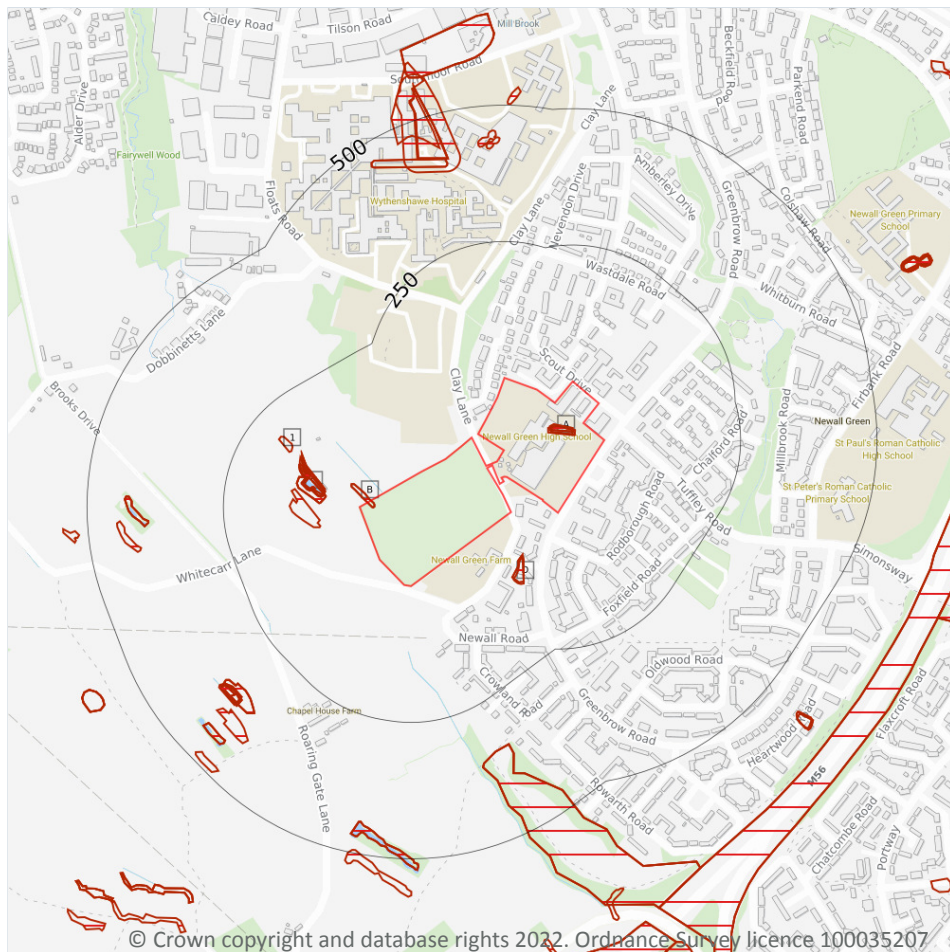
Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 87**

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

This data is sourced from the British Geological Survey.



18 Mining, ground workings and natural cavities



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

18.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

18.2 BritPits

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m

22

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 88**

ID	Location	Land Use	Year of mapping	Mapping scale
A	On site	Pond	1954	1:10560
A	On site	Pond	1897	1:10560
A	On site	Pond	1907	1:10560
A	On site	Pond	1938	1:10560
A	On site	Pond	1907	1:10560
A	On site	Pond	1907	1:10560
B	On site	Pond	1897	1:10560
B	On site	Pond	1907	1:10560
C	65m W	Pond	1975	1:10000
C	65m W	Pond	1989	1:10000
C	65m W	Pond	1967	1:10560
C	69m W	Pond	1907	1:10560
C	69m W	Pond	1907	1:10560
C	70m W	Pond	1938	1:10560
C	72m NW	Pond	1897	1:10560
C	72m NW	Pond	1907	1:10560
C	72m W	Pond	1954	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
D	76m SE	Pond	1897	1:10560
D	76m SE	Pond	1907	1:10560
C	77m W	Pond	1995	1:10000
D	79m SE	Pond	1907	1:10560
1	162m NW	Pond	1995	1:10000

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

0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

0

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

This data is sourced from the British Geological Survey.



18.7 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

18.8 JPB mining areas

Records on site

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

0

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

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.

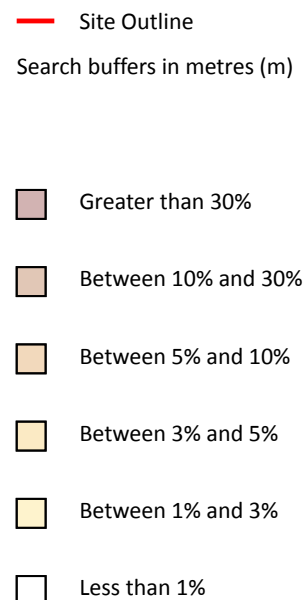
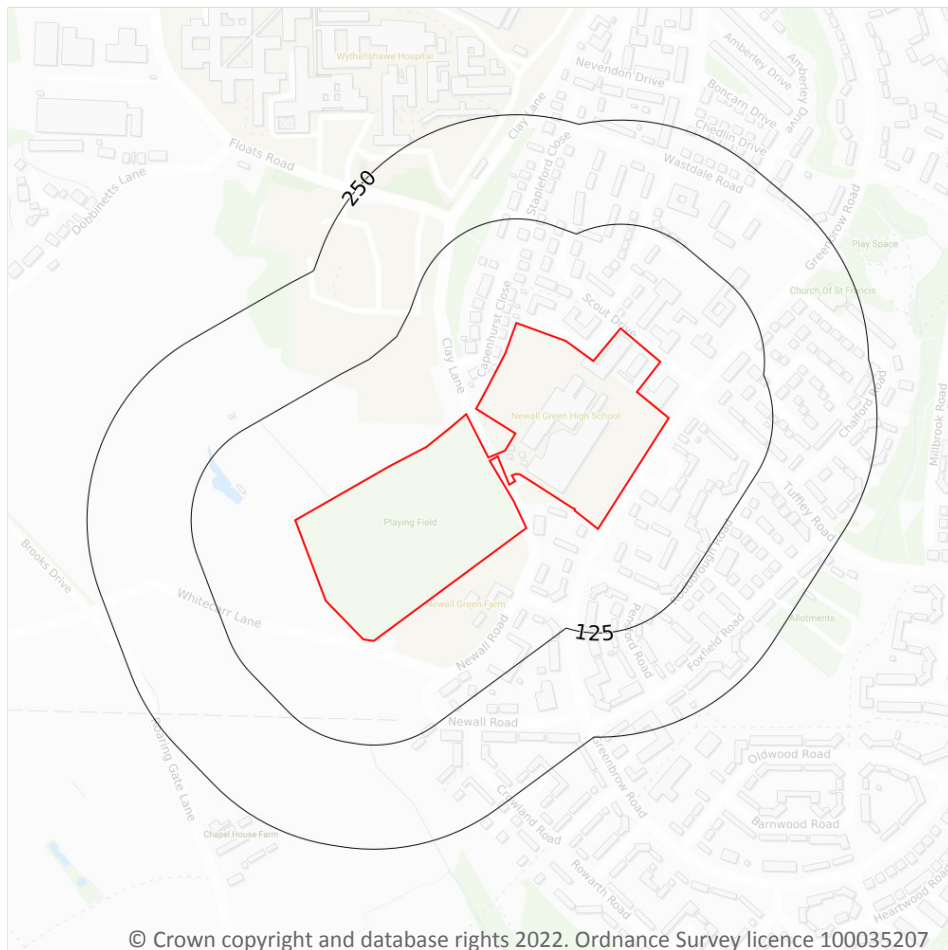
18.13 Clay mining

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 93**

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

7

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
10m NE	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
10m NE	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 mg/kg
13m SE	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
13m E	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 mg/kg
41m W	15 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 km²).

This data is sourced from the British Geological Survey.



20.3 BGS Measured Urban Soil Chemistry

Records within 50m

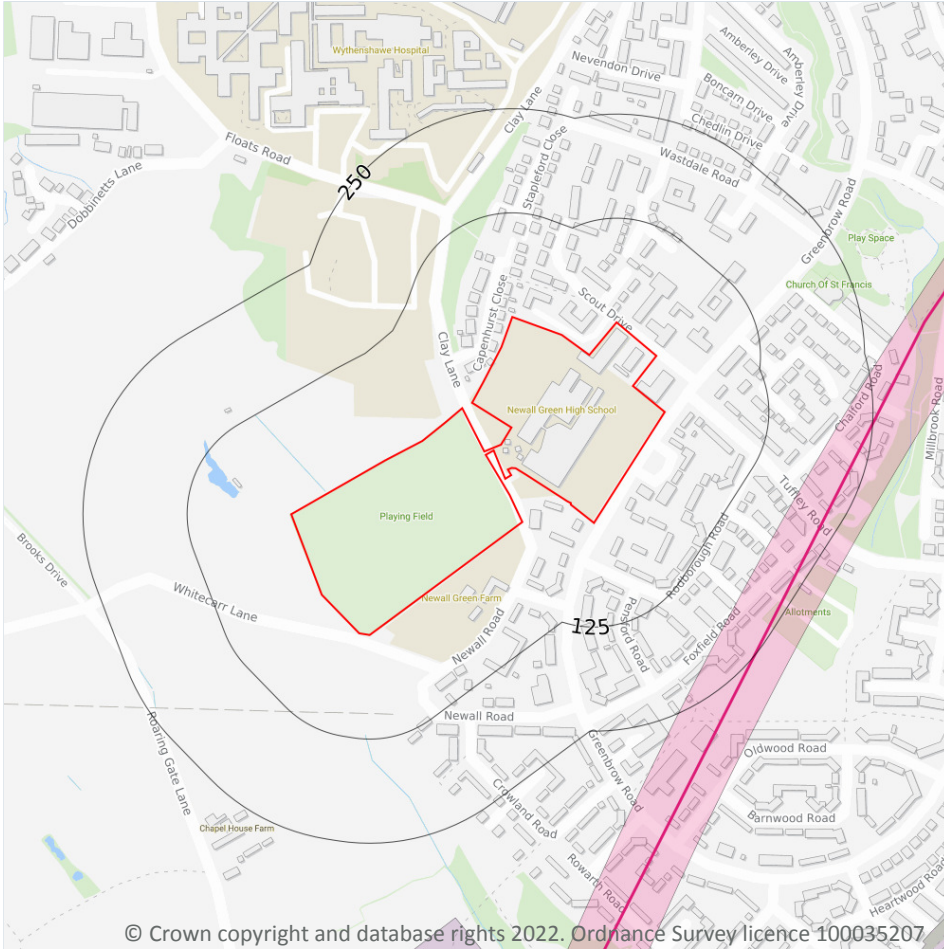
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The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



21 Railway infrastructure and projects



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

21.1 Underground railways (London)

Records within 250m

0

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

This data is sourced from publicly available information by Groundsure.

21.2 Underground railways (Non-London)

Records within 250m

0

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



This data is sourced from publicly available information by Groundsure.

21.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m

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**1**

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

Features are displayed on the Railway infrastructure and projects map on **page 96**

Location	Track Type	Speed (mph)	Speed (km/h)	Status
229m SE	Tunnel	143mph	230kph	Current preferred consultation route

This data is sourced from HS2 Ltd.



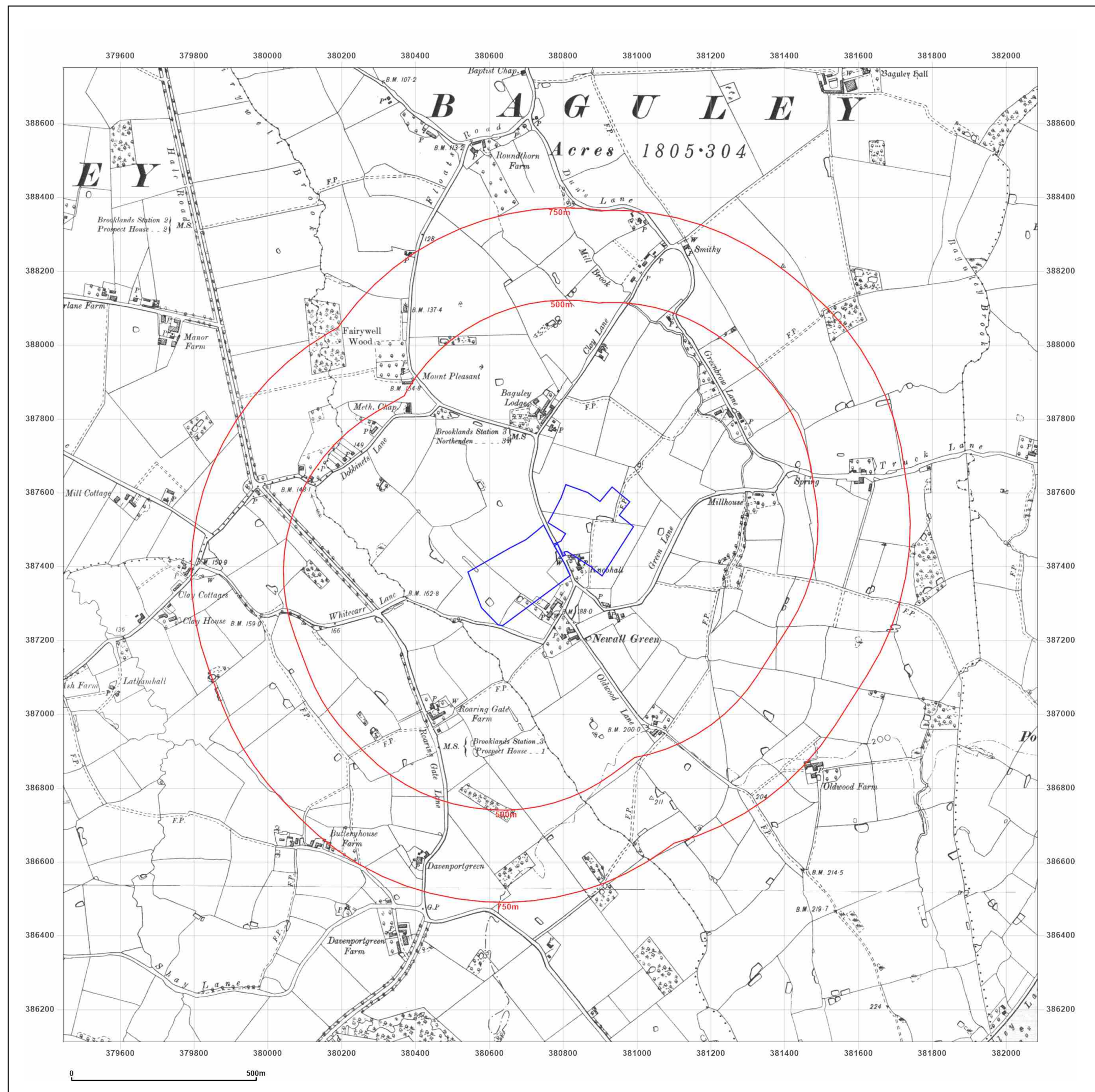
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Client Ref: P4436_-_PO9137
Report Ref: HMD-453-8730409
Grid Ref: 380765, 387431

Map Name: County Series
Map date: 1897-1899
Scale: 1:10,560
Printed at: 1:10,560



Surveyed 1876
Revised 1897
Edition 1897
Copyright N/A
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Surveyed 1874
Revised 1897
Edition 1899
Copyright N/A
Levelled N/A



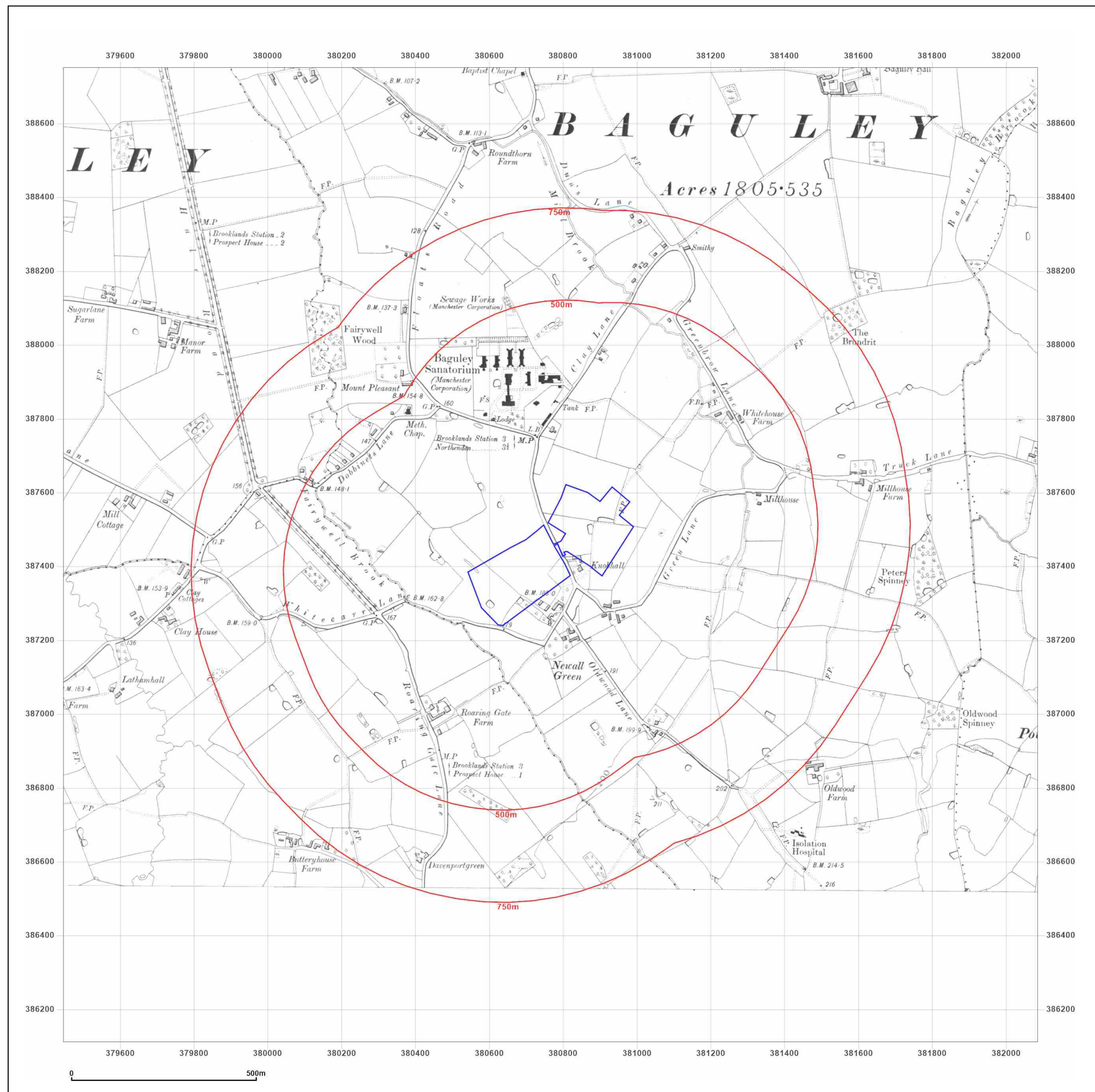
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Client Ref: P4436_-_PO9137
Report Ref: HMD-453-8730409
Grid Ref: 380765, 387431

Map Name: County Series
Map date: 1907
Scale: 1:10,560
Printed at: 1:10,560



Surveyed 1873
Revised 1907
Edition 1907
Copyright N/A
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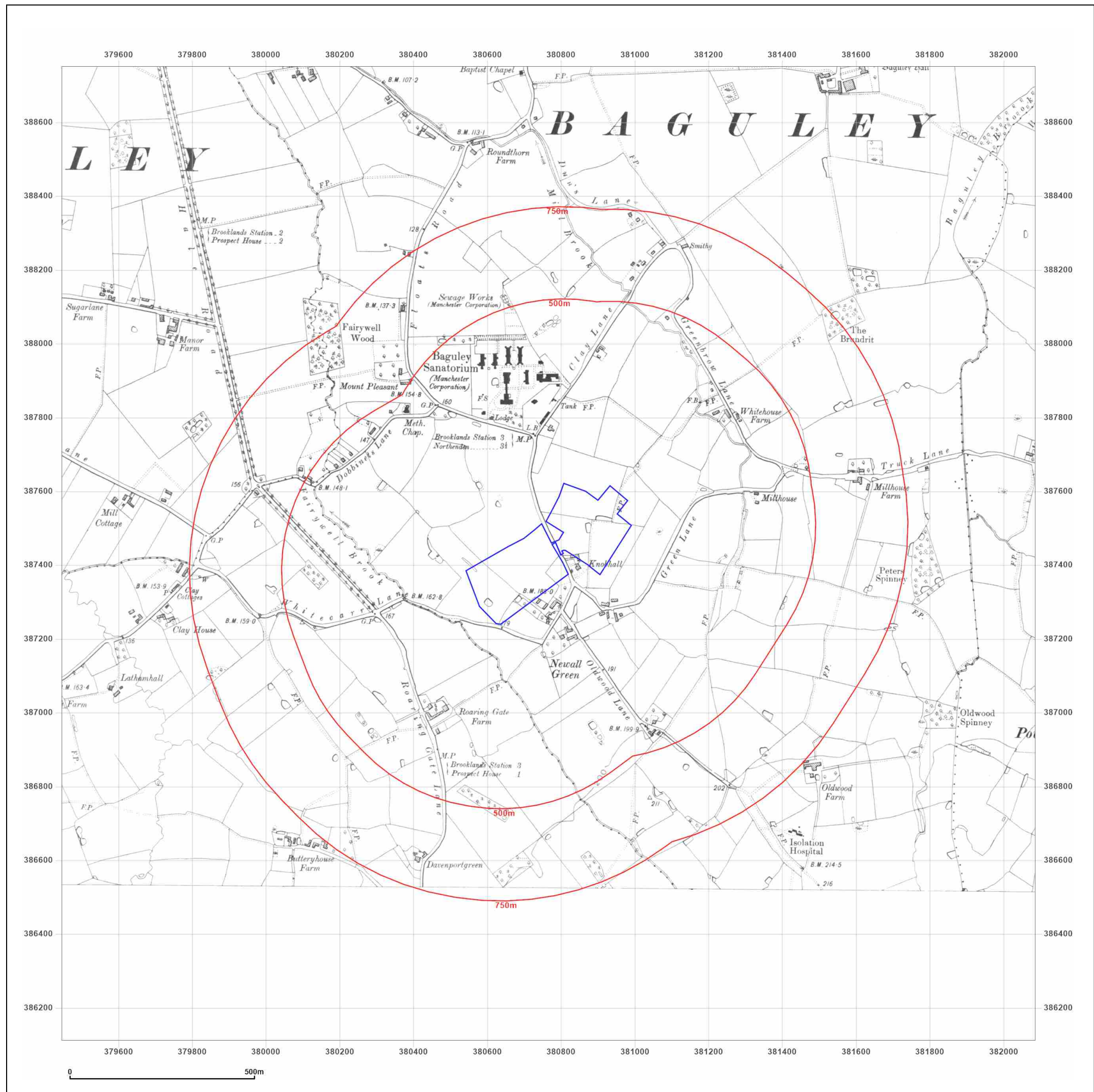


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Client Ref: P4436_-_PO9137
Report Ref: HMD-453-8730409
Grid Ref: 380765, 387431

Map Name: County Series

Map date: 1907

Scale: 1:10,560

Printed at: 1:10,560



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Report Ref: HMD-453-8730409
Grid Ref: 380765, 387431

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



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Edition 1938
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Revised 1938
Edition 1938
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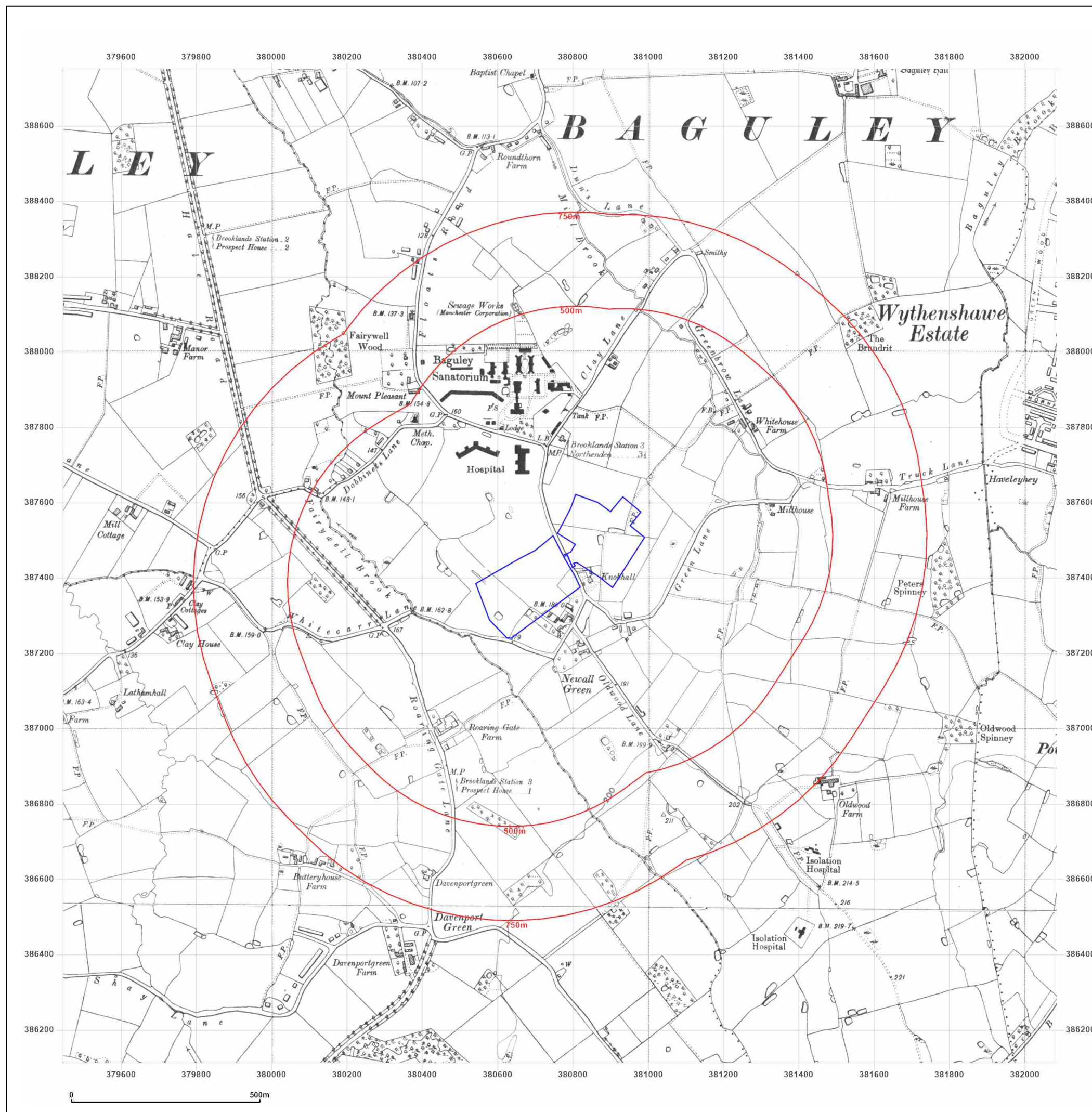


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Client Ref: P4436_-_PO9137
Report Ref: HMD-453-8730409
Grid Ref: 380765, 387431

Map Name: Provisional

Map date: 1954

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A Revised 1954 Edition N/A Copyright 1954 Levelled N/A	Surveyed 1949 Revised 1954 Edition N/A Copyright N/A Levelled N/A
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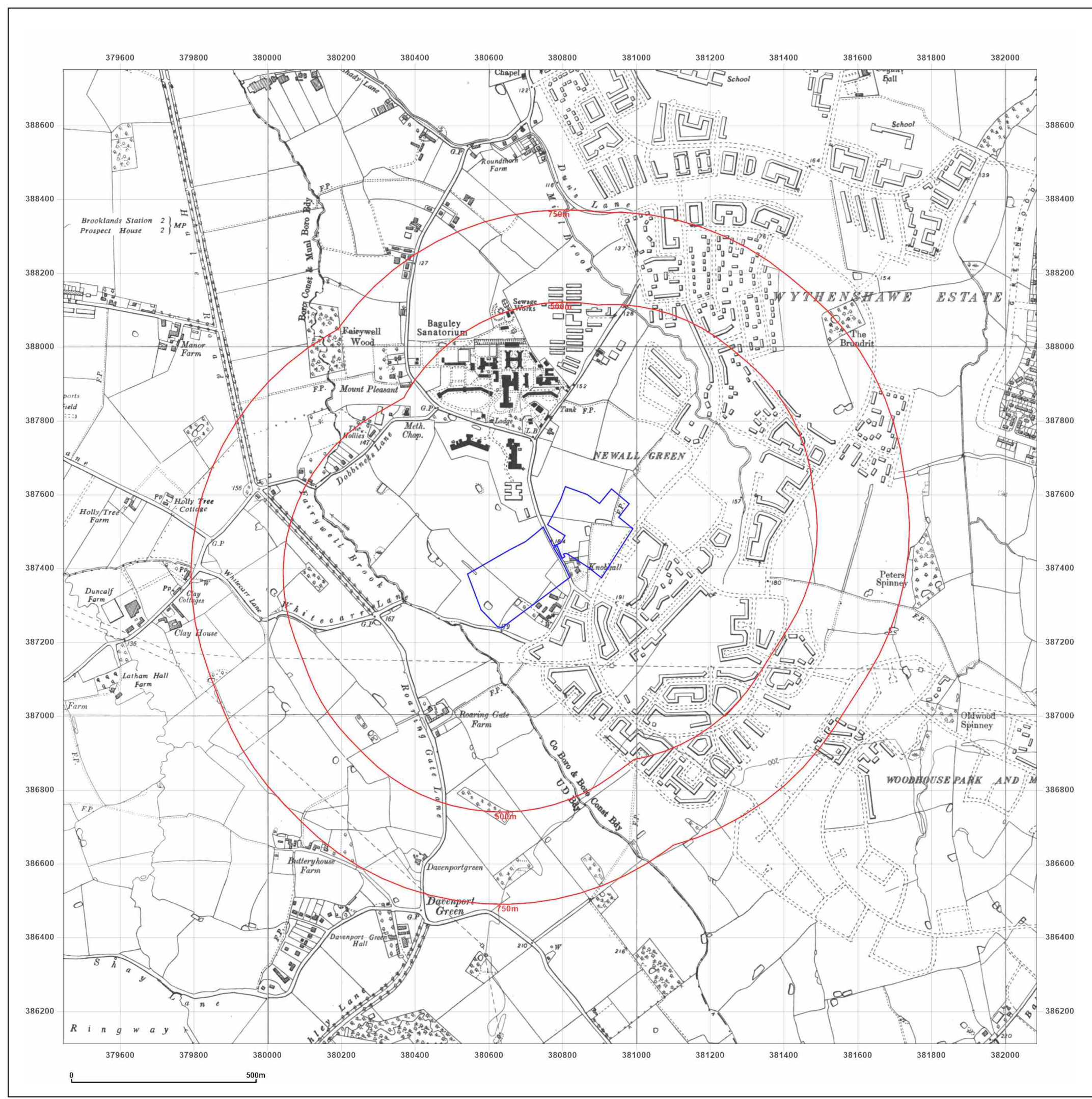


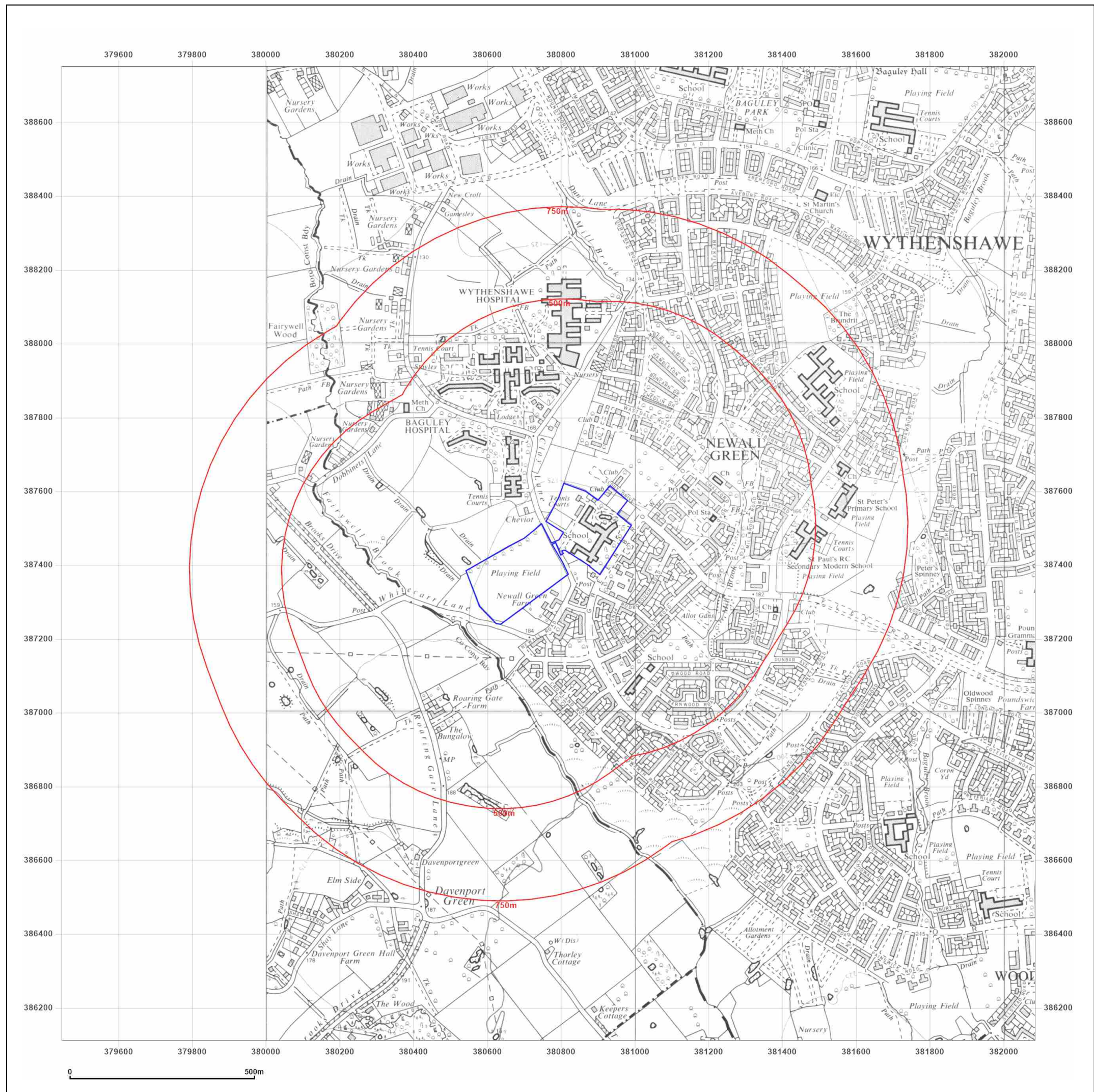
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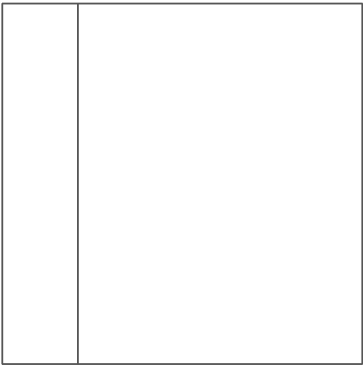
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Grid Ref: 380765, 387431

Map Name: Provisional

Map date: 1967

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1967
Revised 1967
Edition N/A
Copyright 1967
Levelled N/A

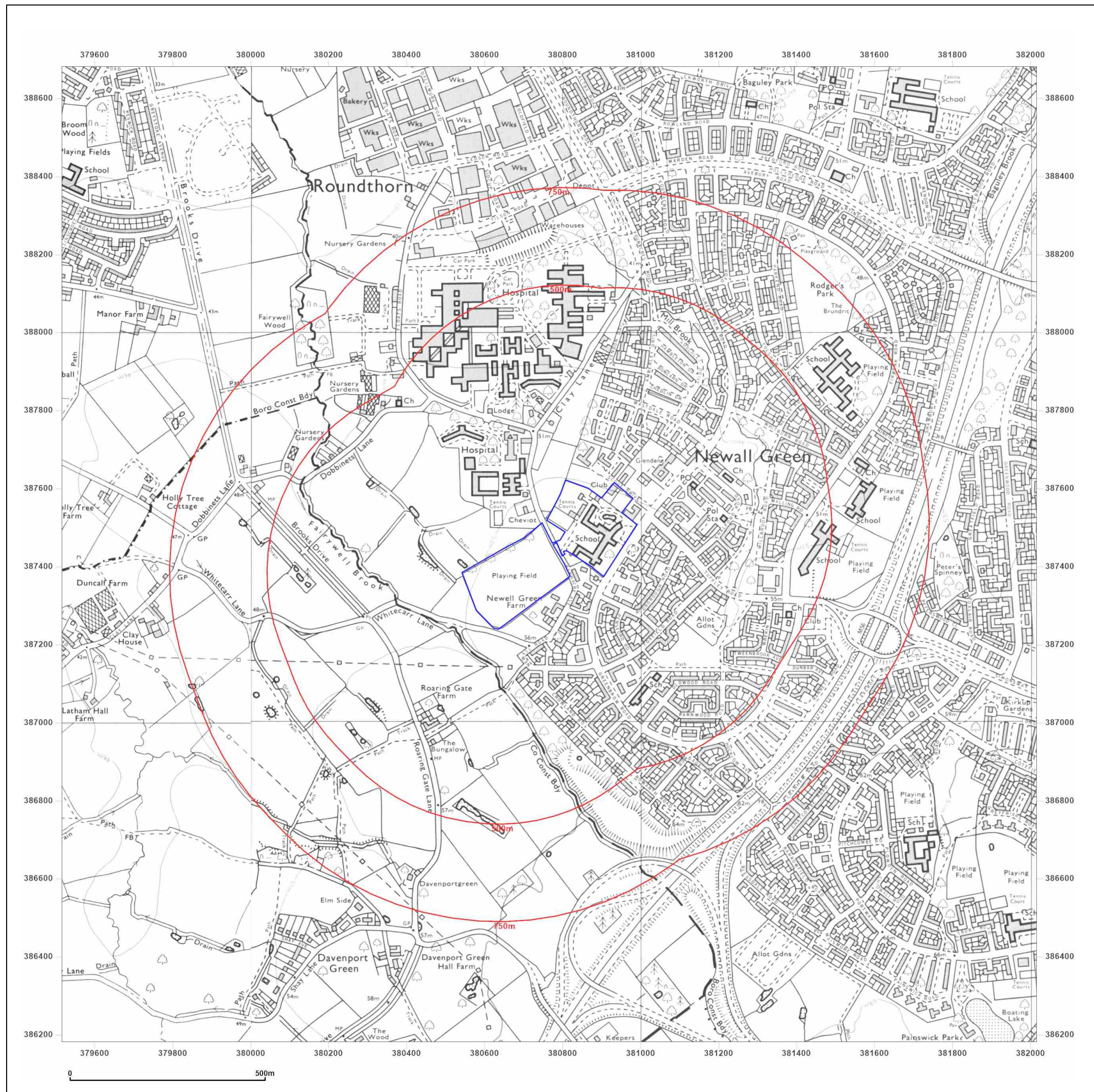


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Client Ref: P4436_-_PO9137
Report Ref: HMD-453-8730409
Grid Ref: 380765, 387431

Map Name: National Grid

Map date: 1972-1977

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1970
Revised 1971
Edition N/A
Copyright 1972
Levelled 1964

Surveyed 1975
Revised 1977
Edition N/A
Copyright 1977
Levelled 1964

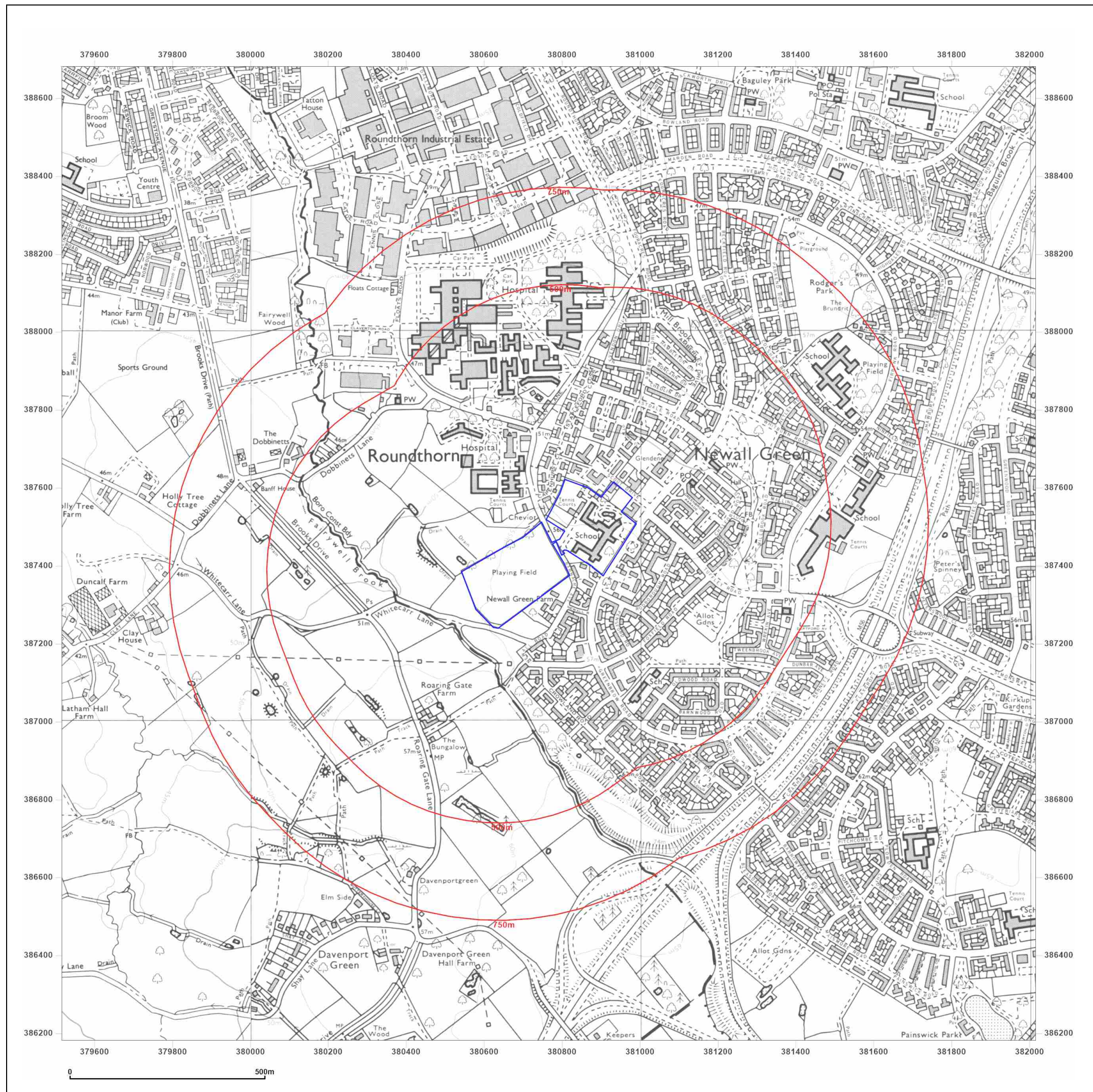


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Client Ref: P4436_-_PO9137
Report Ref: HMD-453-8730409
Grid Ref: 380765, 387431

Map Name: National Grid

Map date: 1989-1990

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1988
Revised 1990
Edition N/A
Copyright 1990
Levelled 1981

Surveyed 1984
Revised 1989
Edition N/A
Copyright 1989
Levelled 1981

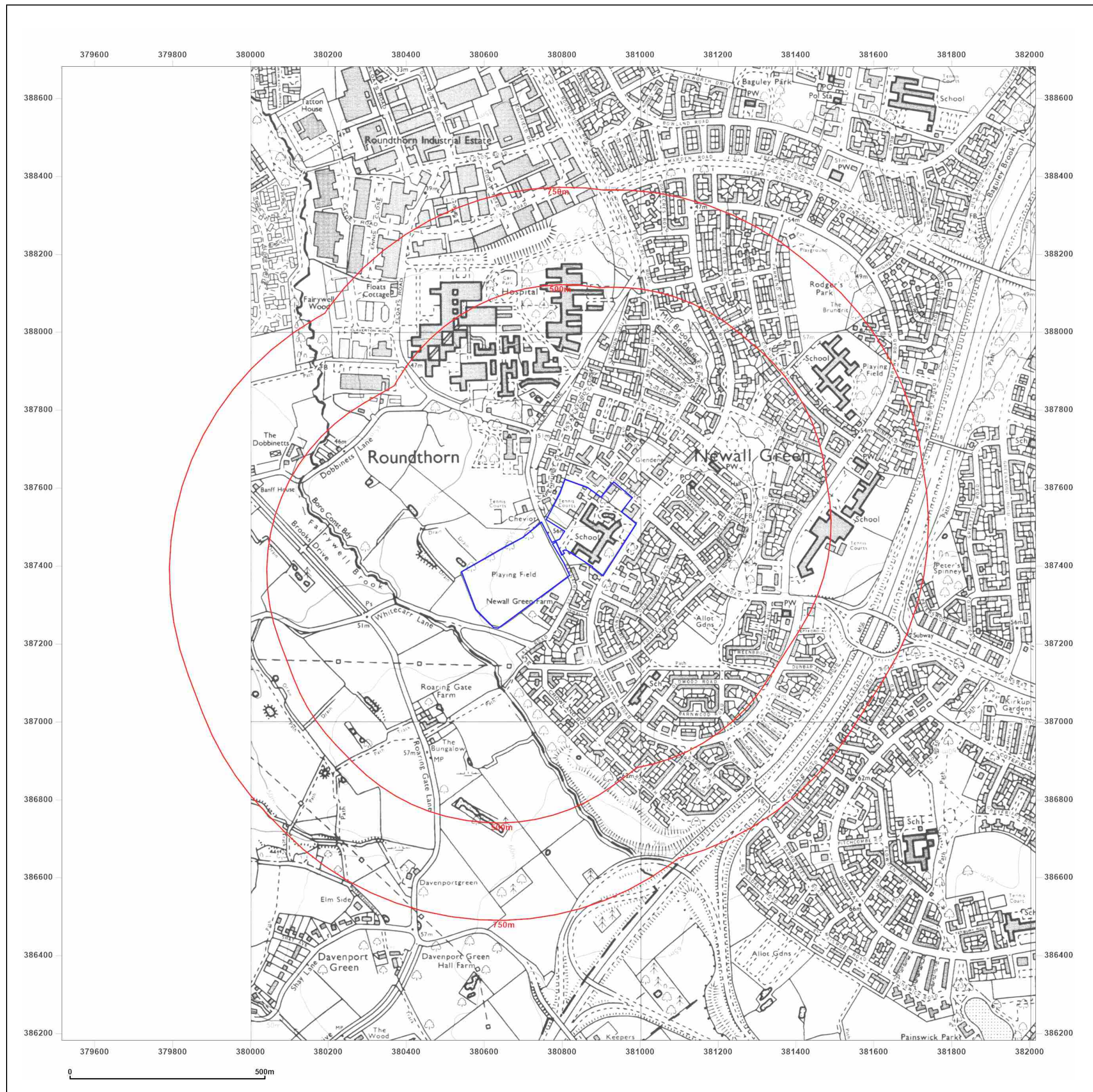


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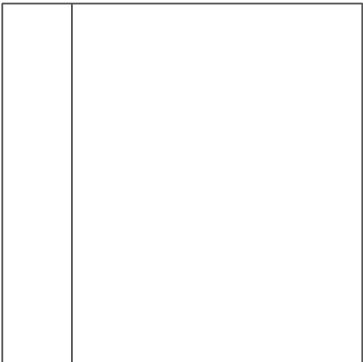
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Map Name: National Grid

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Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1984
Revised 1995
Edition N/A
Copyright 1995
Levelled 1981

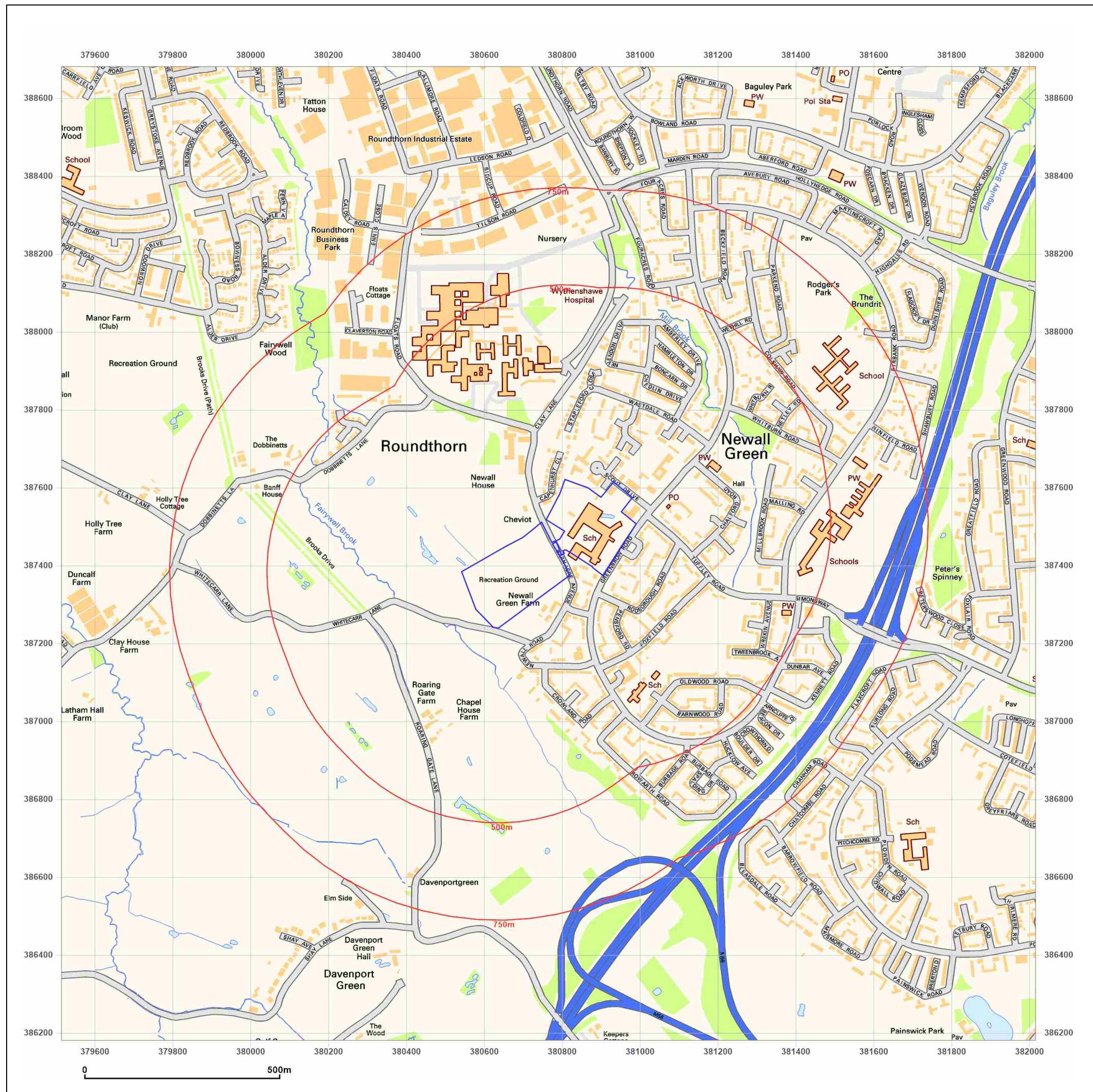


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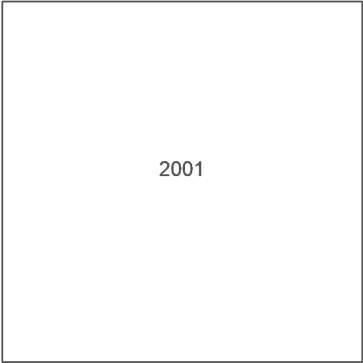
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Grid Ref: 380765, 387431

Map Name: National Grid

Map date: 2001

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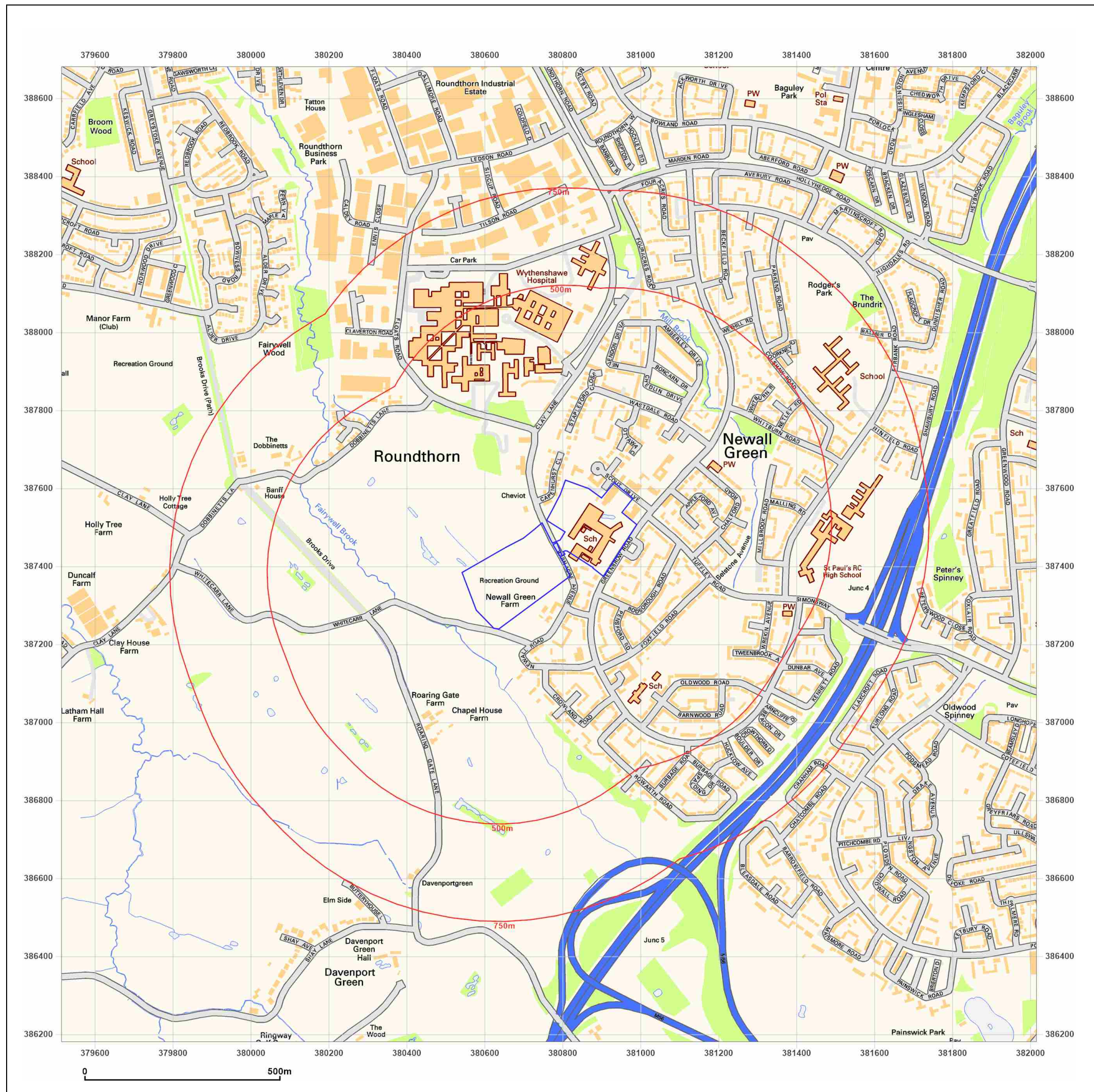


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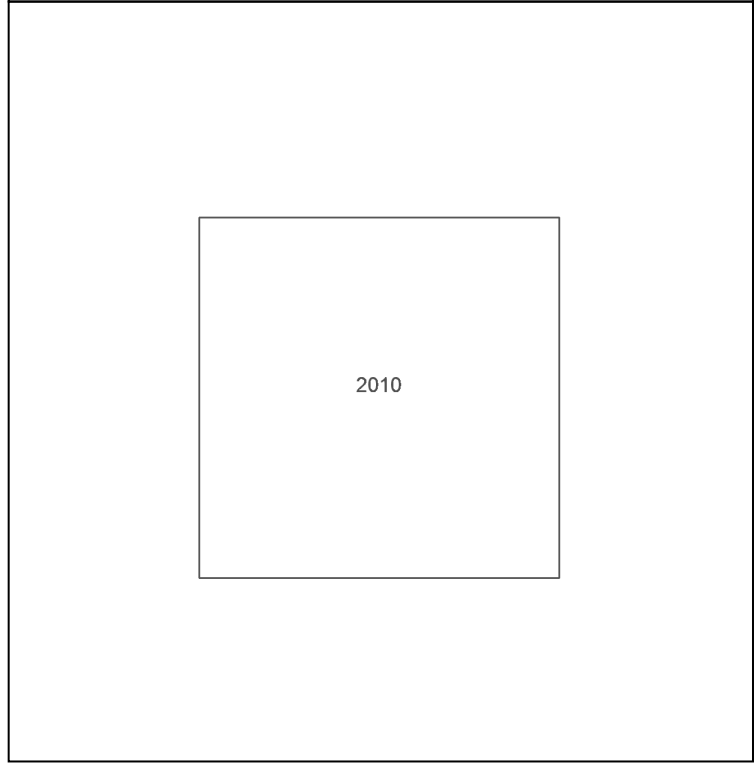


Site Details:

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MANCHESTER, M23 2SX

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Report Ref: HMD-453-8730409
Grid Ref: 380765, 387431

Map Name: National Grid
Map date: 2010
Scale: 1:10,000
Printed at: 1:10,000



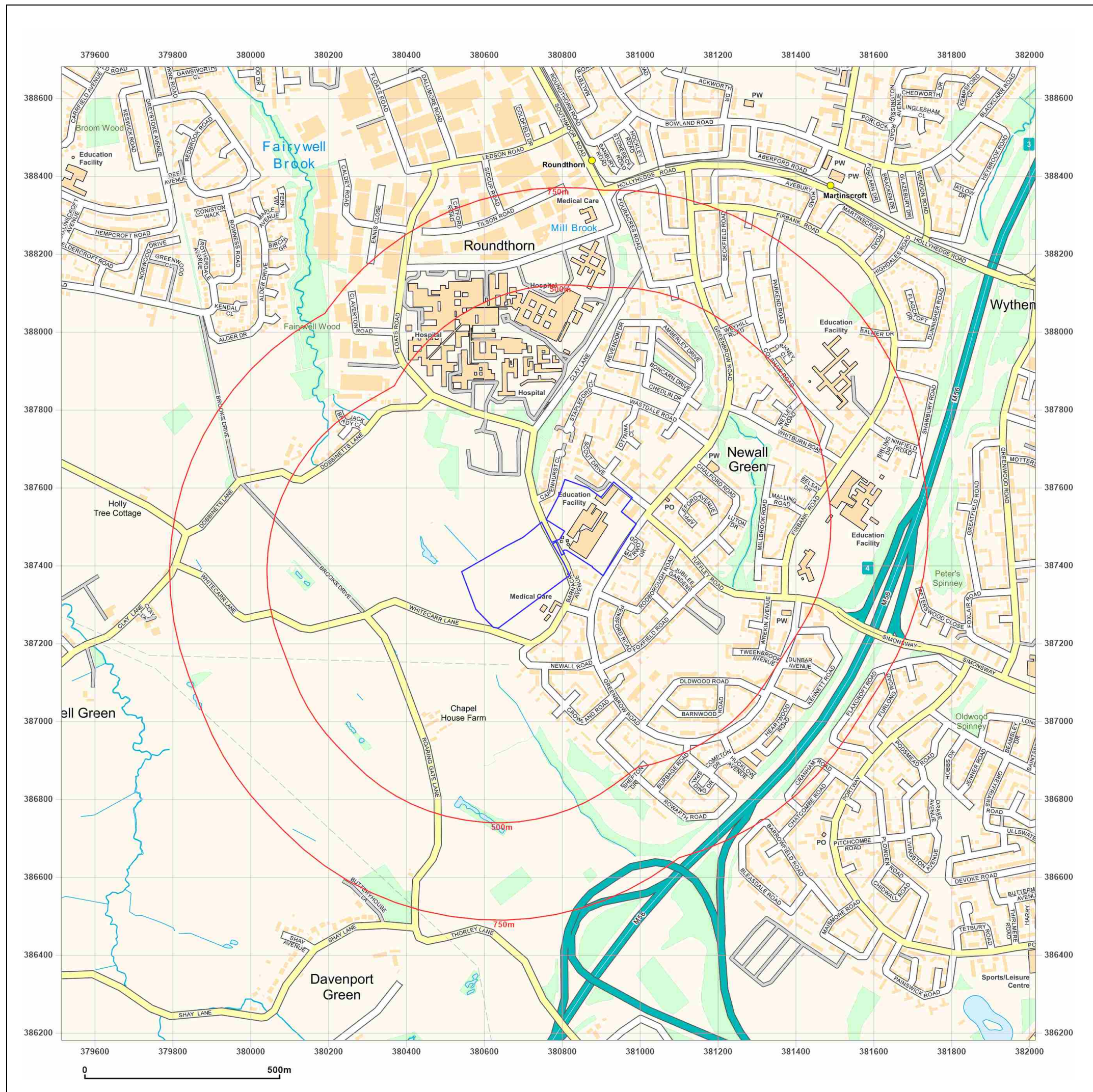
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Client Ref: P4436_-_PO9137
Report Ref: HMD-453-8730409
Grid Ref: 380765, 387431

Map Name: National Grid

Map date: 2022

Scale: 1:10,000

Printed at: 1:10,000



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MANCHESTER, M23 2SX

Client Ref: P4436_-_PO9137
Report Ref: HMD-453-8730409_LS_1_1
Grid Ref: 380452, 387430

Map Name: County Series

Map date: 1876

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1876
Revised 1876
Edition N/A
Copyright N/A
Levelled N/A

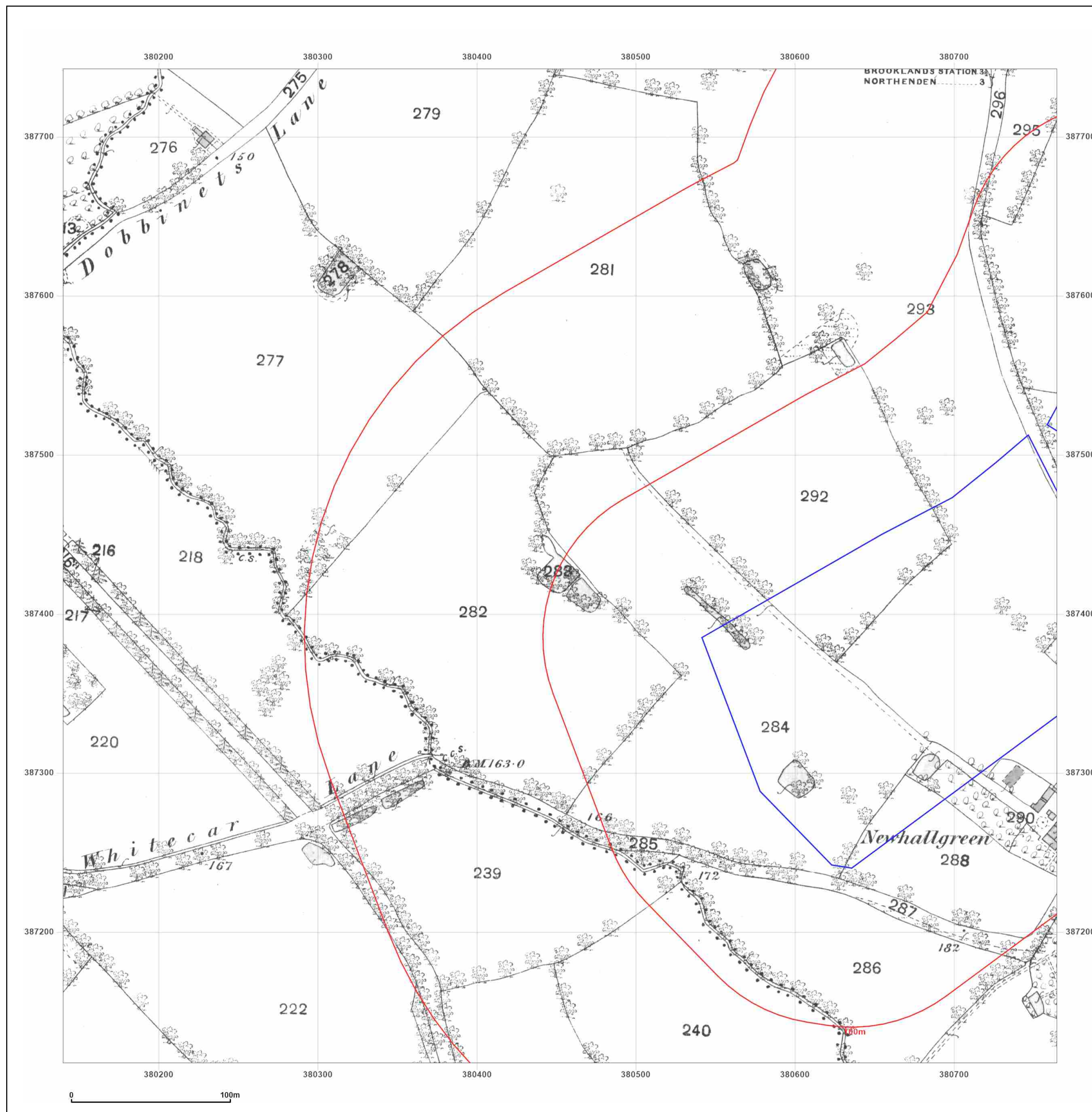


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MANCHESTER, M23 2SX

Client Ref: P4436_-_PO9137
Report Ref: HMD-453-8730409_LS_2_1
Grid Ref: 381077, 387430

Map Name: County Series

Map date: 1876

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1876
Revised 1876
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1876
Revised 1876
Edition N/A
Copyright N/A
Levelled N/A

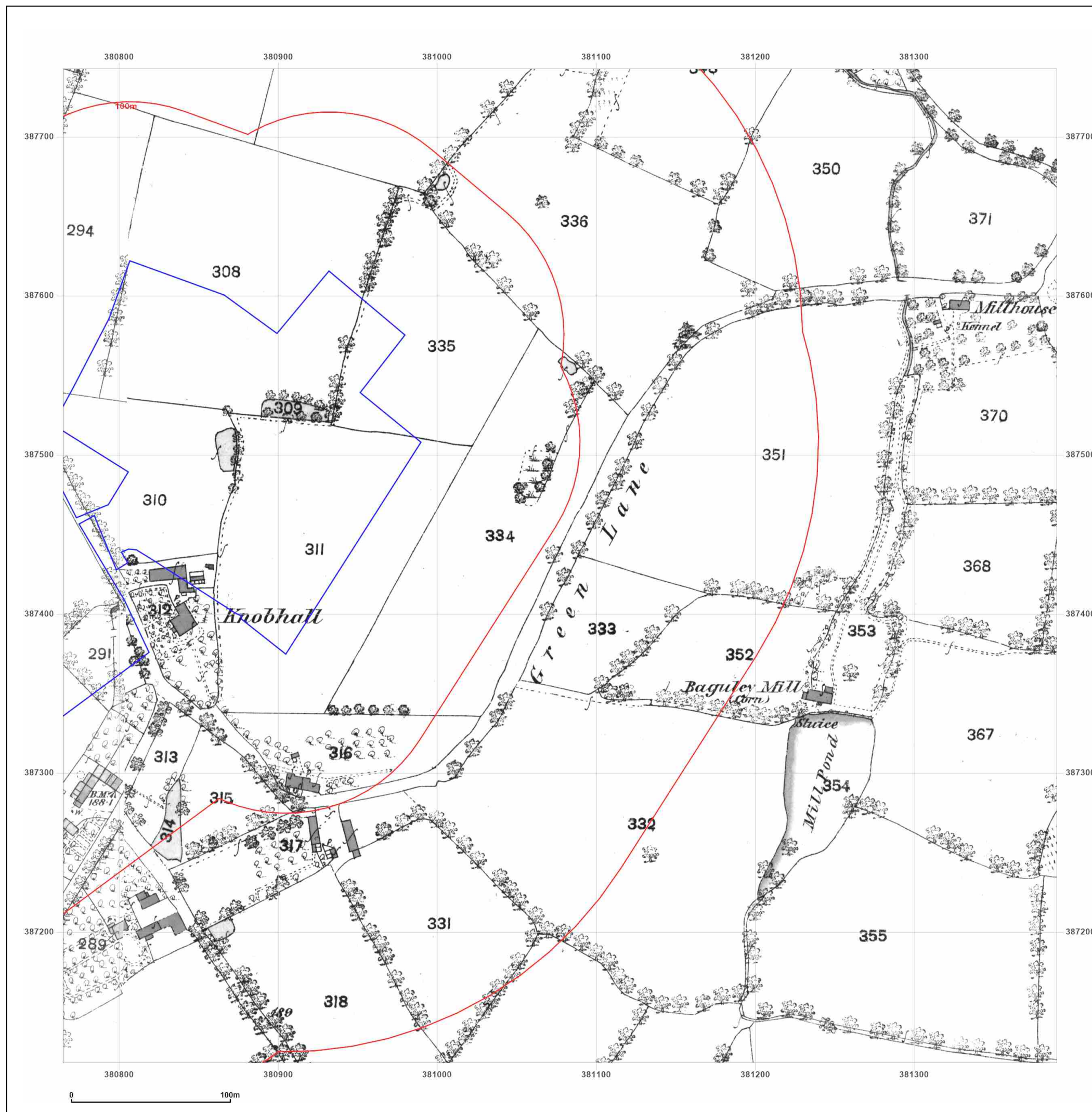


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Client Ref: P4436_-_PO9137
Report Ref: HMD-453-8730409_LS_1_1
Grid Ref: 380452, 387430

Map Name: County Series

Map date: 1898

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1877
Revised 1897
Edition 1898
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Levelled N/A

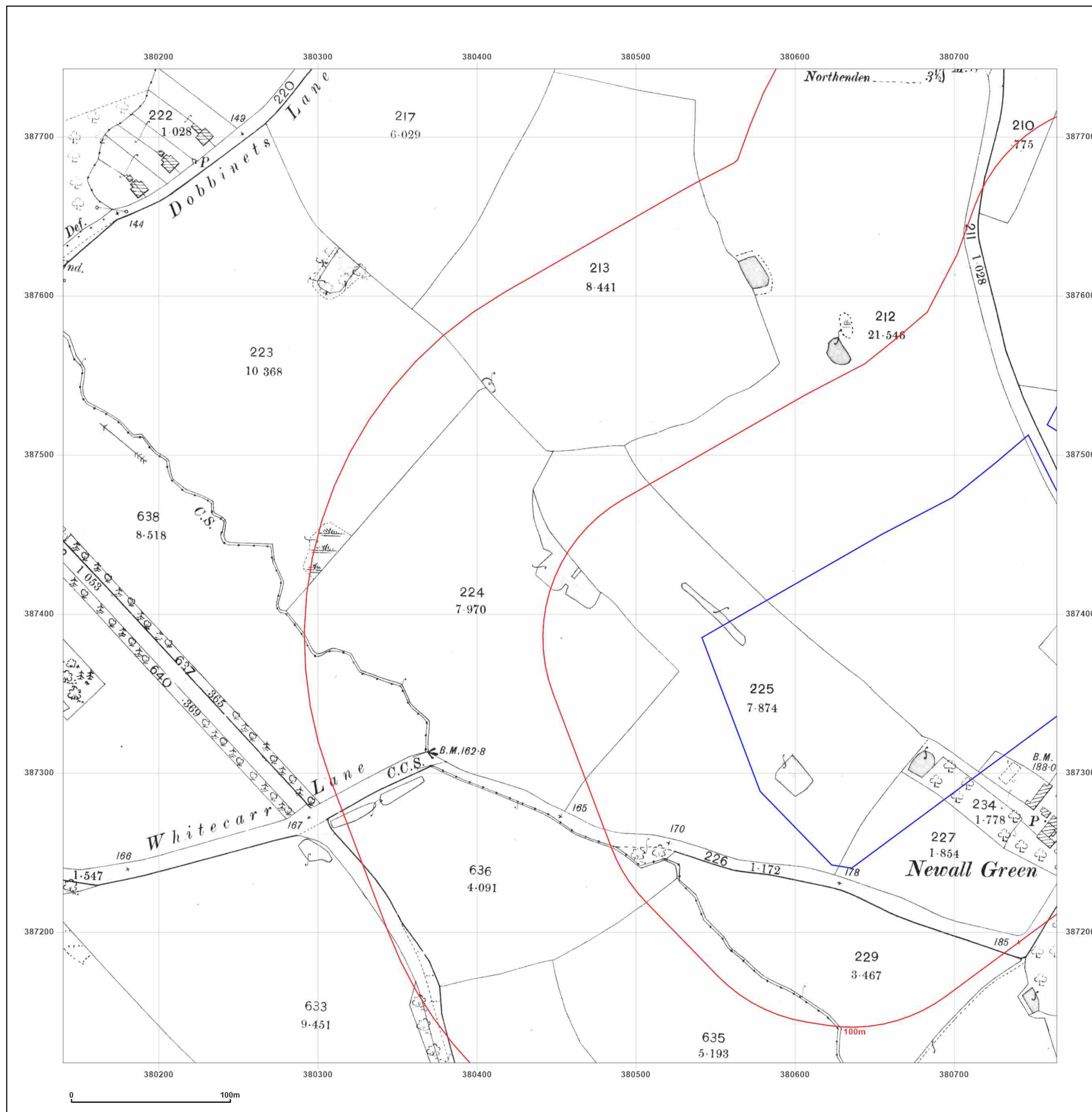


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Site Details:

NEWALL GREEN SIXTH FORM
CENTRE, GREENBROW ROAD,
MANCHESTER, M23 2SX

Client Ref: P4436_-_PO9137
Report Ref: HMD-453-8730409_LS_2_1
Grid Ref: 381077, 387430

Map Name: County Series

Map date: 1898

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1877
Revised 1897
Edition 1898
Copyright N/A
Levelled N/A

Surveyed 1877
Revised 1897
Edition 1898
Copyright N/A
Levelled N/A

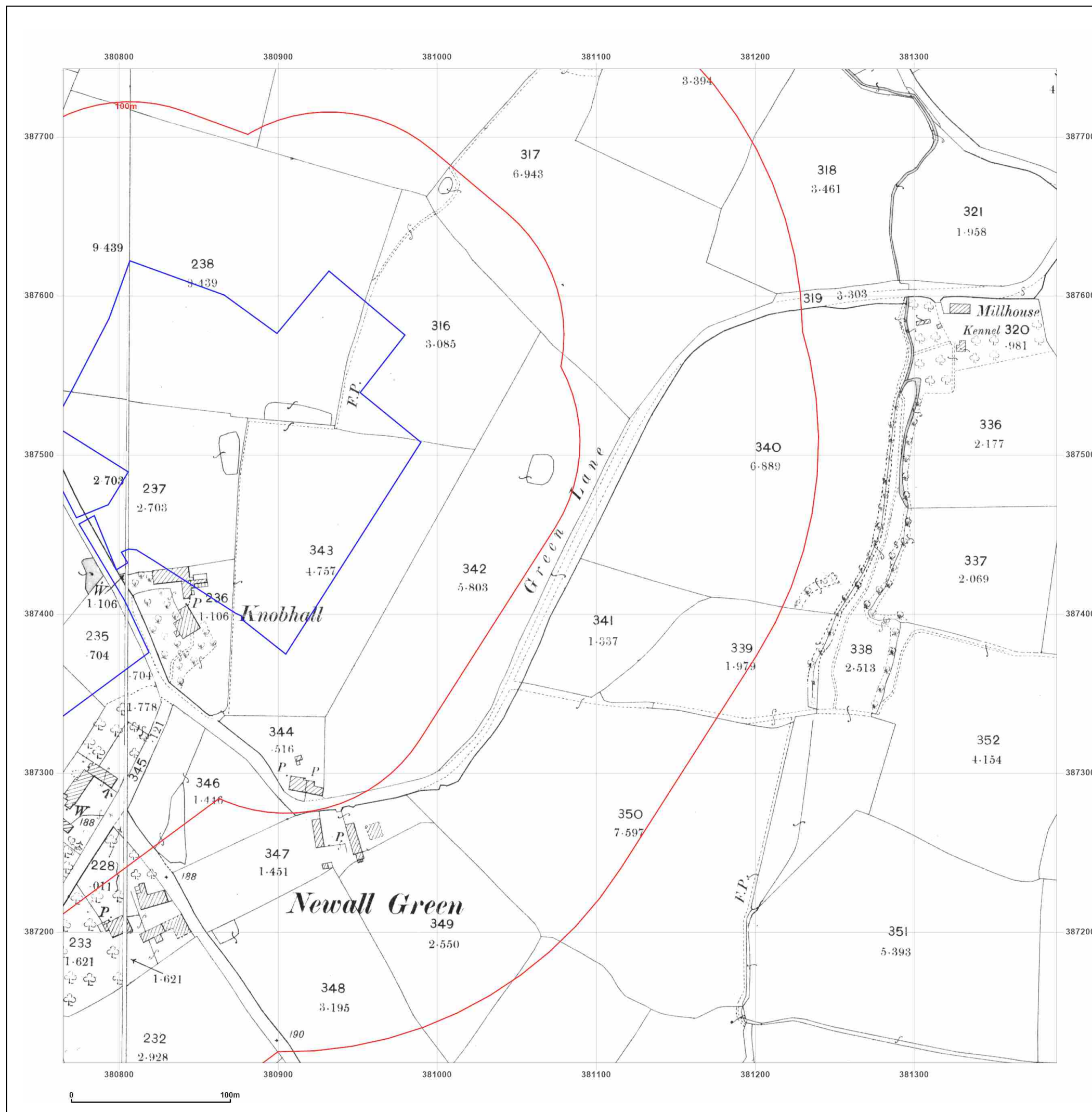


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Site Details:

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MANCHESTER, M23 2SX

Client Ref: P4436_-_PO9137
Report Ref: HMD-453-8730409_LS_2_1
Grid Ref: 381077, 387430

Map Name: County Series

Map date: 1910

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1910
Revised 1908
Edition 1910
Copyright N/A
Levelled N/A

Surveyed 1910
Revised 1908
Edition 1910
Copyright N/A
Levelled N/A

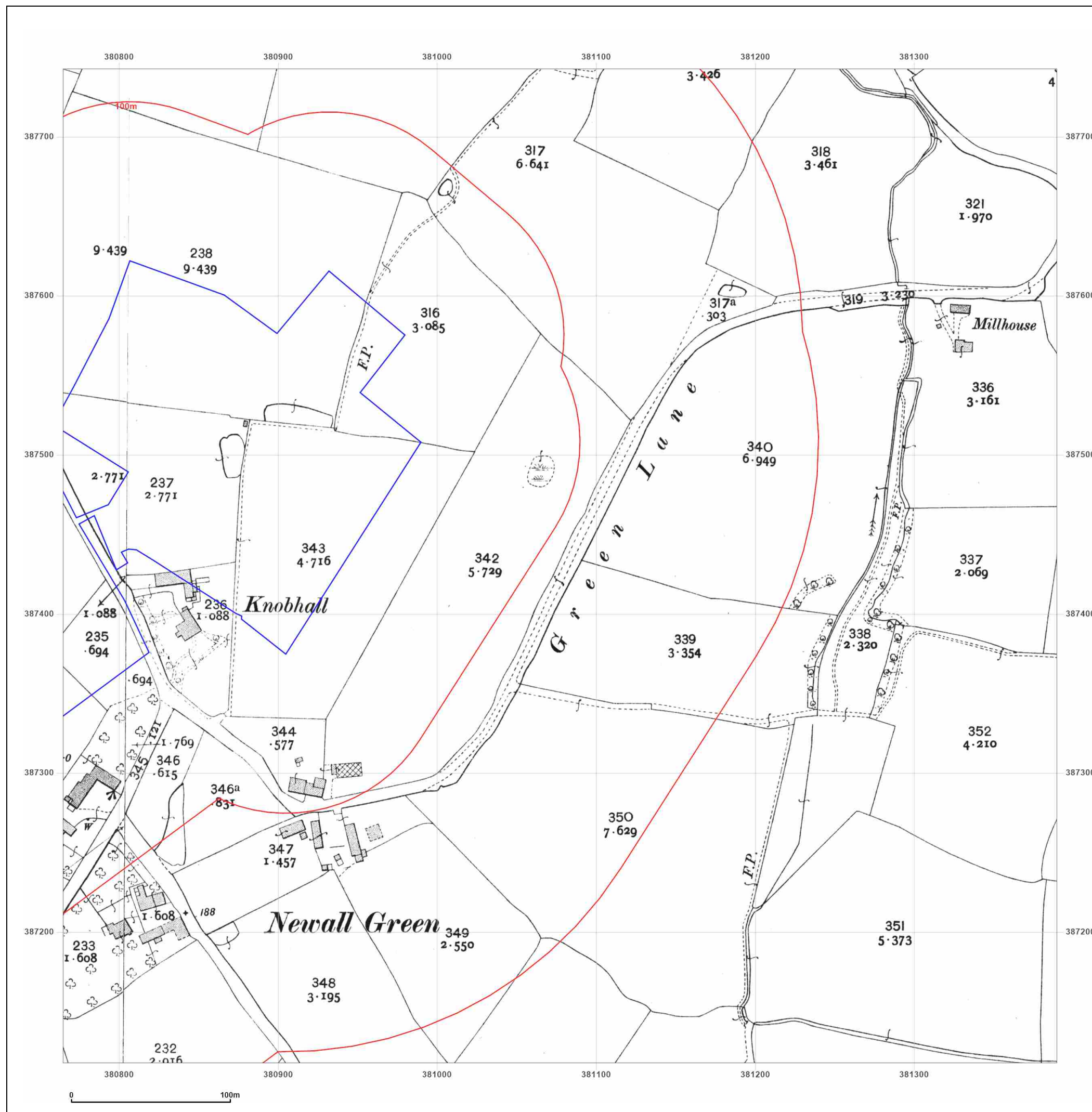


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MANCHESTER, M23 2SX

Client Ref: P4436_-_PO9137
Report Ref: HMD-453-8730409_LS_1_1
Grid Ref: 380452, 387430

Map Name: County Series

Map date: 1935

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1935
Revised 1935
Edition N/A
Copyright N/A
Levelled 1926

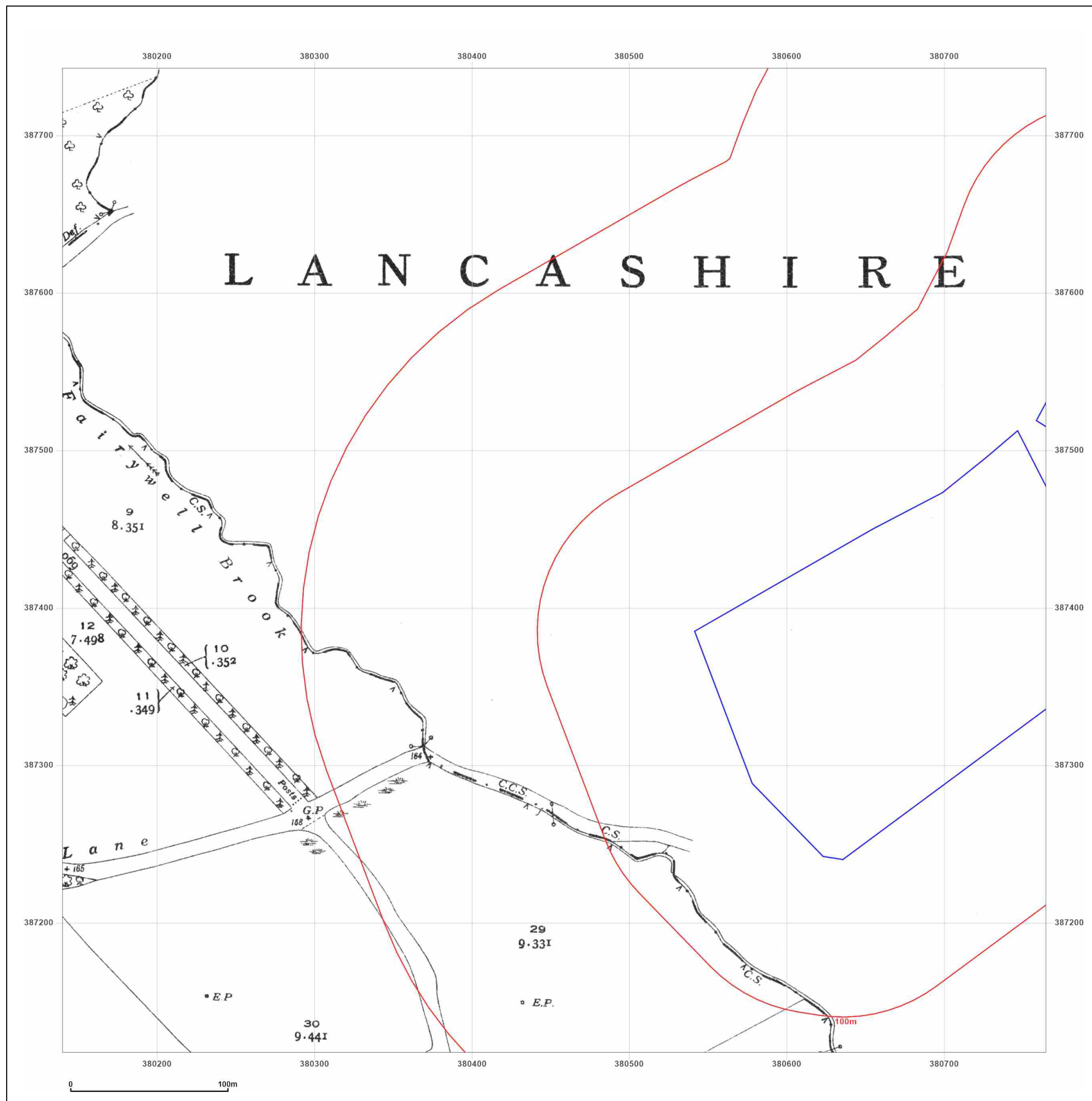


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MANCHESTER, M23 2SX

Client Ref: P4436_-_PO9137
Report Ref: HMD-453-8730409_LS_1_1
Grid Ref: 380452, 387430

Map Name: National Grid

Map date: 1961

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1960
Revised 1960
Edition N/A
Copyright 1961
Levelled 1949

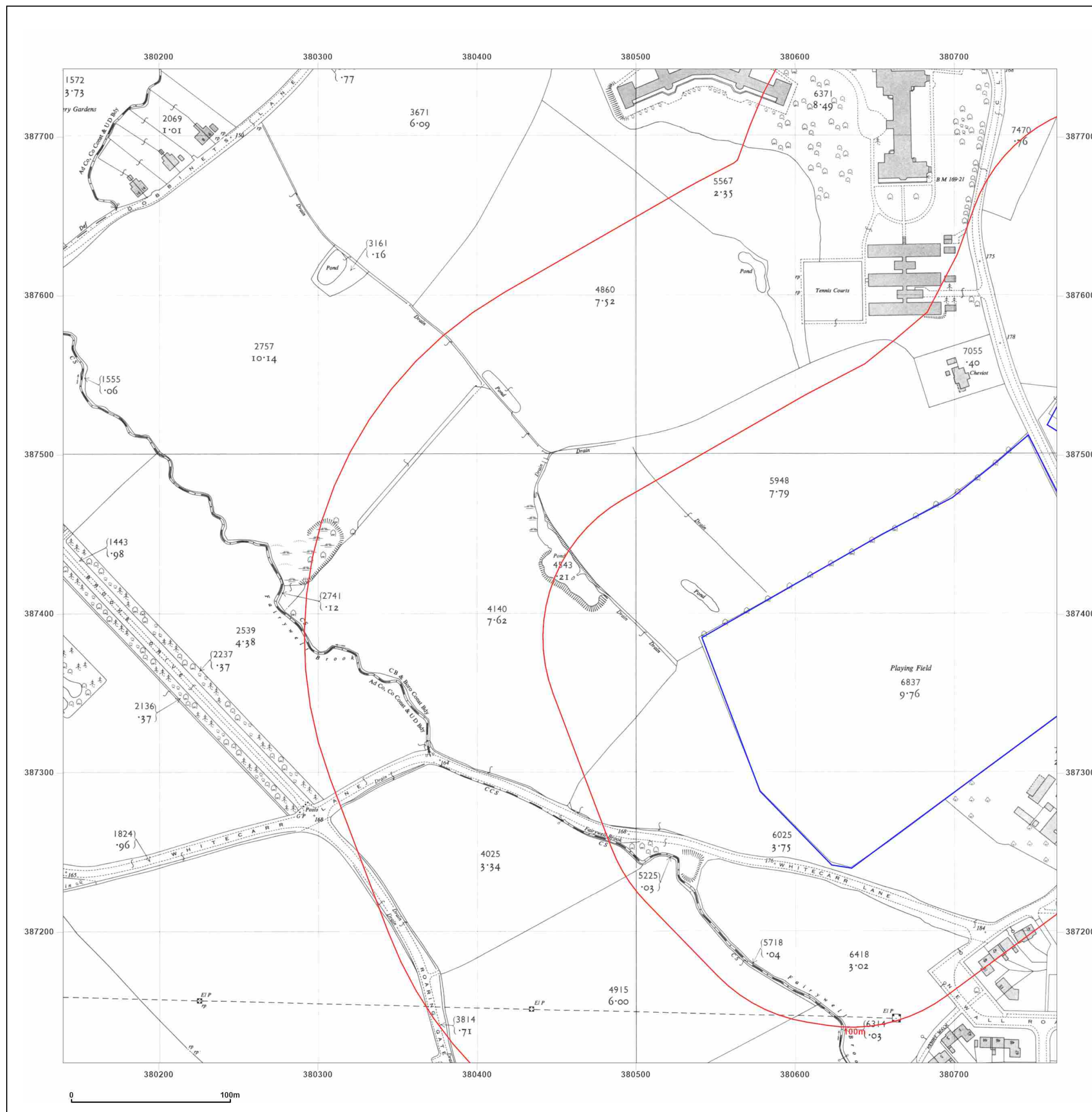


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MANCHESTER, M23 2SX

Client Ref: P4436_-_PO9137
Report Ref: HMD-453-8730409_LS_2_1
Grid Ref: 381077, 387430

Map Name: National Grid

Map date: 1961

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1960
Revised 1960
Edition N/A
Copyright 1961
Levelled 1949

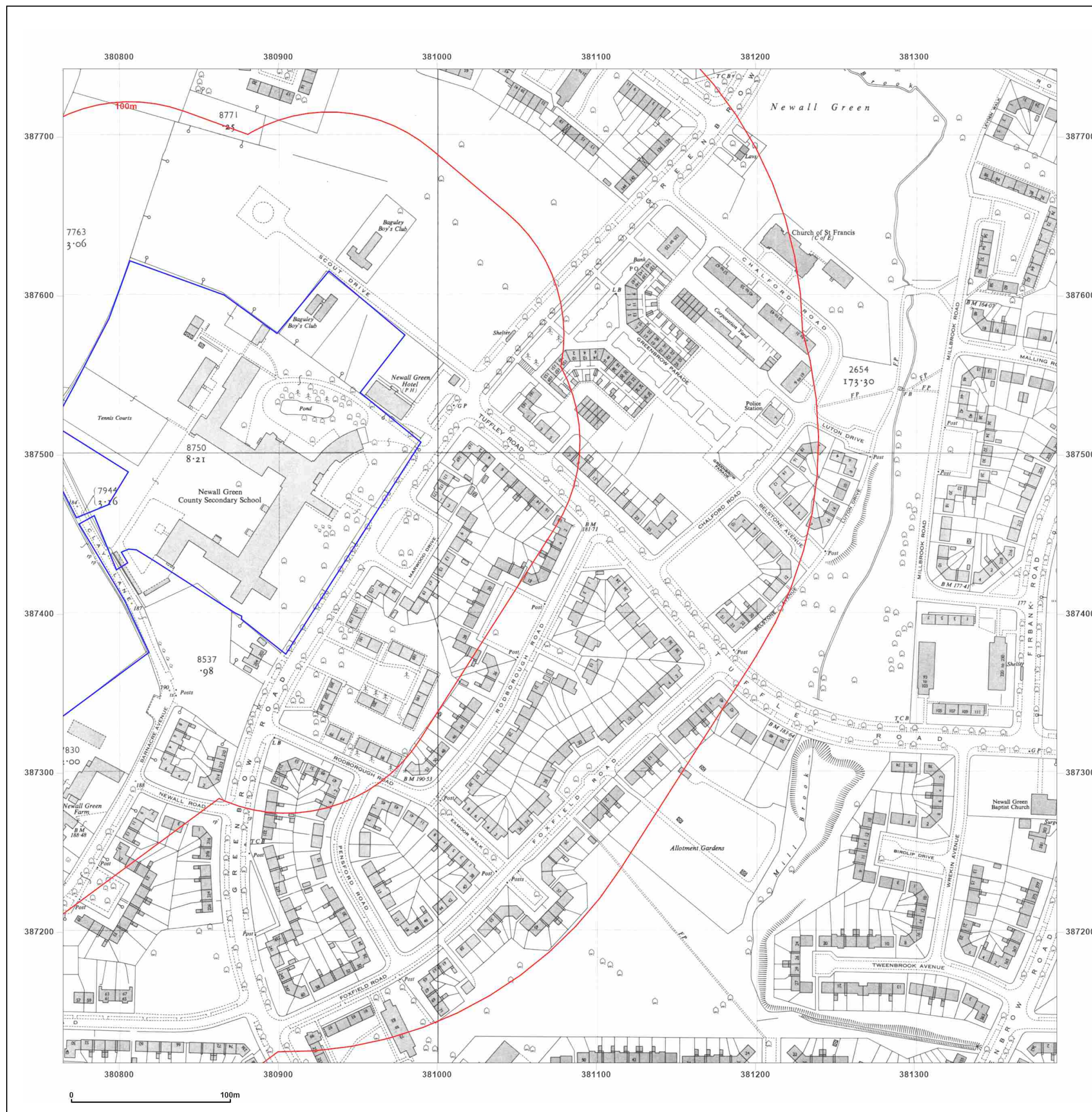


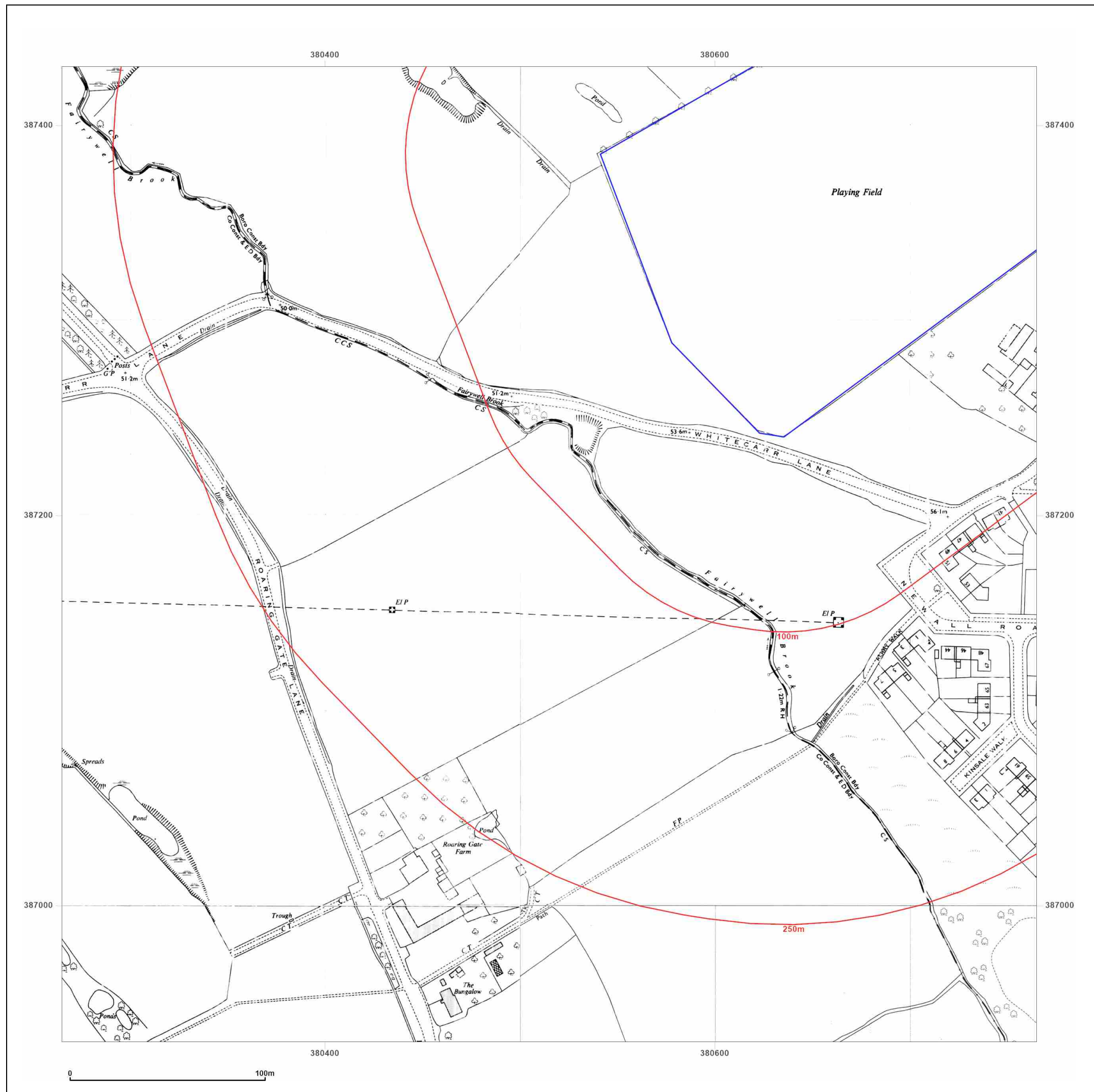
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MANCHESTER, M23 2SX

Client Ref: P4436_-_PO9137
Report Ref: HMD-453-8730409_1250_1_1
Grid Ref: 380515, 387180

Map Name: National Grid
Map date: 1973-1976
Scale: 1:1,250
Printed at: 1:2,000



Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A	Surveyed 1960 Revised 1976 Edition N/A Copyright N/A Levelled 1949
Surveyed 1962 Revised 1976 Edition N/A Copyright 1964 Levelled 1959	Surveyed 1962 Revised 1973 Edition N/A Copyright 1973 Levelled 1959



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Client Ref: P4436_-_PO9137
Report Ref: HMD-453-8730409_1250_1_1
Grid Ref: 380515, 387180

Map Name: National Grid

Map date: 1992-1995

Scale: 1:1,250

Printed at: 1:2,000



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

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

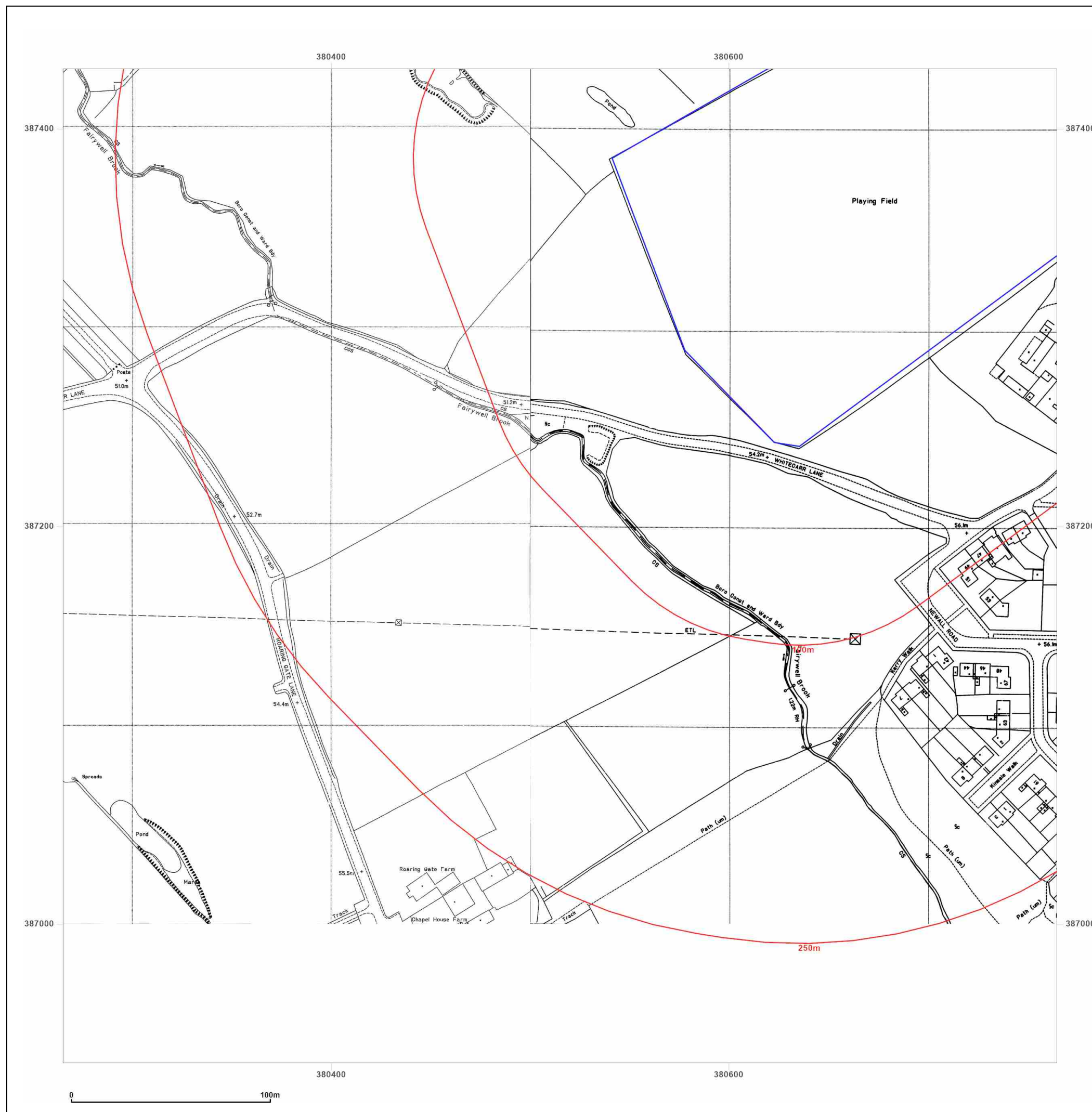


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MANCHESTER, M23 2SX

Client Ref: P4436_-PO9137
Report Ref: HMD-453-8730409_1250_1_2
Grid Ref: 380515, 387680

Map Name: National Grid
Map date: 1960
Scale: 1:1,250
Printed at: 1:2,000

Surveyed 1960 Revised 1960 Edition N/A Copyright 1960 Levelled 1949	Surveyed 1960 Revised 1960 Edition N/A Copyright 1960 Levelled 1949
Surveyed 1960 Revised 1960 Edition N/A Copyright 1960 Levelled 1949	Surveyed 1960 Revised 1960 Edition N/A Copyright 1960 Levelled 1949

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Client Ref: P4436_-_PO9137
Report Ref: HMD-453-8730409_1250_1_2
Grid Ref: 380515, 387680

Map Name: National Grid
Map date: 1971-1976
Scale: 1:1,250
Printed at: 1:2,000



Surveyed 1960 Revised 1975 Edition N/A Copyright 1976 Levelled 1949	Surveyed 1960 Revised 1970 Edition N/A Copyright 1971 Levelled 1959
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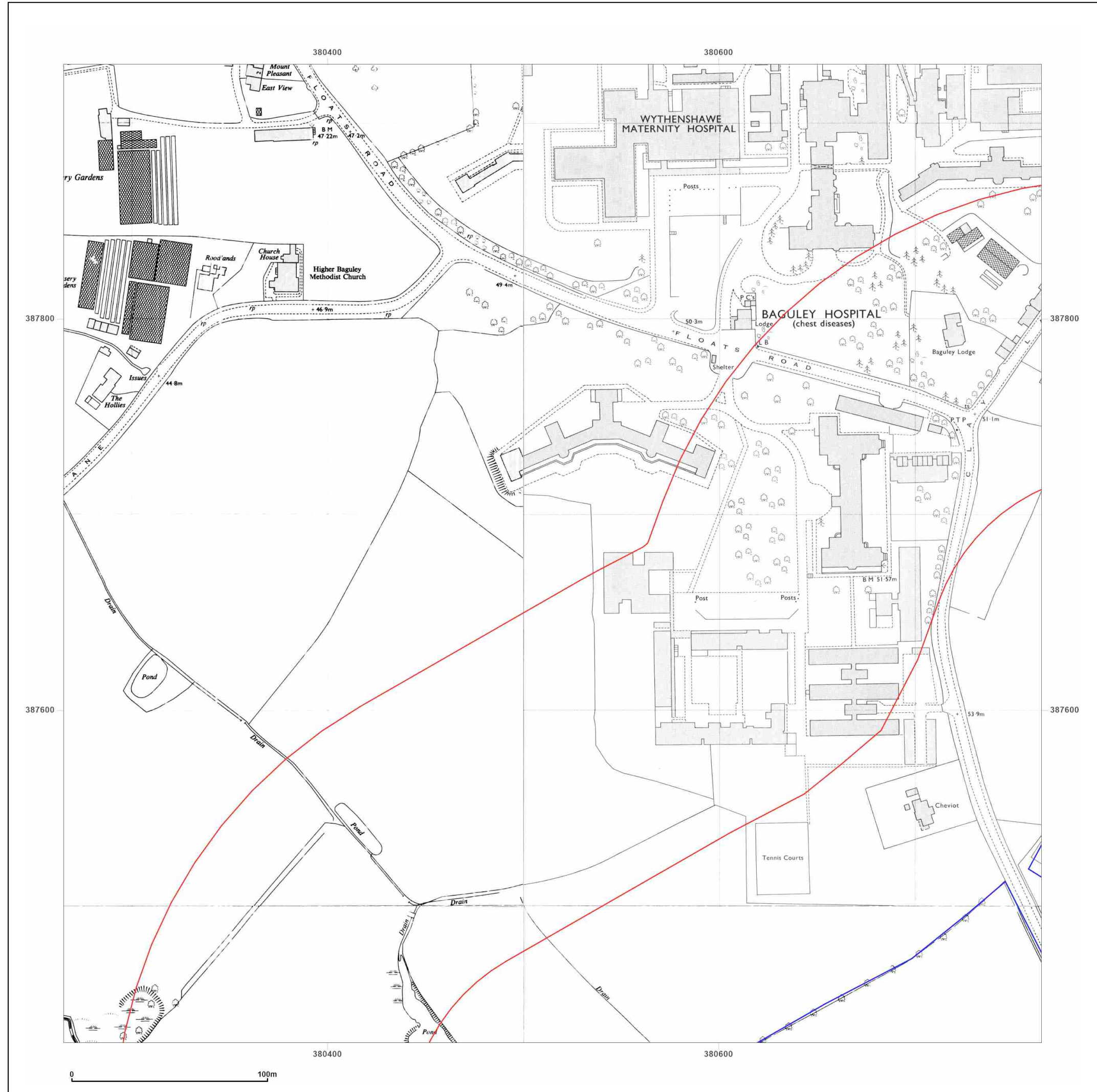


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MANCHESTER, M23 2SX

Client Ref: P4436_-_PO9137
Report Ref: HMD-453-8730409_1250_1_2
Grid Ref: 380515, 387680

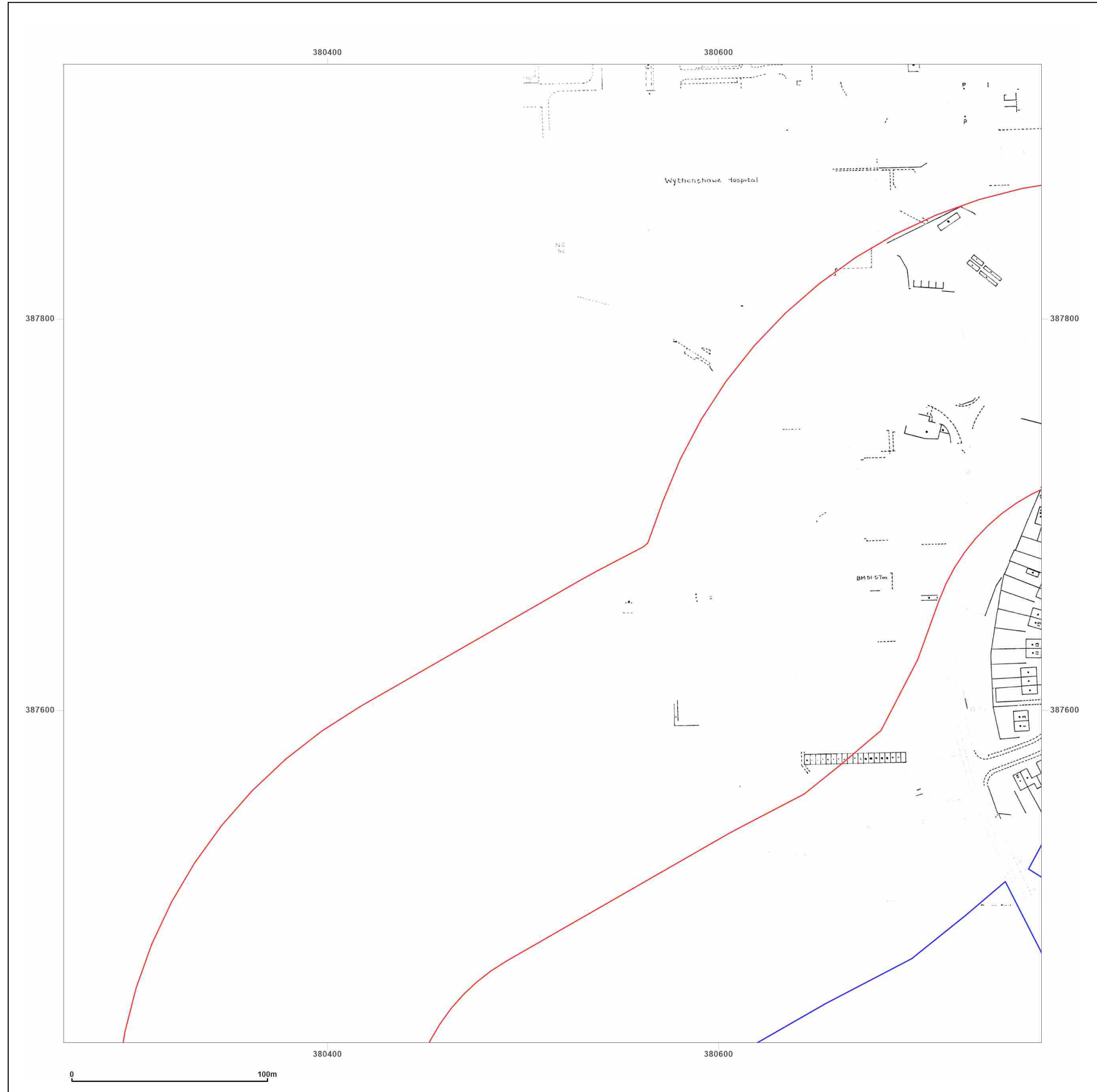
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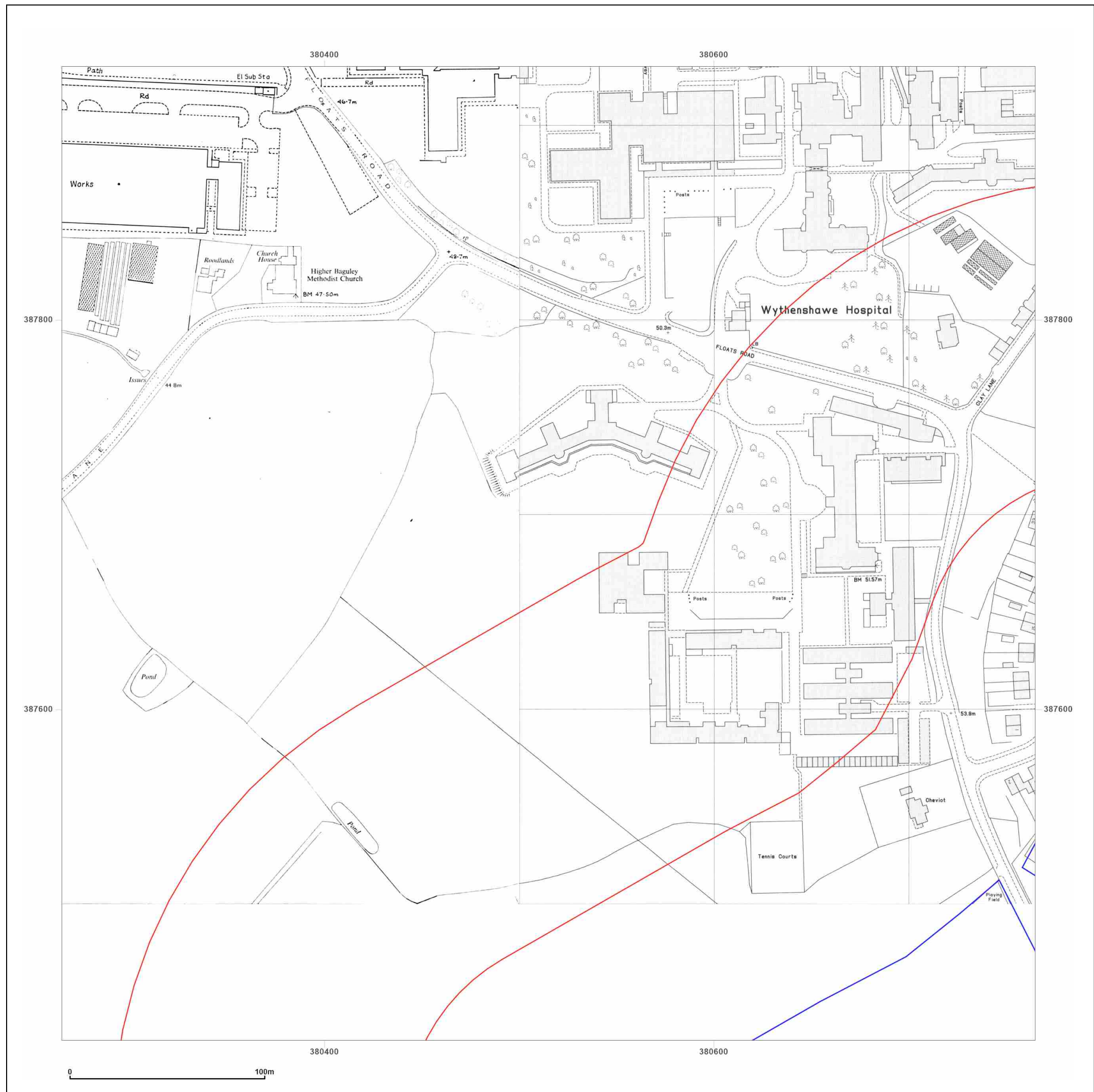
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Edition N/A
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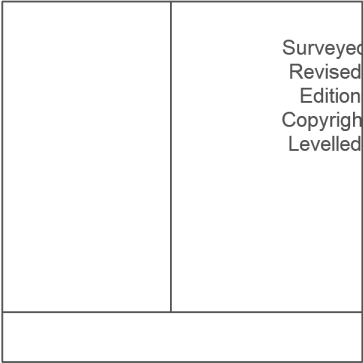
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NEWALL GREEN SIXTH FORM
CENTRE, GREENBROW ROAD,
MANCHESTER, M23 2SX

Client Ref: P4436_-_PO9137
Report Ref: HMD-453-8730409_1250_1_2
Grid Ref: 380515, 387680

Map Name: National Grid
Map date: 1985-1987
Scale: 1:1,250
Printed at: 1:2,000

Surveyed 1959
Revised 1987
Edition N/A
Copyright 1987
Levelled 1959



Surveyed 1960
Revised 1984
Edition N/A
Copyright 1985
Levelled 1959

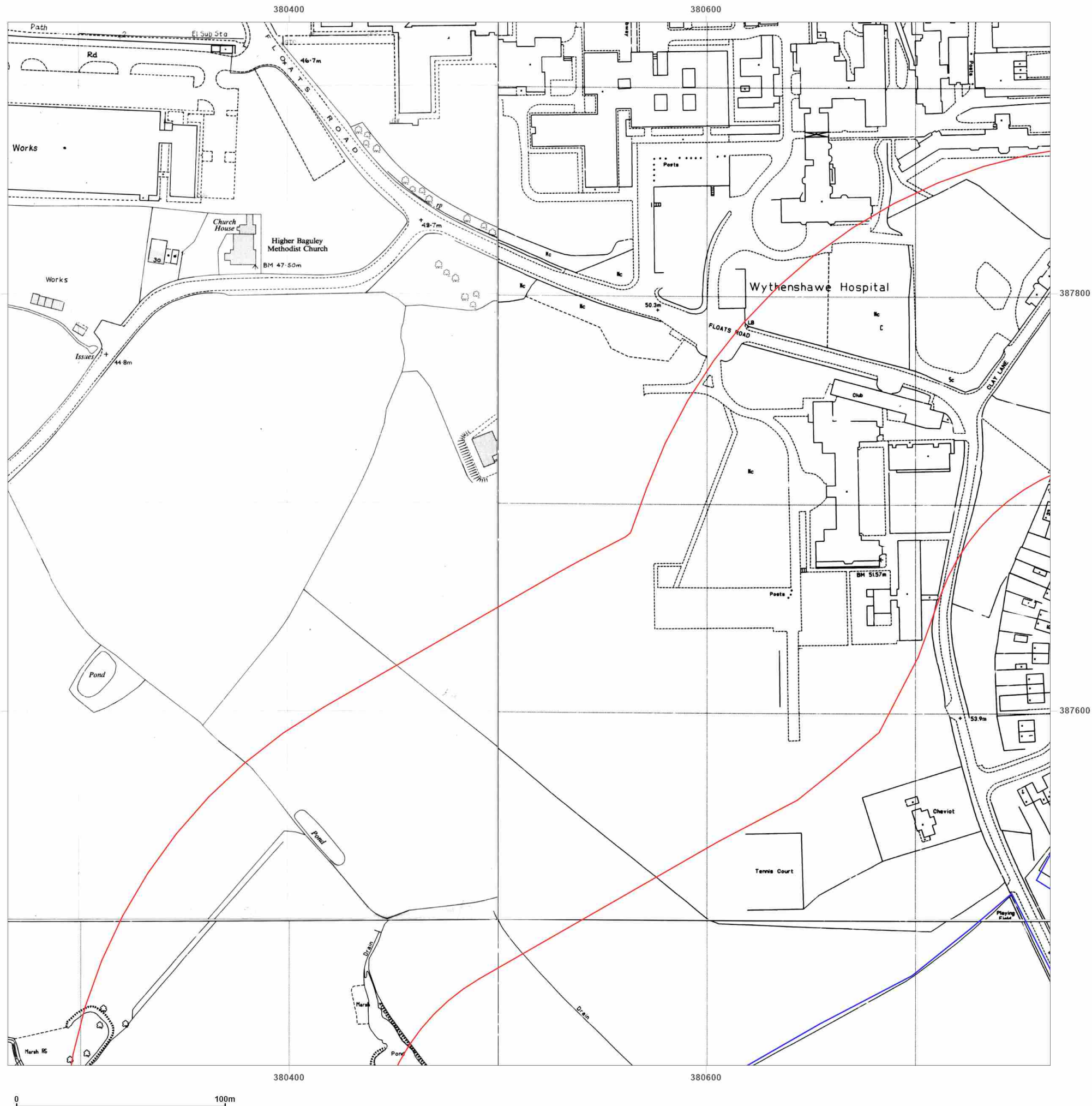


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MANCHESTER, M23 2SX

Client Ref: P4436_-_PO9137
Report Ref: HMD-453-8730409_1250_1_2
Grid Ref: 380515, 387680

Map Name: National Grid
Map date: 1989-1992
Scale: 1:1,250
Printed at: 1:2,000

Surveyed 1959 Revised 1989 Edition N/A Copyright 1989 Levelled 1959	Surveyed 1992 Revised 1992 Edition N/A Copyright 1992 Levelled N/A
Surveyed 1992 Revised 1992 Edition N/A Copyright 1992 Levelled N/A	Surveyed 1992 Revised 1992 Edition N/A Copyright 1992 Levelled N/A

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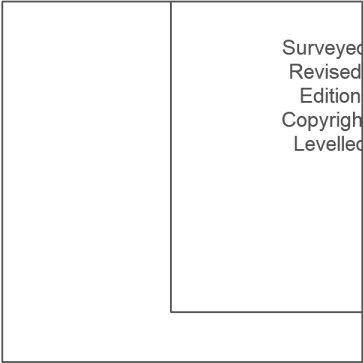
Site Details:

NEWALL GREEN SIXTH FORM
CENTRE, GREENBROW ROAD,
MANCHESTER, M23 2SX

Client Ref: P4436_-_PO9137
Report Ref: HMD-453-8730409_1250_1_2
Grid Ref: 380515, 387680

Map Name: National Grid
Map date: 1994
Scale: 1:1,250
Printed at: 1:2,000

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Client Ref: P4436_-_PO9137
Report Ref: HMD-453-8730409_1250_1_2
Grid Ref: 380515, 387680

Map Name: National Grid

Map date: 1992-1994

Scale: 1:1,250

Printed at: 1:2,000



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Surveyed 1994
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Client Ref: P4436_-_PO9137
Report Ref: HMD-453-8730409_1250_1_2
Grid Ref: 380515, 387680

Map Name: National Grid
Map date: 1994
Scale: 1:1,250
Printed at: 1:2,000

Surveyed 1994
Revised 1994
Edition N/A
Copyright 1994
Levelled N/A

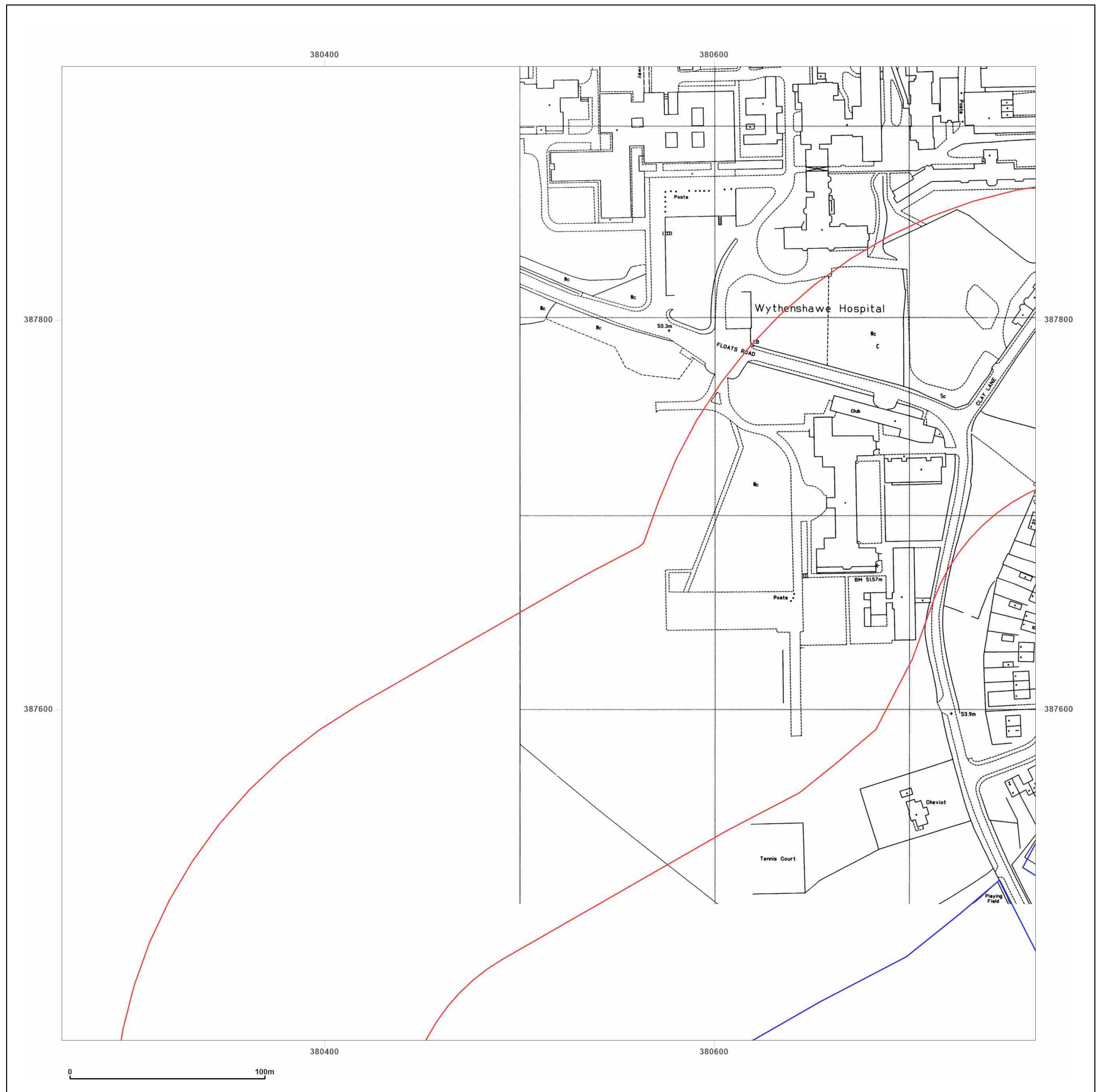
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Client Ref: P4436_-_PO9137
Report Ref: HMD-453-8730409_1250_1_2
Grid Ref: 380515, 387680

Map Name: National Grid
Map date: 1994
Scale: 1:1,250
Printed at: 1:2,000

Surveyed 1994
Revised 1994
Edition N/A
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MANCHESTER, M23 2SX

Client Ref: P4436_-_PO9137
Report Ref: HMD-453-8730409_1250_1_2
Grid Ref: 380515, 387680

Map Name: National Grid

Map date: 1992-1995

Scale: 1:1,250

Printed at: 1:2,000



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Edition N/A
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Revised 1992
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Copyright 1992
Levelled N/A

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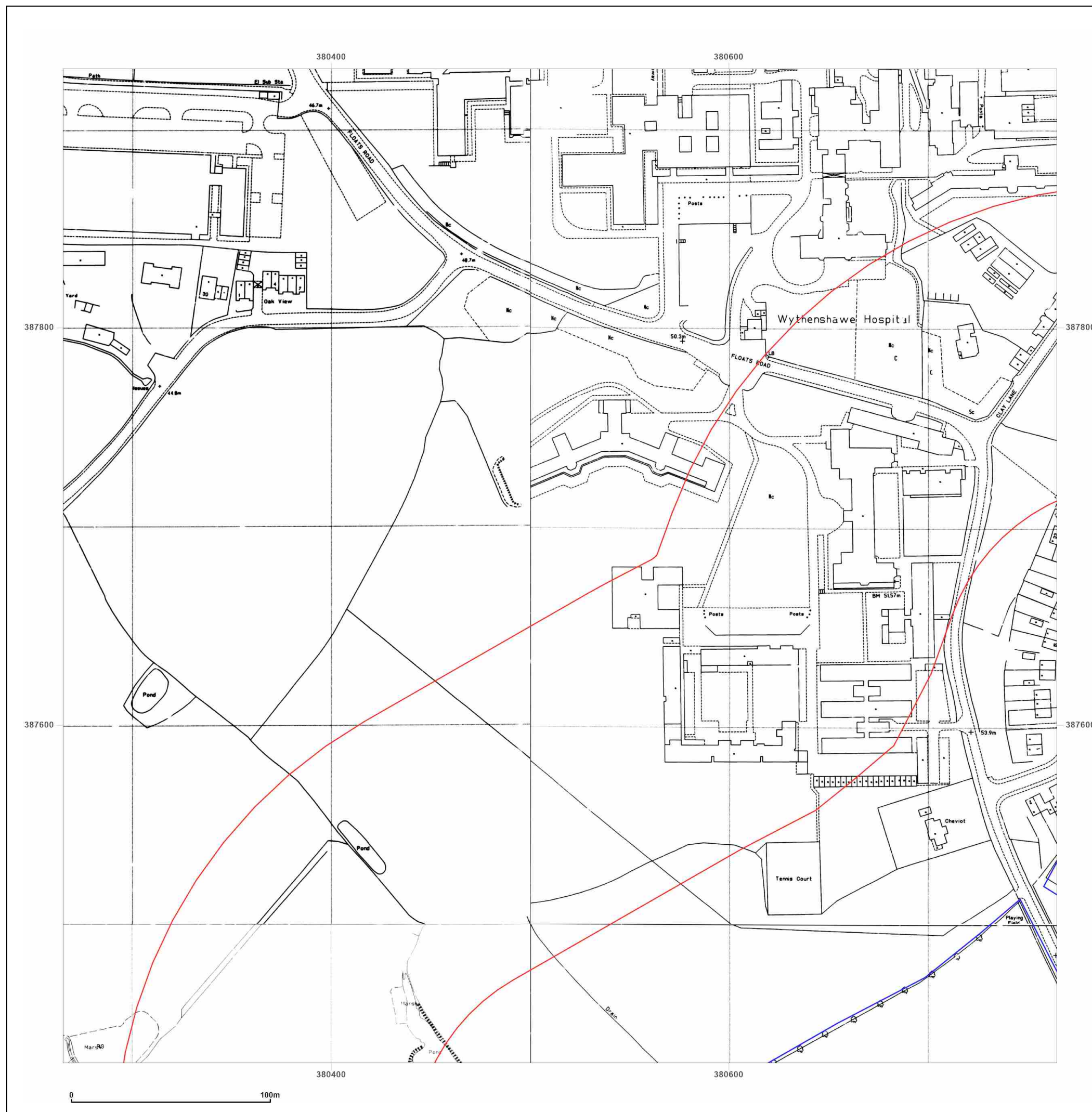


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MANCHESTER, M23 2SX

Client Ref: P4436_-_PO9137
Report Ref: HMD-453-8730409_1250_1_2
Grid Ref: 380515, 387680

Map Name: National Grid
Map date: 1992-1995
Scale: 1:1,250
Printed at: 1:2,000

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

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MANCHESTER, M23 2SX

Client Ref: P4436_-_PO9137
Report Ref: HMD-453-8730409_1250_2_1
Grid Ref: 381015, 387180

Map Name: National Grid
Map date: 1960-1964
Scale: 1:1,250
Printed at: 1:2,000



Surveyed 1960 Revised 1960 Edition N/A Copyright 1960 Levelled 1949	Surveyed 1960 Revised 1960 Edition N/A Copyright 1960 Levelled 1949
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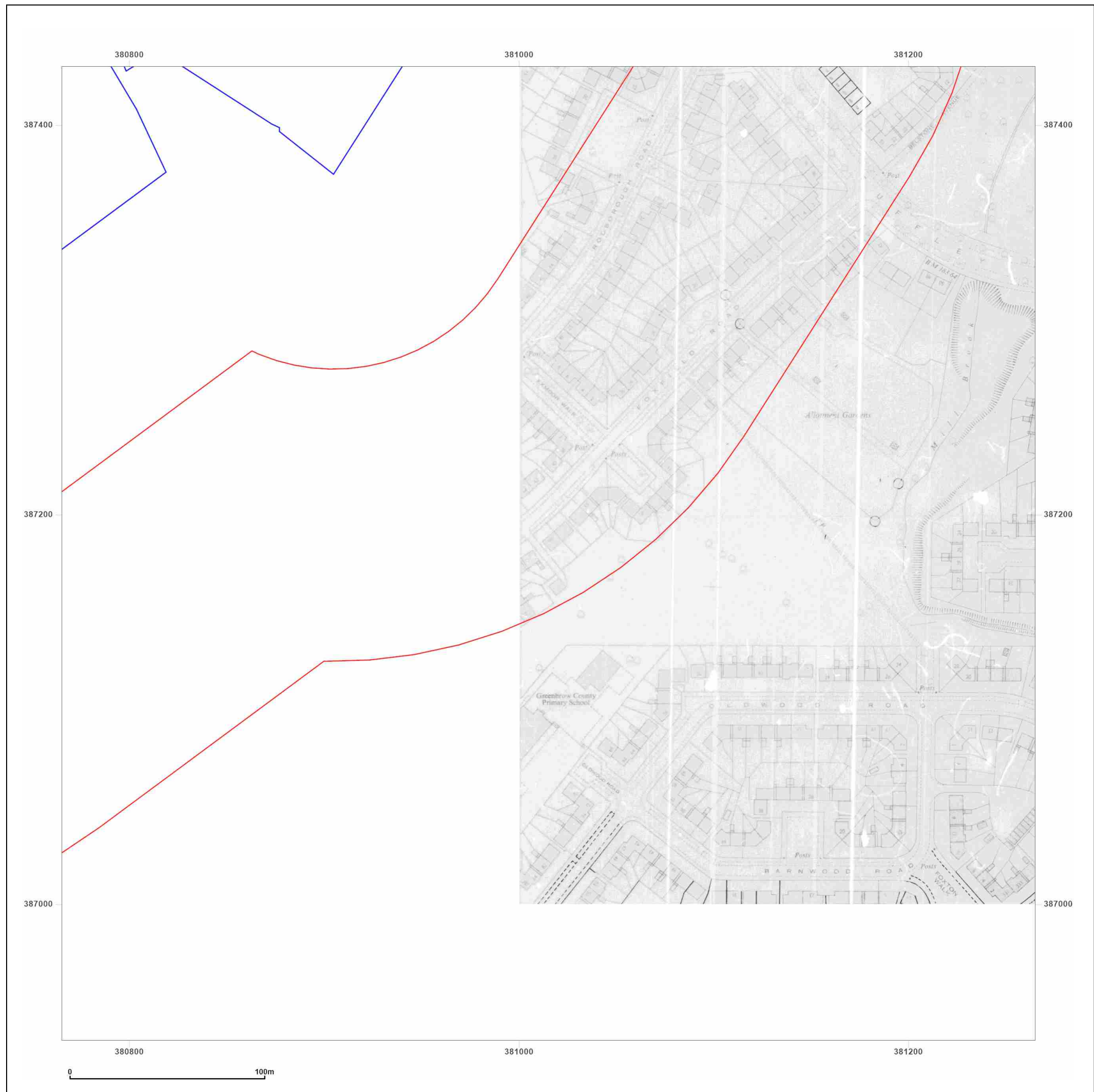
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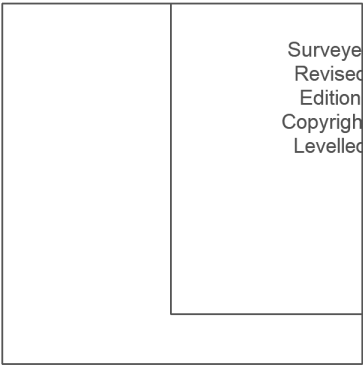
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Grid Ref: 381015, 387180

Map Name: National Grid

Map date: 1974

Scale: 1:1,250

Printed at: 1:2,000



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Revised N/A
Edition N/A
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MANCHESTER, M23 2SX

Client Ref: P4436_-_PO9137
Report Ref: HMD-453-8730409_1250_2_1
Grid Ref: 381015, 387180

Map Name: National Grid

Map date: 1973-1976

Scale: 1:1,250

Printed at: 1:2,000



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Edition N/A
Copyright N/A
Levelled 1949

Surveyed 1960
Revised 1976
Edition N/A
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Surveyed 1962
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Levelled 1959

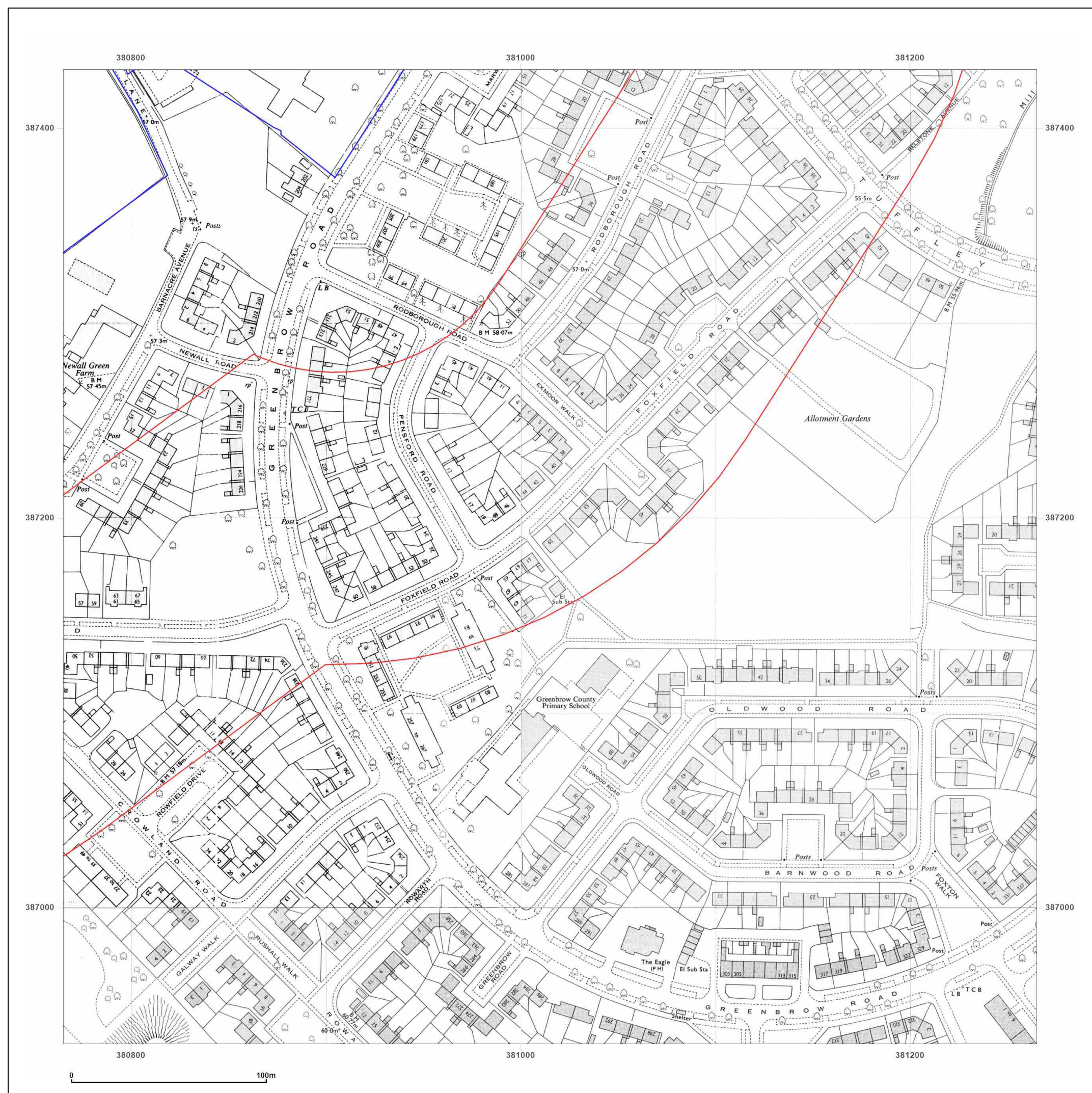


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Client Ref: P4436_-_PO9137
Report Ref: HMD-453-8730409_1250_2_1
Grid Ref: 381015, 387180

Map Name: National Grid

Map date: 1992

Scale: 1:1,250

Printed at: 1:2,000

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

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MANCHESTER, M23 2SX

Client Ref: P4436_-_PO9137
Report Ref: HMD-453-8730409_1250_2_1
Grid Ref: 381015, 387180

Map Name: National Grid

Map date: 1992-1995

Scale: 1:1,250

Printed at: 1:2,000



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

Surveyed 1992
Revised 1992
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MANCHESTER, M23 2SX

Client Ref: P4436_-_PO9137
Report Ref: HMD-453-8730409_1250_2_1
Grid Ref: 381015, 387180

Map Name: National Grid
Map date: 1992-1995
Scale: 1:1,250
Printed at: 1:2,000

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MANCHESTER, M23 2SX

Client Ref: P4436_-_PO9137
Report Ref: HMD-453-8730409_1250_2_2
Grid Ref: 381015, 387680

Map Name: National Grid
Map date: 1960
Scale: 1:1,250
Printed at: 1:2,000



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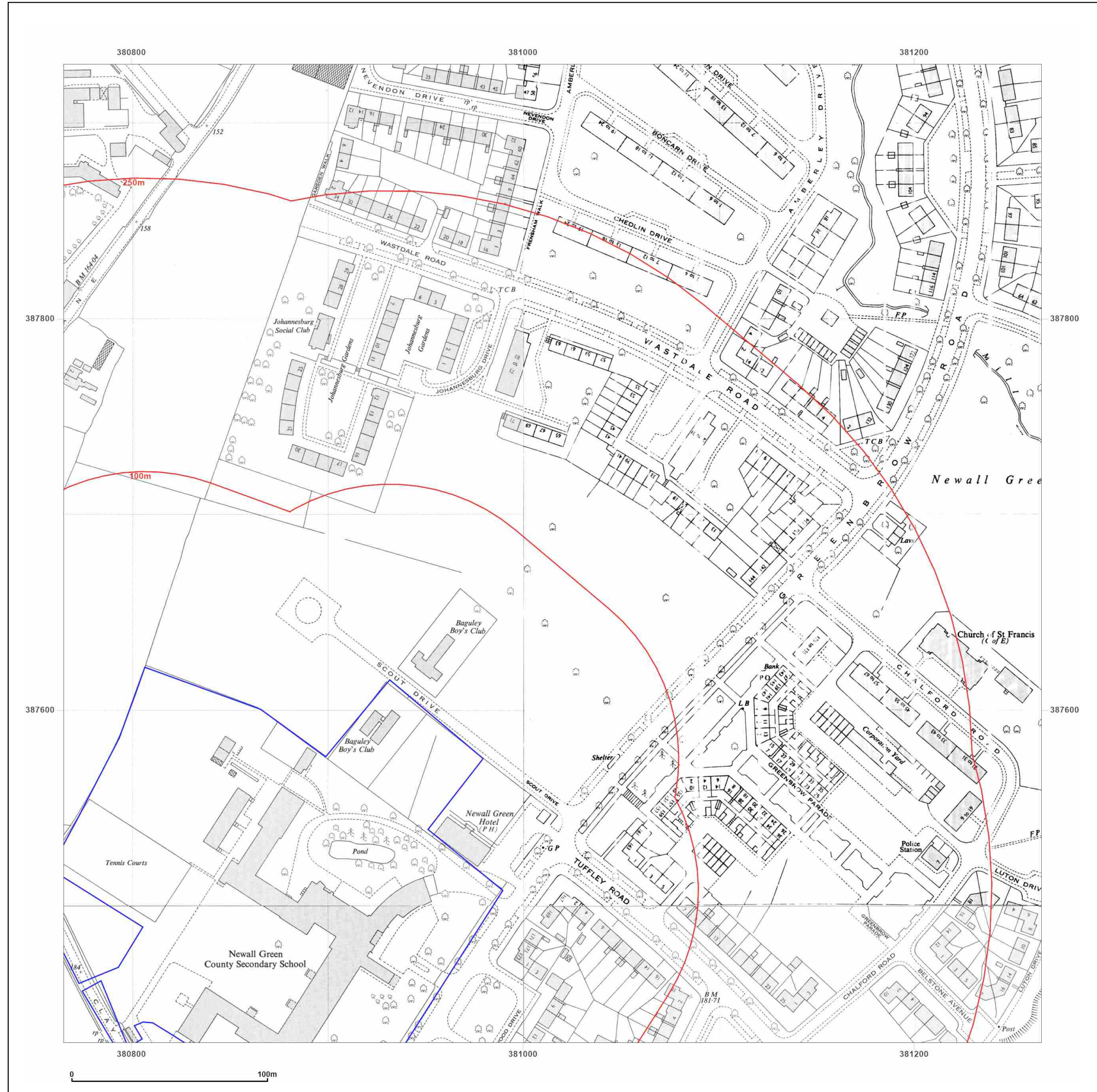
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Site Details:

NEWALL GREEN SIXTH FORM
CENTRE, GREENBROW ROAD,
MANCHESTER, M23 2SX

Client Ref: P4436_-_PO9137
Report Ref: HMD-453-8730409_1250_2_2
Grid Ref: 381015, 387680

Map Name: National Grid

Map date: 1960

Scale: 1:1,250

Printed at: 1:2,000



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Client Ref: P4436_-_PO9137
Report Ref: HMD-453-8730409_1250_2_2
Grid Ref: 381015, 387680

Map Name: National Grid
Map date: 1971-1976
Scale: 1:1,250
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Client Ref: P4436_-_PO9137
Report Ref: HMD-453-8730409_1250_2_2
Grid Ref: 381015, 387680

Map Name: National Grid

Map date: 1982-1984

Scale: 1:1,250

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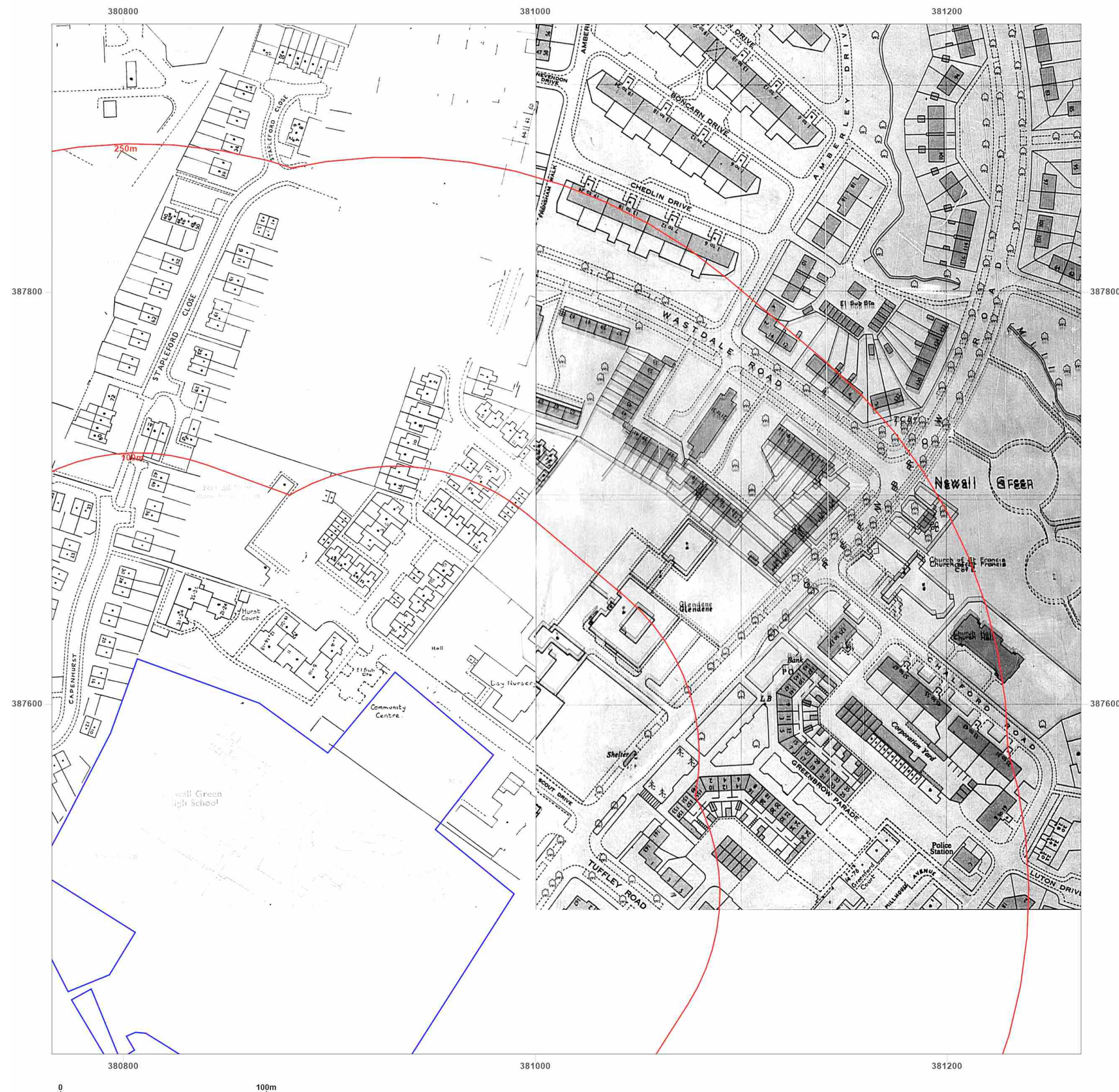


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Client Ref: P4436_-_PO9137
Report Ref: HMD-453-8730409_1250_2_2
Grid Ref: 381015, 387680

Map Name: National Grid

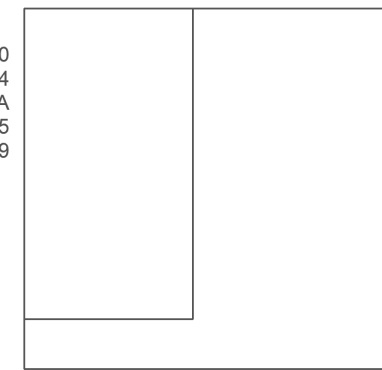
Map date: 1985

Scale: 1:1,250

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Client Ref: P4436_-_PO9137
Report Ref: HMD-453-8730409_1250_2_2
Grid Ref: 381015, 387680

Map Name: National Grid

Map date: 1992

Scale: 1:1,250

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Grid Ref: 381015, 387680

Map Name: National Grid
Map date: 1994
Scale: 1:1,250
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The map displays a residential and institutional area in Manchester. A grid system is overlaid with Easting coordinates (380800, 381000, 381200) and Northing coordinates (387600, 387800). A scale bar at the bottom left indicates a distance of 100m. A red curved line, likely a boundary or contour, runs from the top left towards the bottom right. A blue outlined area in the lower-left quadrant represents the 'Newall Green High School (Upper School)'. Other labeled features include 'Newall View', 'Hurst Court', 'Community Centre', 'School House', 'Tennis Courts', 'Pond', 'Day Nursery', 'Glendene', 'Newall Green (P)', 'Stapleford Close', 'Wastdale Rd', 'Johannesburg Gardens', 'Wavillo Close', 'Cavenhurst Close', 'NEVENDON DRIVE', 'SPOUT DRIVE', 'El Sub Sta', and 'BM 49.99m'. The map is oriented with North at the top, as indicated by the compass rose in the top right.



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MANCHESTER, M23 2SX

Client Ref: P4436_-_PO9137
Report Ref: HMD-453-8730409_1250_2_2
Grid Ref: 381015, 387680

Map Name: National Grid

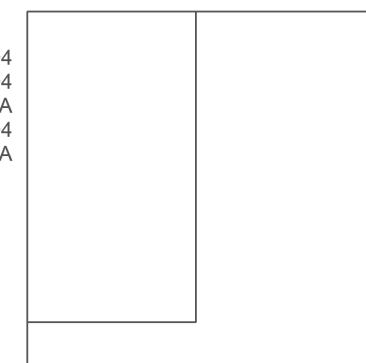
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Report Ref: HMD-453-8730409_1250_2_2
Grid Ref: 381015, 387680

Map Name: National Grid
Map date: 1994-1995
Scale: 1:1,250
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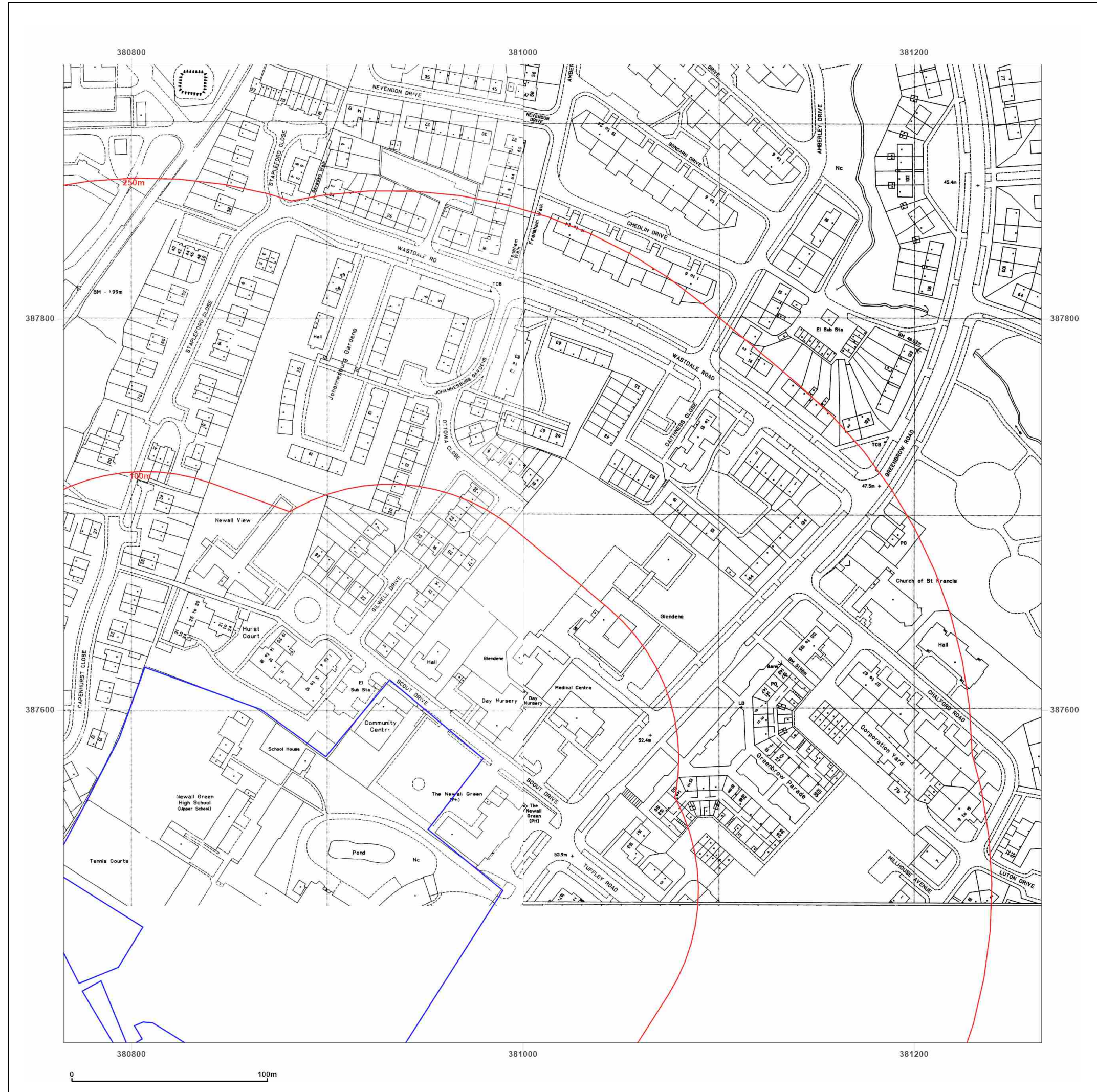
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Client Ref: P4436_-_PO9137
Report Ref: HMD-453-8730409_1250_2_2
Grid Ref: 381015, 387680

Map Name: National Grid
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Grid Ref: 381015, 387680

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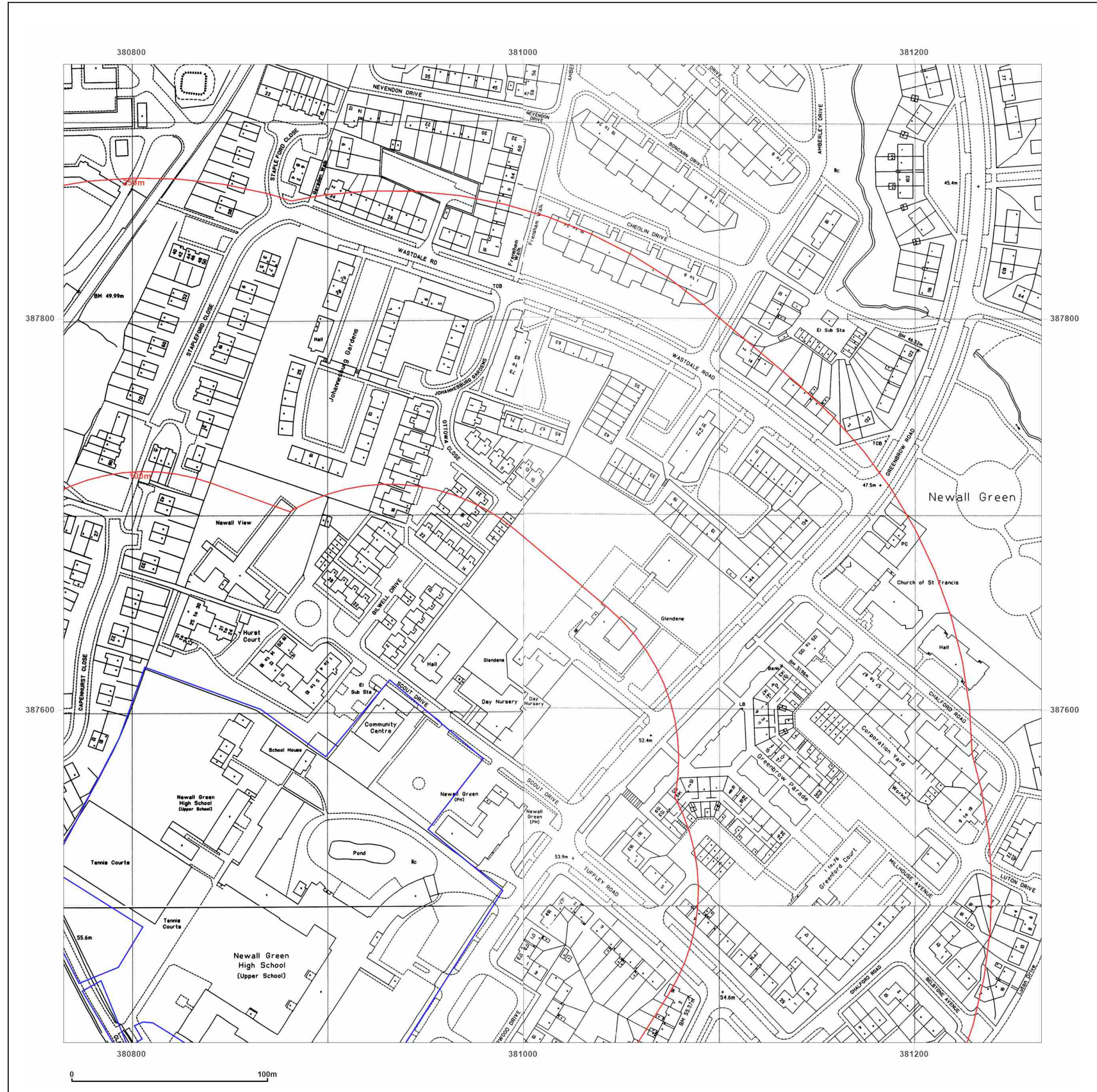
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Appendix 4 CSM Risk Evaluation Methodology

Classification of Consequence

The classifications of consequence (severity) are taken from R&D Publication 66 (NHBC and Environment Agency, 2008). agb Environmental has chosen to apply the classifications to a broad range of development scenarios.

It should be noted that the categories of pollution incident have no relation to the categories of significant possibility of significant harm to human health or significant possibility of significant pollution of controlled waters in respect of the Part 2A Statutory Guidance.

Classification	Definition
Severe	Highly elevated concentrations likely to result in “significant harm” to human health as defined by the EPA 1990, Part 2A, if exposure occurs. Equivalent to EA Category 1 pollution incident including persistent and/or extensive effects on water quality; leading to closure of a potable abstraction point; major impact on amenity value or major damage to agriculture or commerce. Major damage to aquatic or other ecosystems, which is likely to result in a substantial adverse change in its functioning or harm to a species of special interest that endangers the long-term maintenance of the population. Catastrophic damage to crops, buildings or property.
Medium	Elevated concentrations which could result in “significant harm” to human health as defined by the EPA 1990, Part 2A if exposure occurs. Equivalent to EA Category 2 pollution incident including significant effect on water quality; notification required to abstractors; reduction in amenity value or significant damage to agriculture or commerce. Significant damage to aquatic or other ecosystems, which may result in a substantial adverse change in its functioning or harm to a species of special interest that may endanger the long-term maintenance of the population. Significant damage to crops, buildings or property.
Mild	Exposure to human health unlikely to lead to “significant harm”. Equivalent to EA Category 3 pollution incident including minimal or short lived effect on water quality; marginal effect on amenity value, agriculture or commerce. Minor or short lived damage to aquatic or other ecosystems, which is unlikely to result in a substantial adverse change in its functioning or harm to a species of special interest that would endanger the long-term maintenance of the population. Minor damage to crops, buildings or property.
Minor	No measurable effect on humans. Equivalent to insubstantial pollution incident with no observed effect on water quality or ecosystems. Repairable effects of damage to buildings, structure and services.

Classification of Probability

The classifications of probability are taken from R&D Publication 66 (NHBC and Environment Agency, 2008). agb Environmental has chosen to apply the classifications to a broad range of development scenarios.

It should be noted that the categories of pollution incident have no relation to the categories of significant possibility of significant harm to human health or significant possibility of significant pollution of controlled waters in respect of the Part 2A Statutory Guidance. Also, in the Part 2A Statutory Guidance “pollutant linkage” is now termed “contaminant linkage”, although it is noted that the terms are effectively synonymous.

Category	Definition
High Likelihood	There is pollutant linkage and an event would appear 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 pollutant 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 pollutant linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a long period such an event would take place, and is less likely in the shorter term.
Unlikely	There is pollutant linkage but circumstances are such that it is improbable that an event would occur even in the very long-term.

Categorisation of Risk

		Consequence (Severity)			
		Severe	Medium	Mild	Minor
Probability (Likelihood)	High Likelihood	Very high risk	High risk	Moderate risk	Moderate/low risk
	Likely	High risk	Moderate risk	Moderate/low risk	Low risk
	Low Likelihood	Moderate risk	Moderate/low risk	Low risk	Very low risk
	Unlikely	Moderate/low risk	Low risk	Very low risk	Very low risk

Description of Risk Levels and Likely Action Required

Term	Description
Very high risk	There is a high probability that severe harm could arise to a designated receptor from an identified hazard at the site without appropriate remediation action <u>or</u> there is evidence that severe harm to a designated receptor is already occurring. Realisation of that risk is likely to present a substantial liability to be site owner or occupier. Investigation is required as a matter of urgency and remediation works likely to follow in the short-term.
High risk	Harm is likely to arise to a designated receptor from an identified hazard at the site without appropriate remediation action. Realisation of the risk is likely to present a substantial liability to the site owner or occupier. Investigation is required as a matter of urgency to clarify the risk. Remediation works may be necessary in the short-term and are likely over the longer term.
Moderate risk	It is possible that without appropriate remediation action, harm would arise to a designated receptor. It is relatively unlikely that any such harm would be severe, and if any harm were to occur it is more likely that the harm would be relatively mild. Further investigative work is normally required to clarify the risk and to determine the potential liability to site owner/occupier. Some remediation works may be required in the longer term.
Low risk	It is possible that harm could arise to a designated receptor from identified hazard. It is likely that, at worst, if any harm was realised any effects would be mild. It is unlikely that the site owner/or occupier would face substantial liabilities from such a risk. Further investigative work (which is likely to be limited) to clarify the risk may be required. Any subsequent remediation works are likely to be relatively limited.
Very low risk	It is a low possibility that harm could arise to a designated receptor, but it is likely at worst, that this harm if realised would normally be mild or minor.

Summary of Definitions

Term	Description
Hazard	A property or situation which in certain circumstances could lead to harm. (The properties of different hazards must be assessed in relation to their potential to affect the various different receptors).
Consequences	The adverse effects (or harm) arising from a defined hazard which impairs the quality of the environment or human health in the short or longer term.
Probability	The mathematical expression of the chance of a particular event in a given period of time (e.g. probability of 0.2 is equivalent to 20% or a 1 in 5 chance).
Likelihood	Probability; the state of face of being likely.
Risk	A combination of the probability or frequency of the occurrences of a defined hazard AND the magnitude of the consequences of that occurrence.
Contaminant linkage	An identified pathway is capable of exposing a receptor to a contaminant and that contaminant is capable of harming the receptor. In the Part 2A Statutory Guidance the terms “contaminant”, “pollutant” and “substance” have the same meaning, and some non-statutory technical guidance relevant to land contamination uses alternative terms such as “pollutant”, “substance” and associated terms in effect to mean the same thing.