



Client:

Armistead Property Limited.
1 Crossland Rd,
Chorlton-cum-Hardy,
Manchester
M21 9GU

: Architect

Simon James Architect
120 Grosvenor Street
Manchester
M1 7HL

Phase I Desk Study and Preliminary Contaminated Land Risk Assessment

Plot at 404 Wilbraham Road, Chorlton

March 2025

Site Ref: 6179/VWB V1.0 PCLRA

Unit 4
Sheffield Street
Heaton Norris
Stockport
Cheshire
SK4 1RU
Telephone : 0161 480 8885
e-mail : info@geoassist.co.uk

Client:

Armistead Property Limited.
1 Crossland Rd,
Chorlton-cum-Hardy,
Manchester
M21 9GU

: Architect

Simon James Architect
120 Grosvenor Street
Manchester
M1 7HL

Phase I Desk Study and Preliminary Contaminated Land Risk Assessment

1. Introduction	4
2. Description of the Site	5
2.1 Present	5
2.2 Proposed	5
3. Historical Researches	6
3.1 Historical Mapping & Photographs	6
3.2 Anecdotal Historical Information	7
3.3 Previous on site Intrusive Investigation	7
3.4 Environmental Data Search	7
3.4.1 Historical Land uses	7
3.4.2 Statutory Authorisations, Incidents and Registers	7
3.4.3 Landfill & Other Waste Sites	8
3.4.4 In-Filled Land	8
3.5 Potential for Unexploded Ordnance	8
4. Geology & Hydrogeology	9
4.1 Site Geology	9
4.2 Radon Affected Area	9
4.3 Hydrogeology and Groundwater Vulnerability	9
4.4 Surface Water	9
4.5 Subsurface Water	9
4.6 Water Abstractions	10
4.7 Flood Risk	10
5. Mineworkings & Mineral Sites	10
6. Designated Environmentally Sensitive Sites	10
7. Contemporary Directory Trade Entries	10
8. Conceptual Model	11
9. Conclusions & Recommendations	12
9.1 Supplementary Recommendations	12

Appendices

A1.	Site Plan
A2.	Site Photographs
A3.	Site Plan Proposed
B1.	Reference List of OS Historical Plans
C1.	Environmental Data Search Report Referenced 370517761_1_1

Executive Summary	
Site Address	Plot at 404 Wilbraham Road, Chorlton
Grid Ref	382090, 394030
Site Area	600m ²
Current Use	Disused Garden Centre
Historical Use	Greenfield, Residential Property and garden centre
Proposed Use	Residential Development.
Geology	Superficial drift deposits shown as Glacialfluvial Sheet Deposits, Devensian. Bedrock noted as Wilmslow Sandstone Formation – Sandstone.
Other Risks	None
UXO	WWII Bomb strikes recorded in general area. None recorded on site or within 50m. Immediate surrounding buildings on site remain unchanged pre and post war period.
Coal Mining	Low risk
Flood Risk	Low flood risk from surface water, Limited potential for groundwater flooding to occur.
Controlled Water	The risk to surface water features is Low.
Ground Gas	Low potential for ground gas to be present
Recommendations	A basic site investigation for both geotechnical and environmental purposes will be required as part of the standard terms of agreement with Warranty providers such as NHBC, Premier, BuildSafe, LABC and Build Zone.

Client:

Armistead Property Limited.
1 Crossland Rd,
Chorlton-cum-Hardy,
Manchester
M21 9GU

:Architect

Simon James Architect
120 Grosvenor Street
Manchester
M1 7HL

Phase I Desk Study and Preliminary Contaminated Land Risk Assessment

1. Introduction

This report is an account of a Phase I Desk Study and Preliminary Contaminated Land Risk Assessment carried out by GeoAssist Limited at the request of the Client, Armistead Property Limited. It is intended to use the site for a proposed residential development.

The work was commissioned following the receipt of instruction to proceed issued by the Client on the 24th February 2025.

The purpose of this Phase I investigation is to provide information in order to ensure that the site:

- Is assessed in accordance with the UK government methodology outlined online in Land Contamination Risk Management (LCRM)
- Satisfies the relevant requirements of the Updated National Planning Policy Framework December 2024
- Is suitable for the intended proposed land use. In this case, as a residential development.

The approximate grid reference for the centre of the site is 382090, 394030 and the total area of the site is approximately 600 m². The area of the site is outlined with a red line on the site plan in Appendix A1.

2. Description of the Site

2.1 Present

The site is located off Wilbraham Road, Chorlton, to the east of Chorlton Town Centre. The site forms rectangular shape and is generally level with the surrounding area.

The site boundary is formed by residential property to the North and commercial property to the west. Wilbraham Road and Egerton Road South form the boundary to the south and east respectively. There are no structures present on the site. The site is presently not being used. Although, there are a significant number of items associated with previous on site use as a garden centre which remain on site.

No particular evidence of spillage or leakage has been noted on the ground. Photographs of the site form appendix A2 to this report.

2.2 Proposed

It is understood that any proposed residential development is likely to incorporate the erection of a number of residential apartments the details of which are yet to be confirmed.

3. Historical Researches

3.1 Historical Mapping & Photographs

Examination of the historical maps of the area confirms that the site was open greenfield land in 1848. In 1907 a property is present until 1985 when there is no building shown. Historic streetview photography shows the site to have been in use as a garden centre/plant nursery in 2008. The garden centre appears to have ceased operating around 2019.

A series of historical maps and ordnance plans have been reviewed as part of this search. The following table highlights plans and maps that are of particular significance for the purpose of this report. Where possible, reference to the large scale (1:500, 1:1056, 1:1250 & 1:2,500) plans and maps has been made in preference to those at smaller scales (1:10,560 & 1:10,000) as the details on the smaller scale plans and maps are often lacking because of the lower resolution at which they were originally drafted. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Published	Source Scale	Potentially contaminative Feature within 250m of site boundary	Remarks	Direction from site	Distance from site(m)	Feature still present on 2023 edition?
1848	1:10,560		Greenfield	On Site	0	No
		Pond Feature	No longer shown 1923	SW	108	No
1892 – 1893	1:500		Railway Constructed	W	150	Yes
1894	1:2,500	No significant Change				
1894 – 1896	1:10,560	No significant Change				
1907	1:2,500	No significant Change	Property	On Site	0	No
1908 – 1909	1:10,560	No significant Change				
1911	1:10,560	No significant Change				
1923	1:10,560	No significant Change				
1932 – 1934	1:10,560	No significant Change				
1933	1:2,500	No significant Change				
1938	1:10,560	No significant Change				
1951 – 1955	1:1,250	Garages		W	100	No
1952 – 1956	1:2,500	No significant Change				
1955 – 1956	1:10,000	No significant Change				
1959 -1975	1:1,250	No significant Change				
1964	1:2,500	No significant Change				
1966	1:10,000	No significant Change				
1975	1:25,000	No significant Change				
1980 – 1981	1:10,000	No significant Change				
1981	1:1,250	Garage (Fuel Station)		W	100	Yes
		No significant Change	Property no longer shown	On Site	0	
1985 – 1989	1:10,000					
1992	1:1,250	No significant Change				
1999	1:10,000	No significant Change				
			Poor resolution to identify site use			
2000	Aerial					
2006	1:10,000	No significant Change				
2024	1:10,000	No significant Change				

Historical maps pertinent to the analysis form Appendix B1 to this report.

3.2 Anecdotal Historical Information

As part of this investigation anecdotal historical information has been provided. The present site owner has confirmed the following points:

- They have owned the site for over 30 years and the original property was demolished in the late 1980s.
- The garden centre sold plants and other garden artefacts, sculptures, pots etc from the site.
- No chemicals (pesticides, Herbicides) were stored or used on the site
- The site has an electricity supply and a mains gas supply and has never had fuel storage for heating purposes.

3.3 Previous on site Intrusive Investigation

The searches undertaken as part of this report did not indicate that any previous ground investigations have been undertaken on the site. The issues to be covered in the present investigation are to provide information in respect of any potentially unacceptable geo-environmental risks arising from previous on site and off site land uses in the immediate area, including from ground gas, and the potential for sources of contamination to impact both present and future receptors, including:

- Human
- Controlled waters via established pathways
- Property
- Adjoining land and ecological systems

3.4 Environmental Data Search

An Environmental data search report referenced 370517761_1_1, has been used for background data on this site and is included as appendix C1.

3.4.1 Historical Land uses

The Environmental data search report referenced 370517761_1_1, summarises that past and present uses of the site are unlikely to lead to significant ground contamination issues. The report summarises that adjacent areas up to 250m indicate that there are limited potentially contaminative land uses. Data from the historical plans indicate that it is possible that the site and the immediate surrounds (250m) are unlikely to have been impacted by historic contamination.

3.4.2 Statutory Authorisations, Incidents and Registers

The Environmental data search report referenced 370517761_1_1, confirms that within 250m of the site boundary there is/are:

- No active Discharge Consents.
- No Pollution Prevention and Controls.
- One Authorised Local Authority Pollution Prevention & Controls, for a fuel station 94m west of the site
- No water abstraction licences within 250m

The distance from site boundary indicate it is highly unlikely that the site and any proposed development will have been or will be significantly impacted by any of the listed statutory authorisations, incidents and registers.

3.4.3 Landfill & Other Waste Sites

The Environmental data search report referenced 370517761_1_1, indicates that Manchester City Council – Had landfill data but passed it to the relevant environment agency. The Environment Agency England and Wales and the British Geological Survey (BGS) have supplied the following landfill and waste site data.

Table 3.4 A summary of the landfill/waste transfer data as provided by the Environment Agency England & Wales and the environmental data search report referenced 370517761_1_1

Site name	Material deposited	Operational period	Approximate distance from site (m)	Direction from site
Landfill Sites				
No historic or registered landfill sites within 250m				

The distance to any recorded landfill exceeds 250m, and there are no waste management facilities/transfer sites within 250. In consideration of the available data the potential for ground gas generation impacts from these sources and subsequent ingress into the proposed development is classified as low.

3.4.4 In-Filled Land

Data from the County Series Surveys and the Ordnance Survey plans of the area confirms that there is likely to be two infilled surface water features, the closest located 108m southeast of the site. The potential for ground gas generation from infilled land and subsequent ingress into the proposed development is classified as low given the distance, low volume, number of elapsed years since infill and likelihood that infill materials are locally derived or of an inert nature. In any case it is considered that any in fill materials are unlikely to be putrescible in nature.

3.5 Potential for Unexploded Ordnance

World War II bomb strike plans indicate high explosive bombing was undertaken in the Area. None bomb strikes are recorded on the site or within 50m of the site. Building density remains unchanged both on the site and in the immediate vicinity for the pre and post war period. It is therefore considered unlikely, given the relatively low density of bombing in the area during WWII, the building density and the small area of the site, that bombs have fallen on the site unnoticed. Consequently, the risk of UXO encounter is likely to be low in this instance.

4. Geology & Hydrogeology

4.1 Site Geology

The relevant 1:10,000 geological sheet of the area referenced SJ89 SW published 1932 shows the superficial drift deposits as Glacialfluvial Sheet Deposits, Devensian – Sand and Gravel overlying Till (boulder clay). The depth of superficial deposits is not readily discernible from the sheet.

The solid geology is shown as being upper mottled Sandstone of the Wilmslow Sandstone Formation dating to the Triassic Epoch.

No faults are shown as passing directly beneath the site.

4.2 Radon Affected Area

The Environmental data search report referenced 370517761_1_1, indicates that the site is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). No radon protective measures are necessary in the construction of new dwellings or extensions.

4.3 Hydrogeology and Groundwater Vulnerability

The Bedrock Aquifer Designation as determined by the British Geological Survey is: Principal Aquifer - These are layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. In most cases, principal aquifers are aquifers previously designated as major aquifer. The Superficial Aquifer Designation as determined by the British Geological Survey is: Secondary A - permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.

4.4 Surface Water

The environmental data search report referenced 131013203_1_1, and plans of the site indicate that there are no surface water features within 250m of the site boundary. There is no evidence that the site in its present state or the proposed development will impact subsurface water receptors and consequently the risk to surface waters is classified as Low.

4.5 Subsurface Water

There is no evidence that the site in its present state or the proposed development will impact subsurface water receptors and consequently the risk to subsurface waters is classified as low.

4.6 Water Abstractions

The Environmental data search report referenced 370517761_1_1, indicates that there are no active water abstraction licences within 250m of the site boundary.

The site does not lie within a source protection zone. The Environment Agency England and Wales has defined Source Protection Zones (SPZs) for 2000 groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk.

The maps show three main zones (inner Zone I, outer Zone II and total catchment Zone III).

4.7 Flood Risk

The Environmental data search report referenced 370517761_1_1, shows that the EA flood data map locates the site not within a flood zone. The BGS Groundwater Flood Data indicates the site is situated within a zone with limited potential for groundwater flooding to occur.

5. Mineworkings & Mineral Sites

Information provided by the Coal Authority as part of the Environmental data search report referenced 370517761_1_1 indicates that the property is in an area that might not be affected by coal mining or historic brine pumping (the Compensation District).

Consequently, the risk to the proposed development on this site in respect of past, present or future coal or brine workings is likely to be low.

6. Designated Environmentally Sensitive Sites

The environmental data search report referenced 370517761_1_1 indicates the site is not situated within, or within 250m of an environmentally sensitive site.

7. Contemporary Directory Trade Entries

The environmental data search report referenced 370517761_1_1, indicates that there are numerous inactive and active trade directory entries within 250m of the site boundary. The likelihood that the proposed development will be significantly impacted by surrounding contemporary land uses is low given the nature of the listed activities.

8. Conceptual Model

The table below is the conceptual model for the site based on the information available at this time.

Table 8.1 Preliminary Conceptual model.

Potential Source /Hazard	Nature of Hazard (Risk Level to site given a Commercial end use)	Contaminants Associated with Source	Potential Pathway	Potential Receptor
<i>Previous & Present ON SITE Land uses:</i>				
1. Open Land, Property	Ground contamination Low Risk	None	~~Dermal Contact~~ ~~Ingestion~~ ~~Inhalation~~	Site Users Construction workers Controlled Waters
	Gas from in-filled ground Low Risk	None	~~Vertical and Lateral Migration~~	Site Users Future Buildings & Services
2. Garden Centre	Ground contamination Low Risk	See DoE Industry Profiles	~~Dermal Contact~~ ~~Ingestion~~ ~~Inhalation~~	Site Users Construction workers Controlled Waters
	Gas from in-filled ground Low Risk	None	~~Vertical and Lateral Migration~~	Site Users Future Buildings & Services
<i>Previous OFF SITE land uses within 250m as indicated by Historical Plans Including:</i>				
3. Pond Features (Infilled)	Ground contamination Low Risk	Heavy Metals PAH	~~Dermal Contact~~ ~~Ingestion~~ ~~Inhalation~~	Site Users Construction workers Controlled Waters
	Gas from in-filled ground Low Risk Given age and distance	Methane Carbon Dioxide	Vertical and Lateral Migration	Site Users Future Buildings & Services
4. Fuel Station	Ground contamination Low Risk	PAH TPH Heavy Metals MTBE	~~Dermal Contact~~ ~~Ingestion~~ ~~Inhalation~~	Site Users Construction workers Controlled Waters
	Gas from in-filled ground Low Risk	Hydrocarbon vapours Carbon Dioxide	~~Vertical and Lateral Migration~~	Site Users Future Buildings & Services
5. Garages	Ground contamination Low Risk	See DoE Profiles	~~Dermal Contact~~ ~~Ingestion~~ ~~Inhalation~~	Site Users Construction workers Controlled Waters
	Gas from in-filled ground Low Risk	None	None	Site Users Future Buildings & Services
6. Coal Workings & Brine Extraction	Geotechnical Hazard Low Risk	None	~~Ground Collapse~~ ~~Subsidence~~	Humans (site users) Future Buildings & Services
	Ground contamination Low Risk	None	None	Site Users Services
	Mine Gas Low Risk	None	None	Humans (site users) Future Buildings

Only sources that have not been present on site in the past or currently are considered within the off site category. Unless the information is deemed to be pertinent to the analysis.

From the sources of information examined as part of this investigation a Low potential for contaminated materials to be present on site has been established and a Low potential for the presence of ground gas. There is a Low likelihood of hazards from past Coal Mining and Brine Extraction.

9. Conclusions & Recommendations

The evidence presented elsewhere within this report indicates that the site is unlikely to have been impacted by contamination from previous on site and adjacent land uses and assessment of the data available has confirmed that the risk classification from contaminated ground is low in all reasonably foreseeable circumstances and as a consequence, no new contaminant pathways will be established by the development and no further action is required. The risk to any future development from potential ground gas ingress is classified as low based on the available data and no particular measures will need to be adopted based on the recommendations within Ciria C665 best practice guidance.

9.1 Supplementary Recommendations

It would be prudent to confirm findings reported herein following clearance of the Site. Additionally, if the proposed development is being warranted under a scheme such as that operated by the NHBC, then a basic site investigation for both geotechnical and environmental purposes will be required as part of the standard terms of the agreement. It is advised that the developer also obtains geotechnical information in order to maximise the value of the Ground Investigation and establish geotechnical and groundwater parameters for foundation design.



Matthew Benson MSc GMICE
Geotechnical/Environmental Engineer



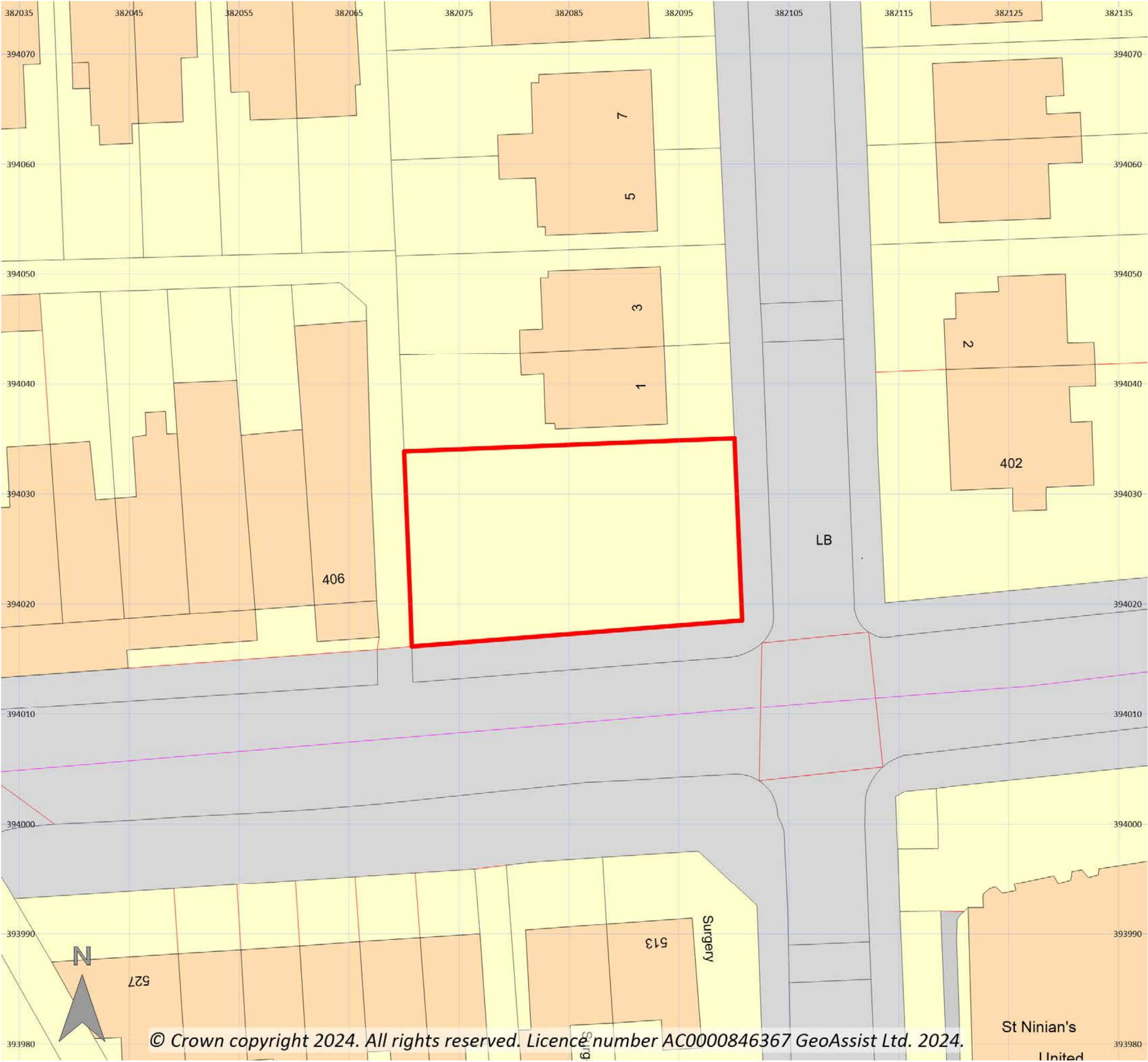
Mark Richardson MSc CEng MICE
Technical Director

This report has been prepared by GeoAssist Limited with all reasonable professional skill, care and diligence within the terms of the contract with Armistead Property Limited.. The report is confidential to Armistead Property Limited., their/the named persons advisors and bankers, and GeoAssist Limited accepts no responsibility of whatever nature to third parties to whom this report may be divulged. GeoAssist Limited owns the copyright in this report. All rights are reserved, and unauthorised use is prohibited. Armistead Property Limited. may use the report for their/her/his own purposes.

GeoAssist have utilised the third-party information presented in the Environmental data search in order to undertake the Preliminary Contaminated Land Risk Assessment. GeoAssist are not liable for any errors, omissions or facts that might be contained within the Environmental data search report

Appendix A

- A1 Site Plan
- A2 Site Photographs



A1 Site Plan

Site Name	Plot at 404 Wilbraham Road
Location	Chorlton
GeoAssist Ref	6179VWB
Client	Armistead Property Limited.
	1 Crossland Rd, Chorlton-cum-Hardy, Manchester M21 9GU
Planning Consultant	Simon James Architect
NGR (centre of site)	382090,394030
Production Date	March 2025
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

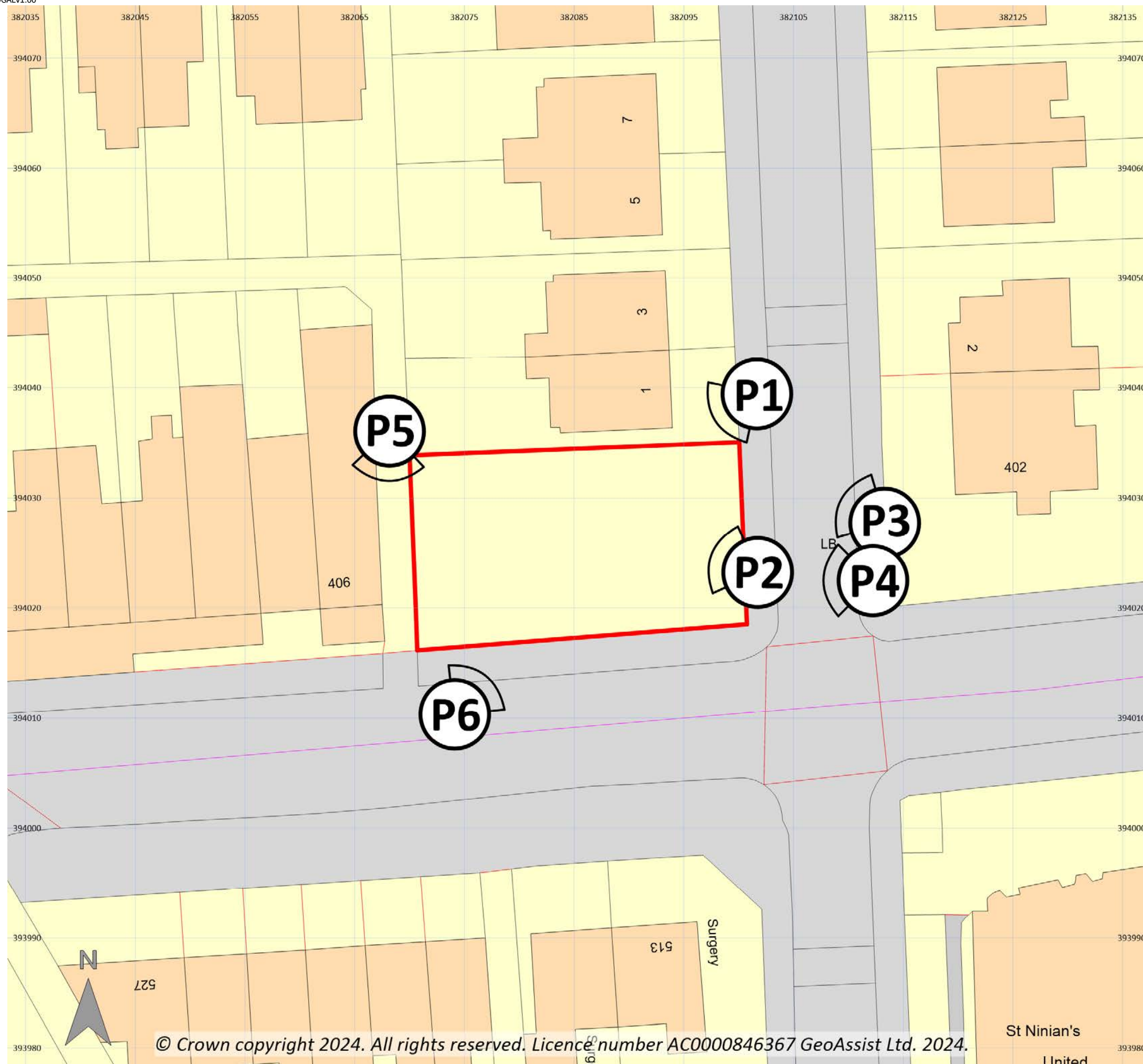
Do Not Scale





A2 Site Photos

Site Name	Plot at 404 Wilbraham Road
Location	Chorlton
GeoAssist Ref	6179VWB
Client	Armistead Property Limited.
	1 Crossland Rd, Chorlton-cum-Hardy, Manchester M21 9GU
Planning Consultant	Simon James Architect
NGR (centre of site)	382090,394030
Production Date	March 2025
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36



© Crown copyright 2024. All rights reserved. Licence number AC0000846367 GeoAssist Ltd. 2024.

A2 Site Photo Plan

Site Name	Plot at 404 Wilbraham Road
Location	Chorlton
GeoAssist Ref	6179VWB
Client	Armistead Property Limited.
	1 Crossland Rd, Chorlton-cum-Hardy, Manchester M21 9GU
Planning Consultant	Simon James Architect
NGR (centre of site)	382090,394030
Production Date	March 2025
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

Do Not Scale

6179GALv1.00

Plan Not Presently Available

A3 Site Development Plan

Site Name	Plot at 404 Wilbraham Road
Location	Chorlton
GeoAssist Ref	6179VWB
Client	Armistead Property Limited.
	1 Crossland Rd, Chorlton-cum-Hardy, Manchester M21 9GU
Planning Consultant	Simon James Architect
NGR (centre of site)	382090,394030
Production Date	March 2025
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

Do Not Scale

Appendix B

B1 OS Historical Plans

Appendix B1

Mapping Type	Scale	Date
Lancashire And Furness	1:10,560	1848
Cheshire	1:10,560	1882
Lancashire And Furness	1:10,560	1894 - 1896
Cheshire	1:10,560	1899
Lancashire And Furness	1:10,560	1908 - 1909
Cheshire	1:10,560	1911
Cheshire	1:10,560	1911
Lancashire And Furness	1:10,560	1923
Lancashire And Furness	1:10,560	1932 - 1934
Lancashire And Furness	1:10,560	1938
Cheshire	1:10,560	1938
Ordnance Survey Plan	1:10,000	1955 - 1956
Ordnance Survey Plan	1:10,000	1966
Ordnance Survey Plan	1:10,000	1972
Manchester	1:25,000	1975
Ordnance Survey Plan	1:10,000	1980 - 1981
Ordnance Survey Plan	1:10,000	1985 - 1989
Ordnance Survey Plan	1:10,000	1989
Ordnance Survey Plan	1:10,000	1994
10K Raster Mapping	1:10,000	1999
10K Raster Mapping	1:10,000	2006
VectorMap Local	1:10,000	2024

Lancashire And Furness

Published 1848

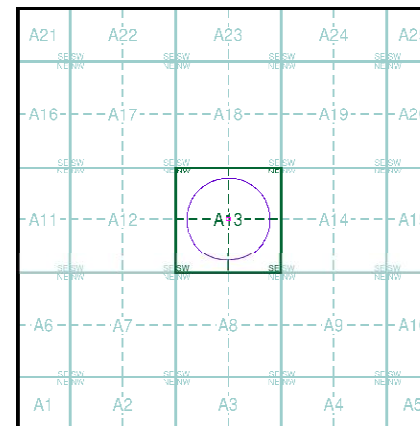
Source map scale - 1:10,560

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

Map Name(s) and Date(s)

10400
1848
1:10,560
11100
1848
1:10,560

Historical Map - Slice A



Order Details

Order Number: 370517761_1_1
Customer Ref: 6179VWB
National Grid Reference: 382090, 394030
Slice: A
Site Area (Ha): 0.06
Search Buffer (m): 250

Site Details

404, Wilbraham Road, Manchester, M21 0UU



© Crown copyright and database rights 2025 OS AC0000813445

10k Raster Mapping

Published 1999

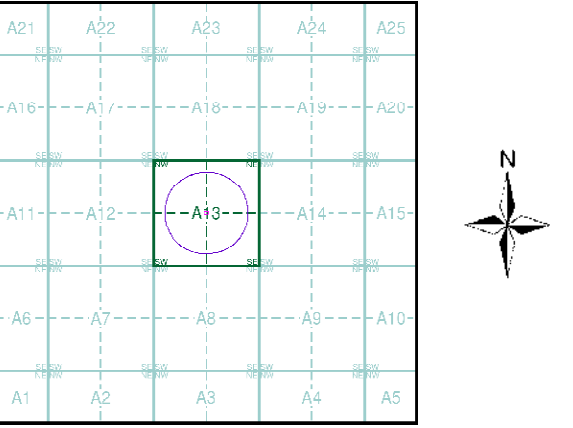
Source map scale - 1:10,000

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

Map Name(s) and Date(s)

SJ89NW	1999	1:10,000
SJ89SW	1999	1:10,000

Historical Map - Slice A



Order Details

Order Number:	370517761_1_1
Customer Ref:	6179VWB
National Grid Reference:	382090, 394030
Slice:	A
Site Area (Ha):	0.06
Search Buffer (m):	250

Site Details

404, Wilbraham Road, Manchester, M21 0UU



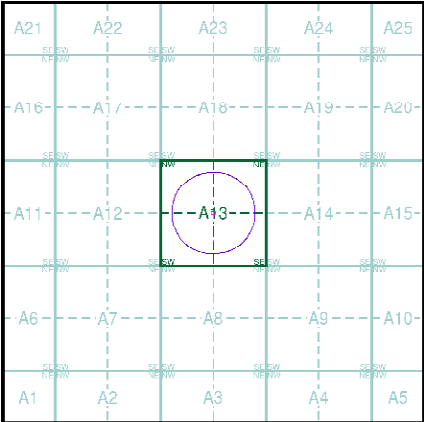
10k Raster Mapping
Published 2006
Source map scale - 1:10,000

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

Map Name(s) and Date(s)

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

Historical Map - Slice A



Order Details
Order Number: 370517761_1_1
Customer Ref: 6179VWB
National Grid Reference: 382090, 394030
Slice: A
Site Area (Ha): 0.06
Search Buffer (m): 250

Site Details
404, Wilbraham Road, Manchester, M21 0UU

VectorMap Local

Published 2024

Source map scale - 1:10,000

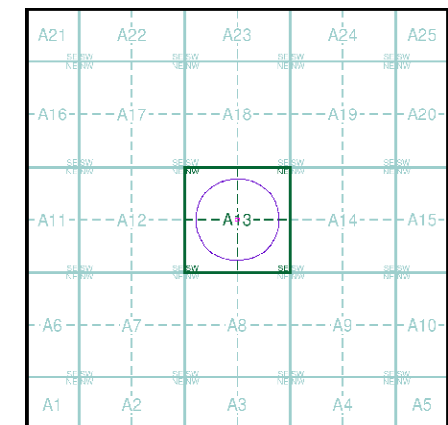
VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap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

Map Name(s) and Date(s)

SJ89NW
2024
Variable

SJ89SW
2024
Variable

Historical Map - Slice A



Order Details

Order Number: 370517761_1_1
Customer Ref: 6179VWB
National Grid Reference: 382090, 394030
Slice: A
Site Area (Ha): 0.06
Search Buffer (m): 250

Site Details

404, Wilbraham Road, Manchester, M21 0UU

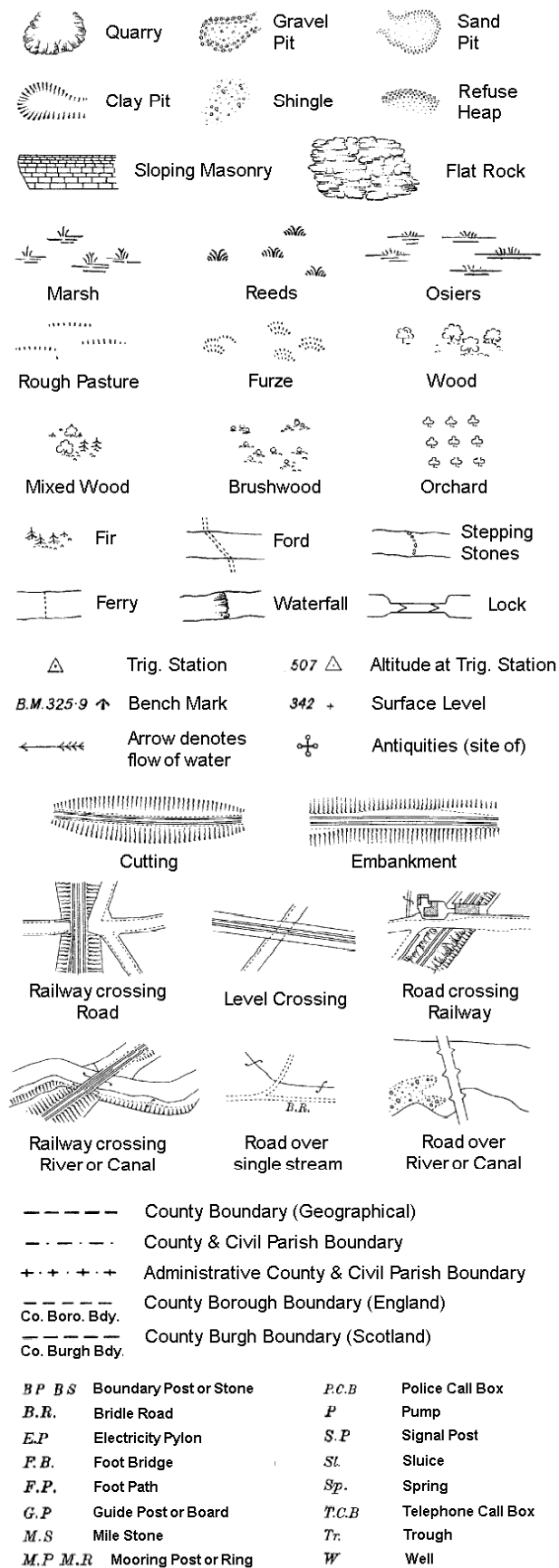


Appendix B1 Continued

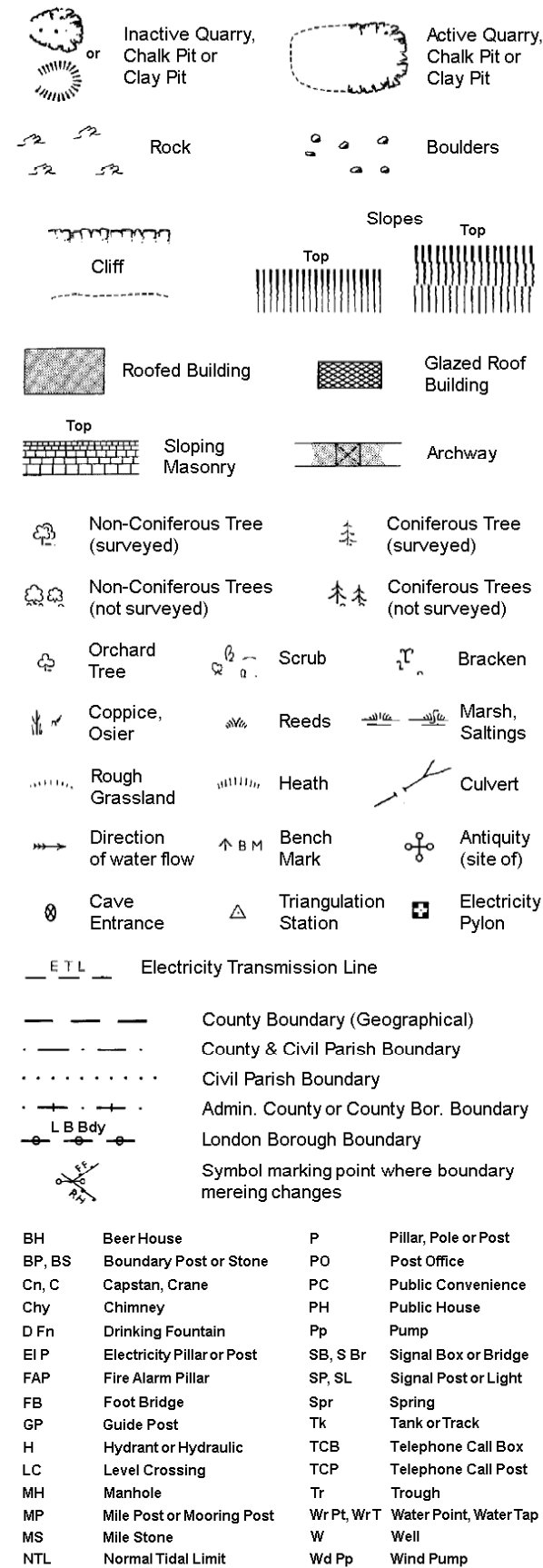
Mapping Type	Scale	Date
Lancashire And Furness	1:2,500	1894
Lancashire And Furness	1:2,500	1907
Lancashire And Furness	1:2,500	1933
Ordnance Survey Plan	1:1,250	1951 - 1955
Ordnance Survey Plan	1:2,500	1952 - 1956
Ordnance Survey Plan	1:1,250	1959 - 1975
Ordnance Survey Plan	1:2,500	1964
Ordnance Survey Plan	1:1,250	1981
Additional SIMs	1:1,250	1985 - 1992
Large-Scale National Grid Data	1:1,250	1992
Large-Scale National Grid Data	1:1,250	1995
Historical Aerial Photography	1:2,500	2000

Historical Mapping Legends

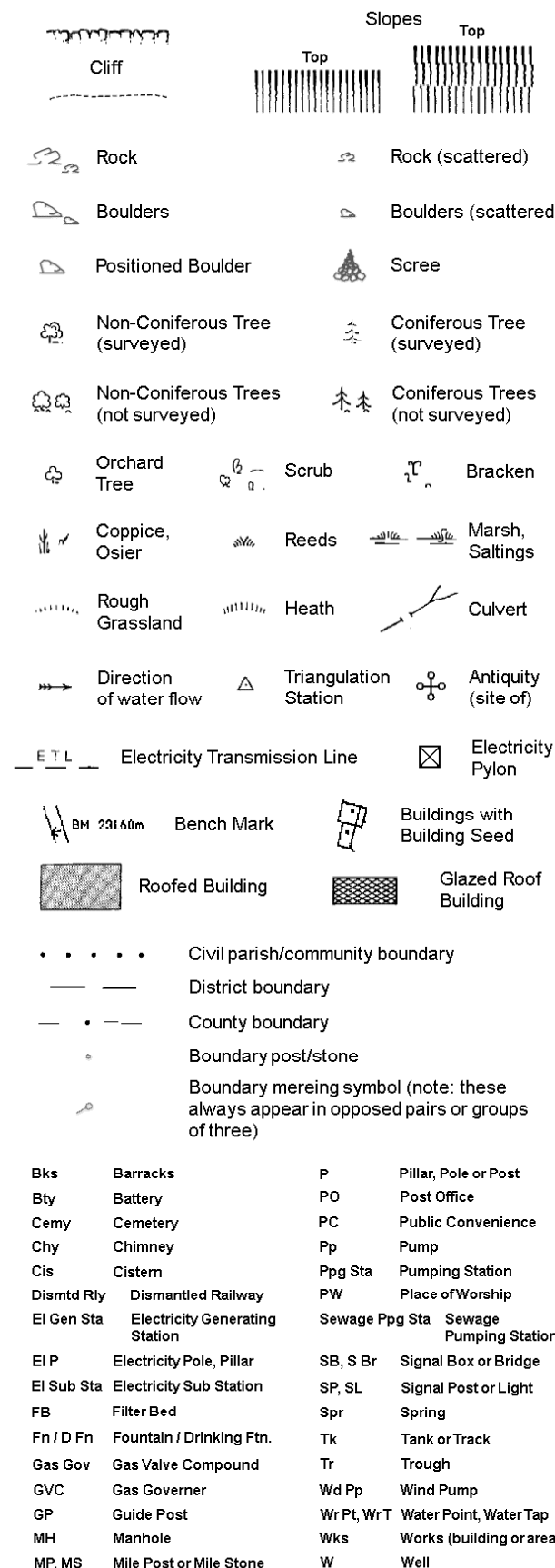
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



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



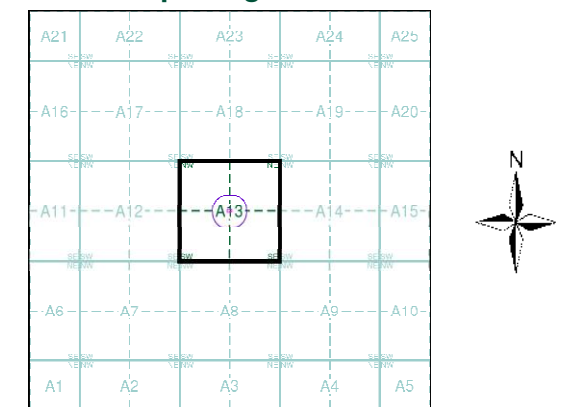
Large-Scale National Grid Data 1:2,500 and 1:1,250



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:2,500	1894	2
Lancashire And Furness	1:2,500	1907	3
Lancashire And Furness	1:2,500	1933	4
Ordnance Survey Plan	1:1,250	1951 - 1955	5
Ordnance Survey Plan	1:2,500	1952 - 1956	6
Ordnance Survey Plan	1:1,250	1959 - 1975	7
Ordnance Survey Plan	1:2,500	1964	8
Ordnance Survey Plan	1:1,250	1981	9
Additional SIMs	1:1,250	1985 - 1992	10
Large-Scale National Grid Data	1:1,250	1992	11
Large-Scale National Grid Data	1:1,250	1995	12
Historical Aerial Photography	1:2,500	2000	13

Historical Map - Segment A13

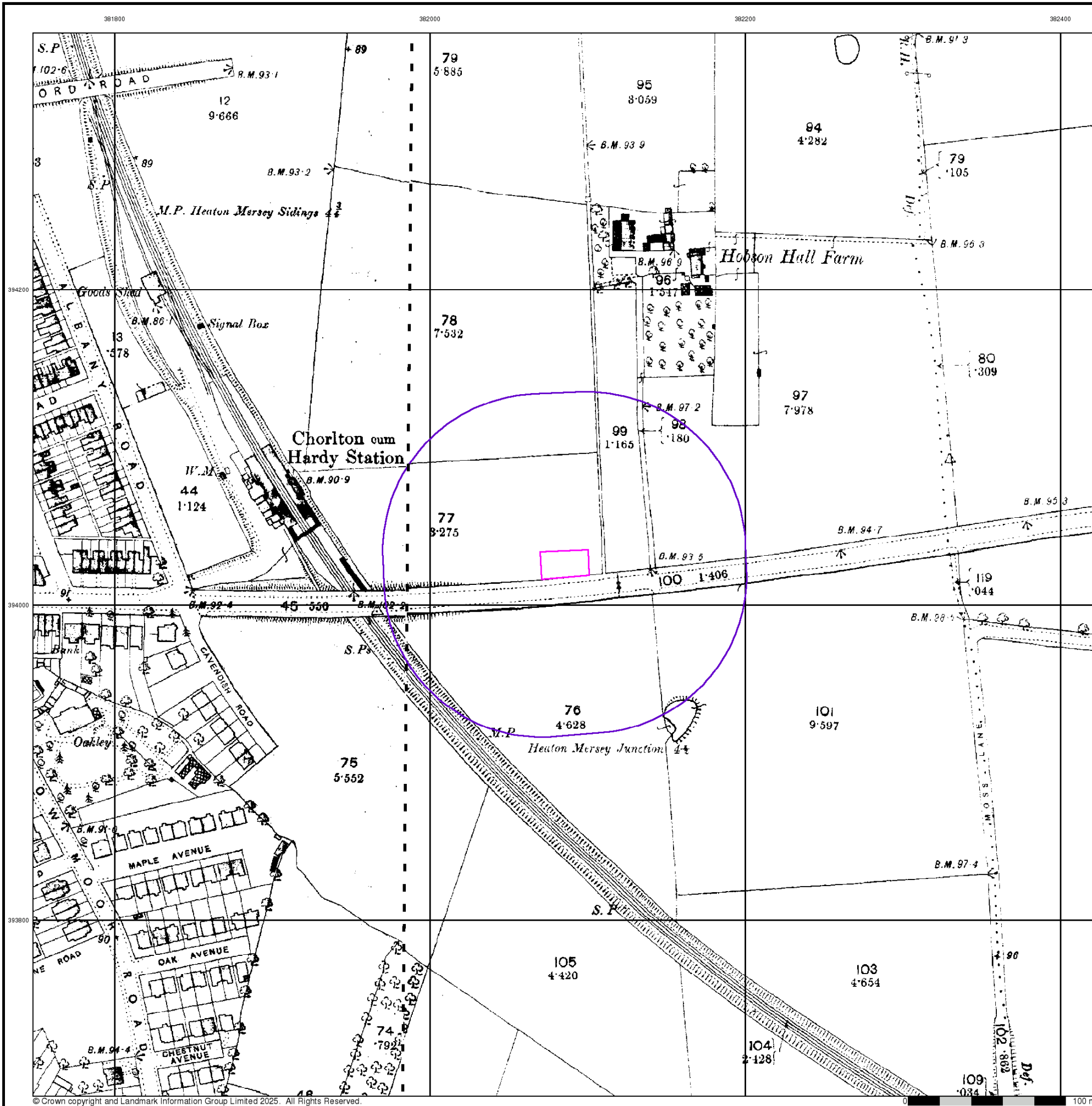


Order Details

Order Number: 370517761_1_1
Customer Ref: 6179VWB
National Grid Reference: 382090, 394030
Slice: A
Site Area (Ha): 0.06
Search Buffer (m): 100

Site Details

404, Wilbraham Road, Manchester, M21 0UU



© Crown copyright and Landmark Information Group Limited 2025. All Rights Reserved.



GeoAssist Limited
Civil, Environmental & Geotechnical
Telephone: +44 (0) 161 480 8885 e-mail: info@geoassist.co.uk

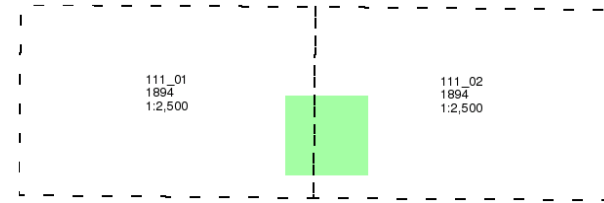
Lancashire And Furness

Published 1894

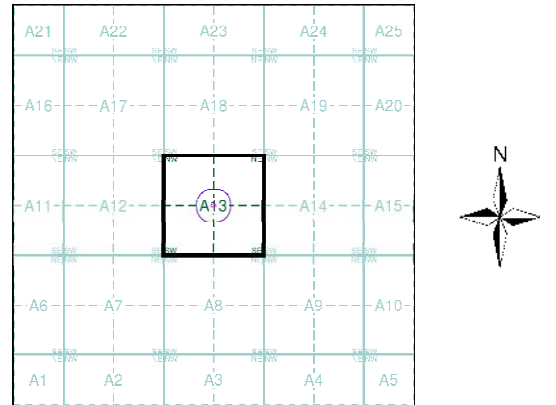
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 370517761_1_1
Customer Ref: 6179VWB
National Grid Reference: 382090, 394030
Slice: A
Site Area (Ha): 0.06
Search Buffer (m): 100

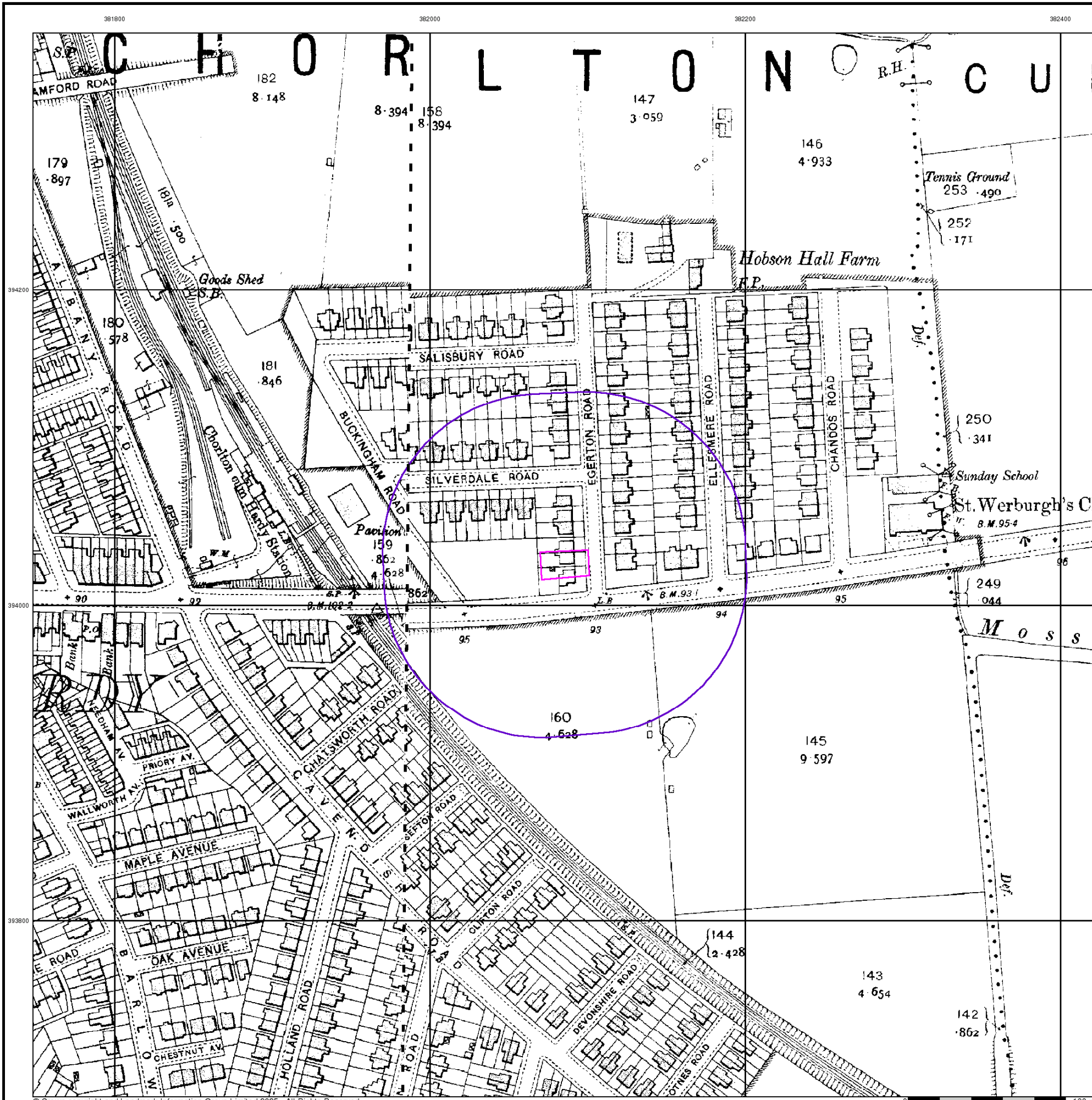
Site Details

404, Wilbraham Road, Manchester, M21 0UU



Landmark
INFORMATION GROUP

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



© Crown copyright and Landmark Information Group Limited 2025. All Rights Reserved.

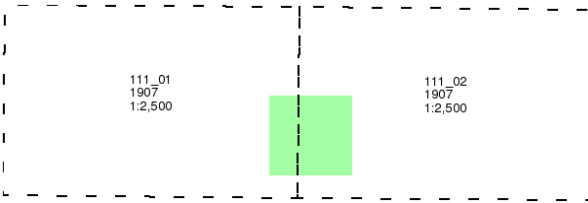
Lancashire And Furness

Published 1907

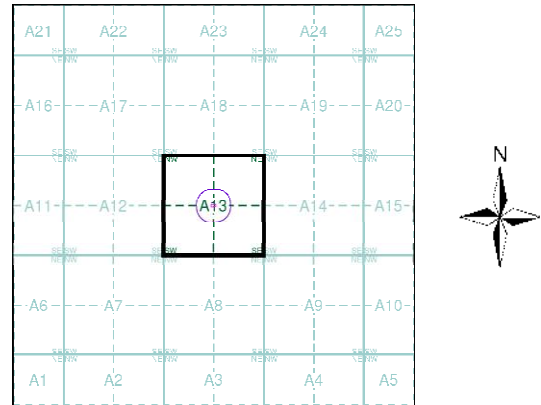
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 370517761_1_1

Customer Ref: 6179VWB

National Grid Reference: 382090, 394030

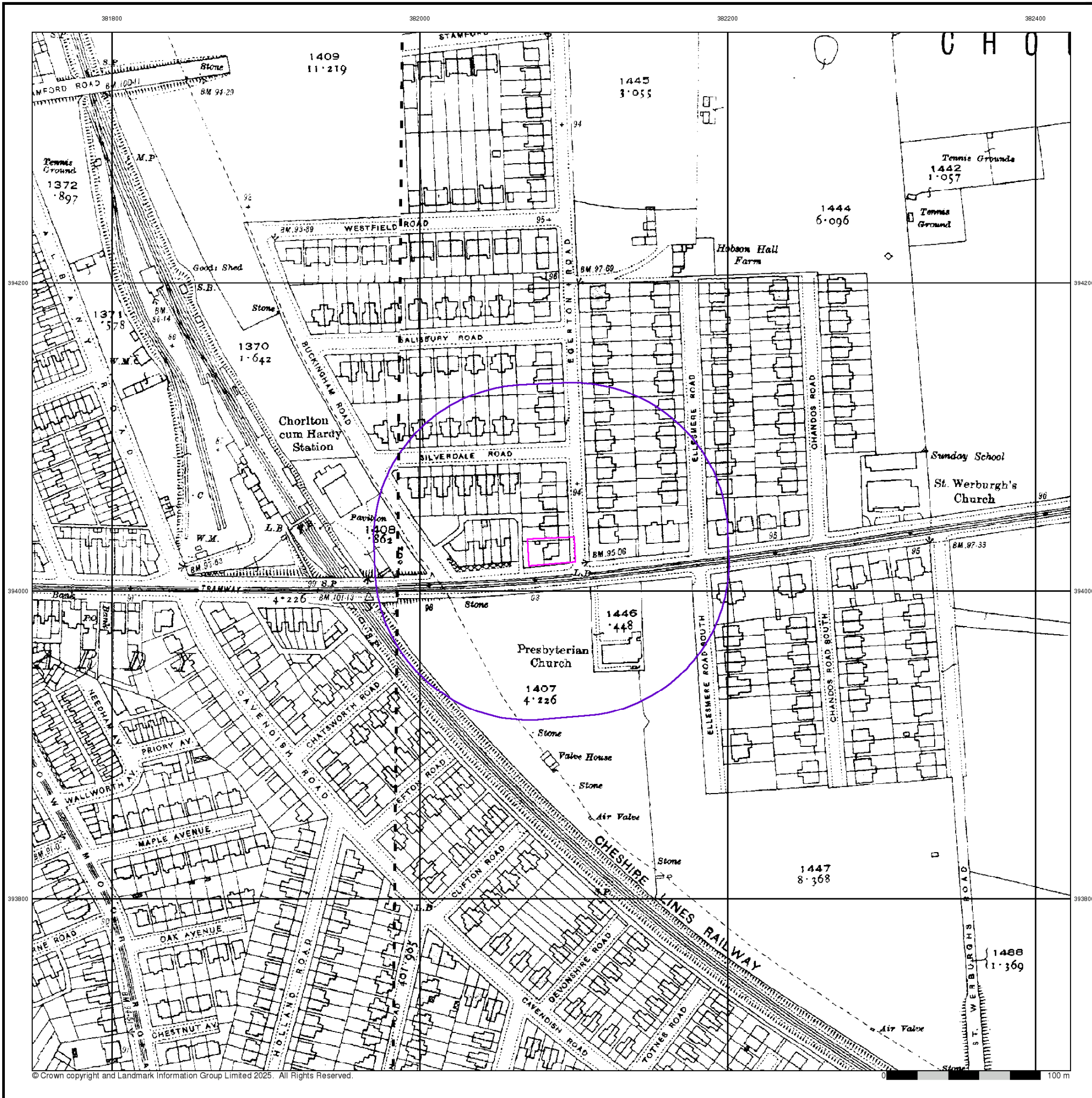
Slice: A

Site Area (Ha): 0.06

Search Buffer (m): 100

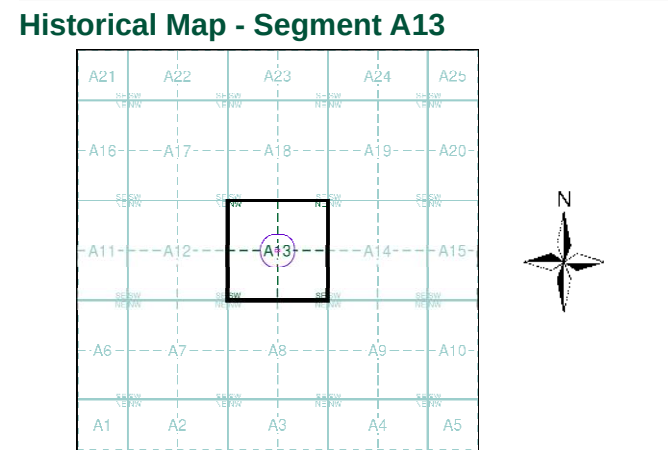
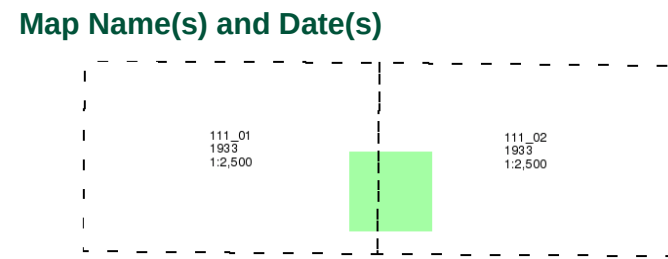
Site Details

404, Wilbraham Road, Manchester, M21 0UU



Lancashire And Furness
Published 1933
Source map scale - 1:2,500

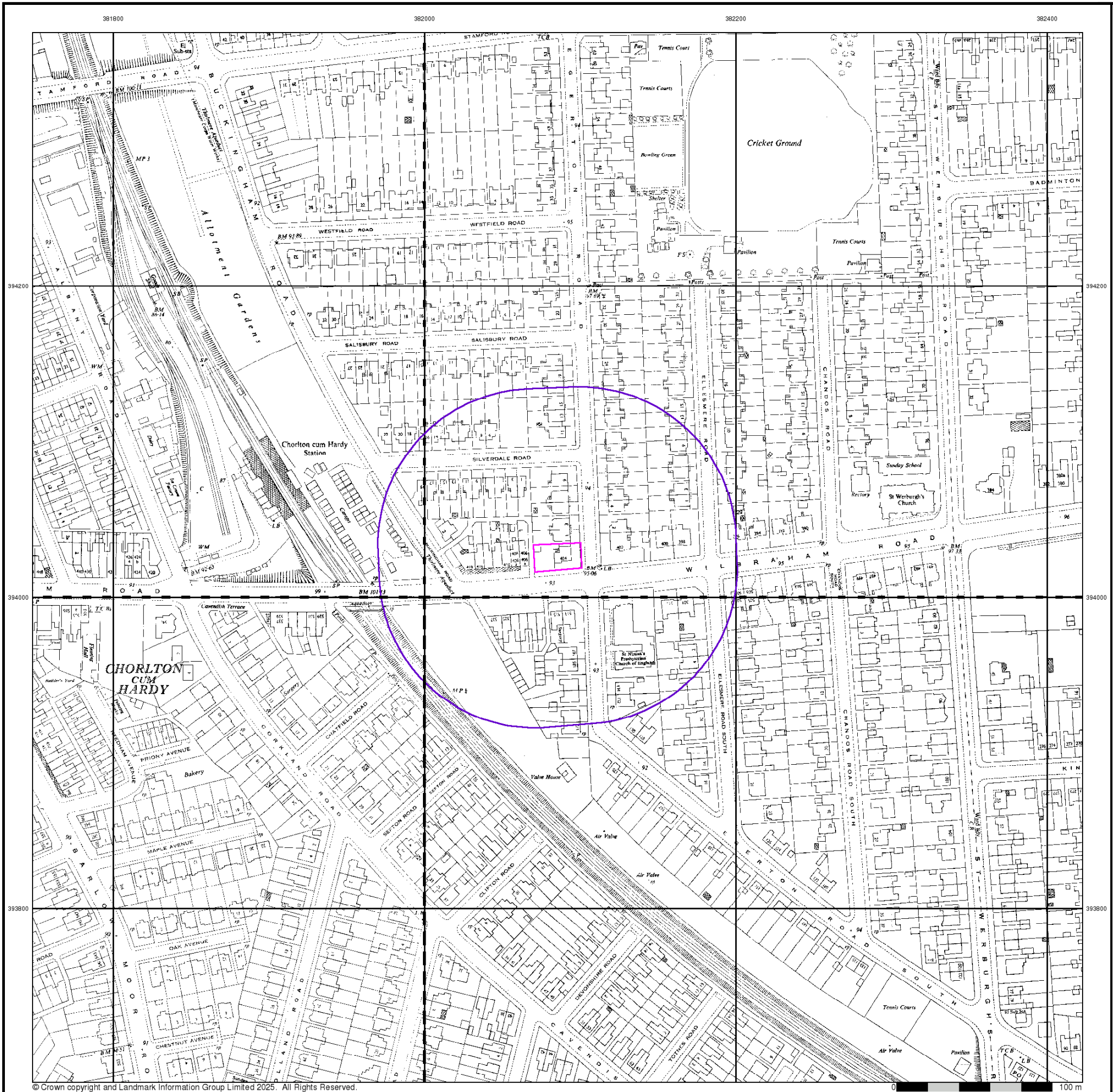
The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain.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



Order Details

Order Number:	370517761_1_1
Customer Ref:	6179VWB
National Grid Reference:	382090, 394030
Slice:	A
Site Area (Ha):	0.06
Search Buffer (m):	100

Site Details
404, Wilbraham Road, Manchester, M21 0UU



© Crown copyright and Landmark Information Group Limited 2025. All Rights Reserved.

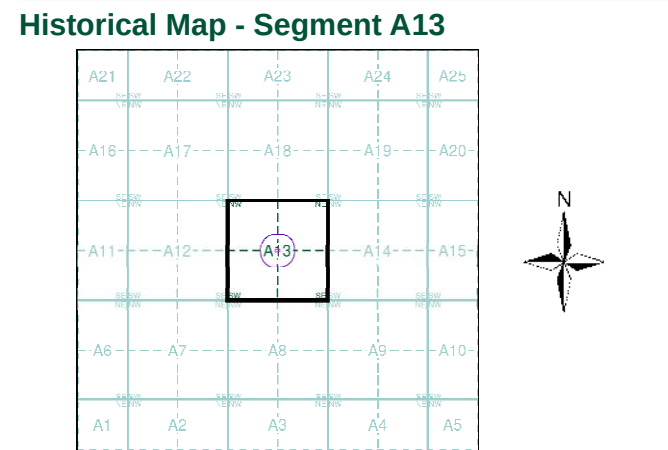


GeoAssist Limited
Civil, Environmental & Geotechnical
Telephone: +44 (0) 161 480 8885 e-mail: info@geoassist.co.uk

Ordnance Survey Plan
Published 1951 - 1955
Source map scale - 1:1,250

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

Map Name(s) and Date(s)			
SJ8194SE	1951	SJ8294SW	1951
1:1,250		1:1,250	
SJ8193NE	1955	SJ8293NW	1955
1:1,250		1:1,250	



Order Details

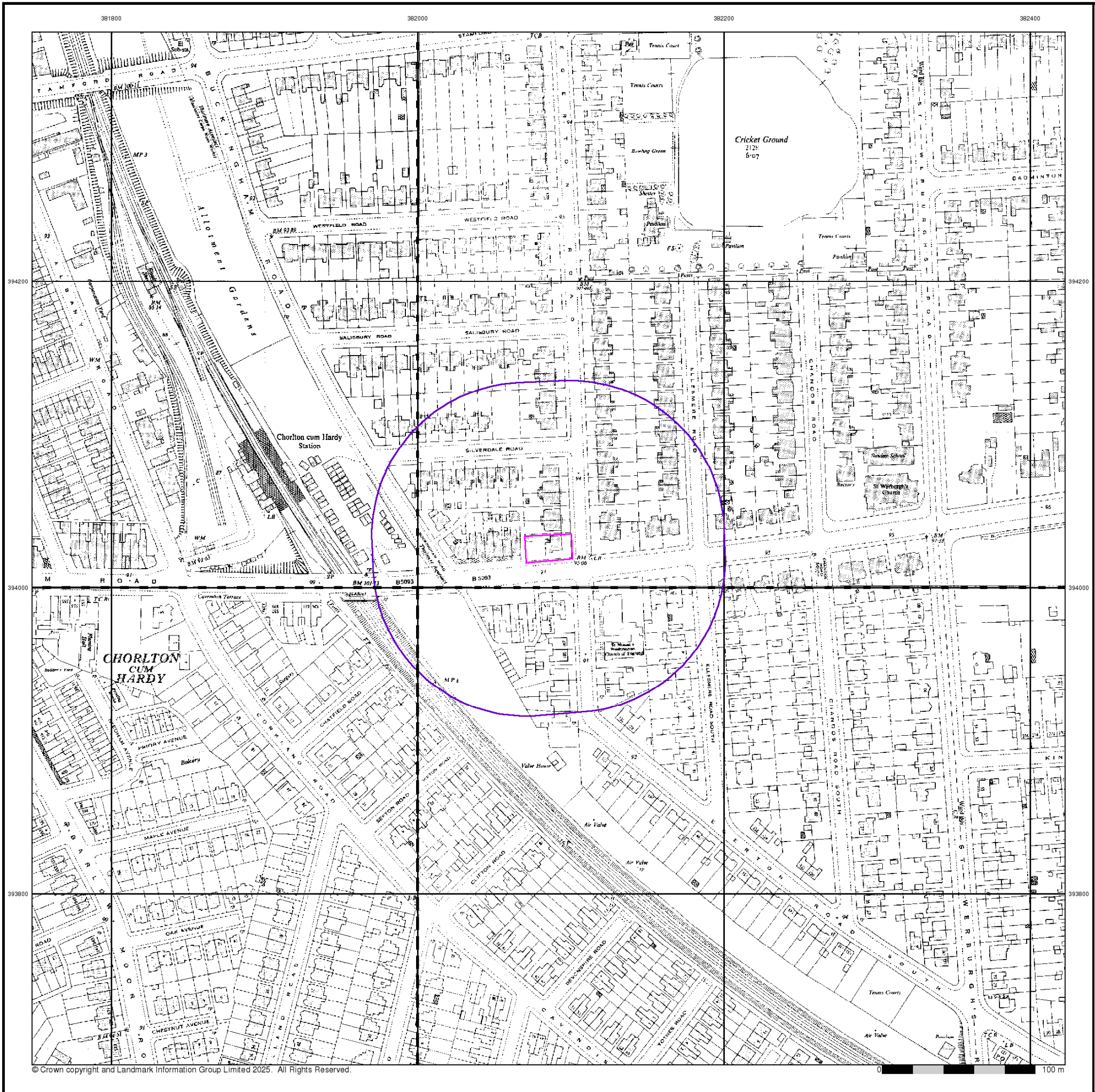
Order Number:	370517761_1_1
Customer Ref:	6179VWB
National Grid Reference:	382090, 394030
Slice:	A
Site Area (Ha):	0.06
Search Buffer (m):	100

Site Details
404, Wilbraham Road, Manchester, M21 0UU



Landmark
INFORMATION GROUP

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



© Crown copyright and Landmark Information Group Limited 2025. All Rights Reserved.

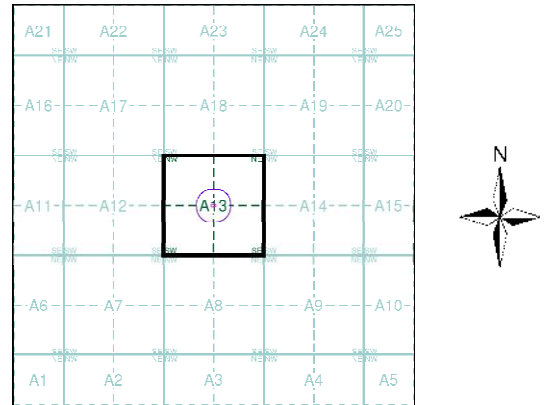
Ordnance Survey Plan
Published 1952 - 1956
Source map scale - 1:2,500

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

Map Name(s) and Date(s)

SJ8194 1952 12,500	SJ8294 1952 12,500
SJ8193 1956 12,500	SJ8293 1955 12,500

Historical Map - Segment A13

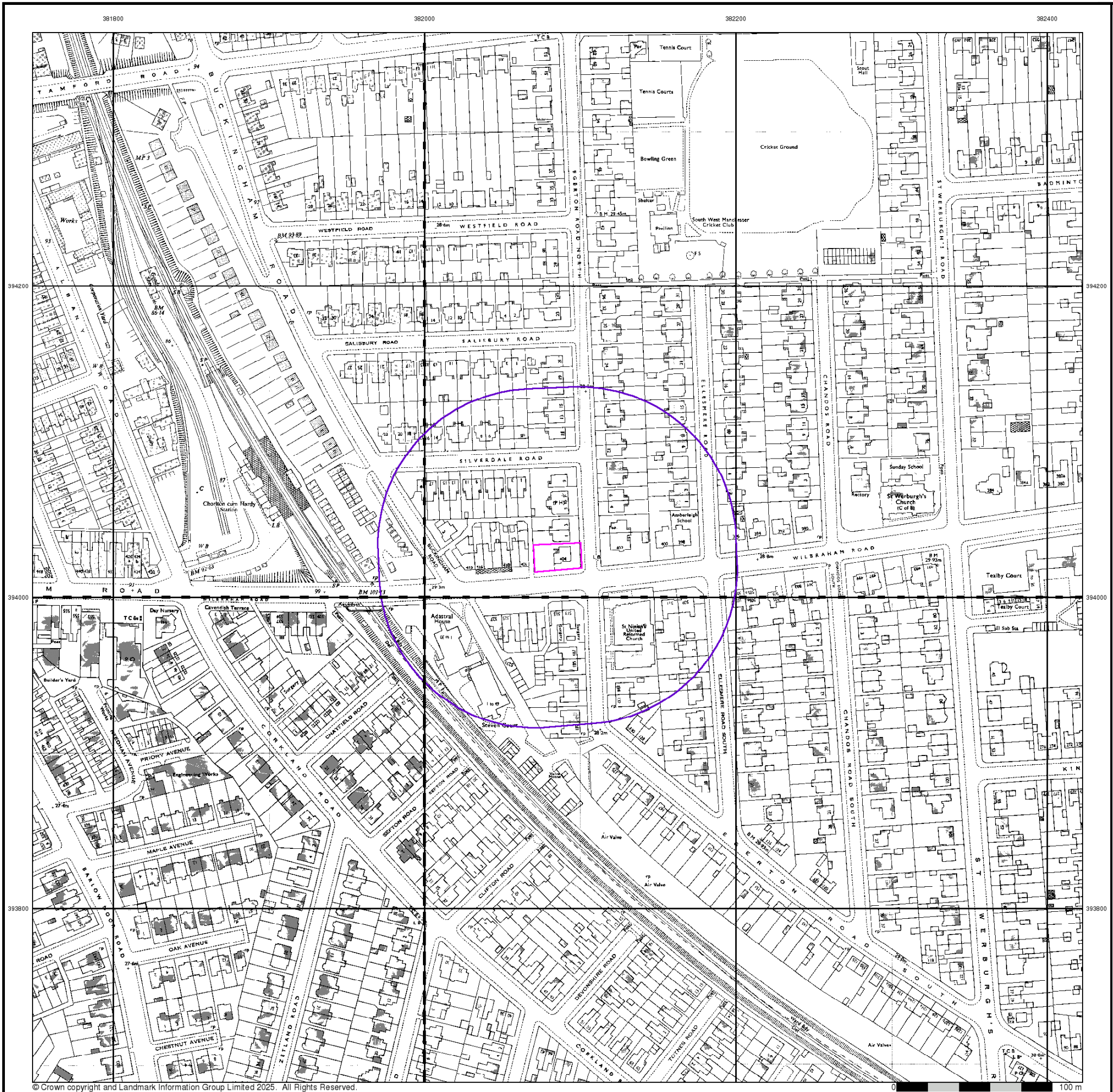


Order Details

Order Number: 370517761_1_1
Customer Ref: 6179VVB
National Grid Reference: 382090, 394030
Slice: A
Site Area (Ha): 0.06
Search Buffer (m): 100

Site Details

404, Wilbraham Road, Manchester, M21 0UU



© Crown copyright and Landmark Information Group Limited 2025. All Rights Reserved.



Ordnance Survey Plan

Published 1959 - 1975

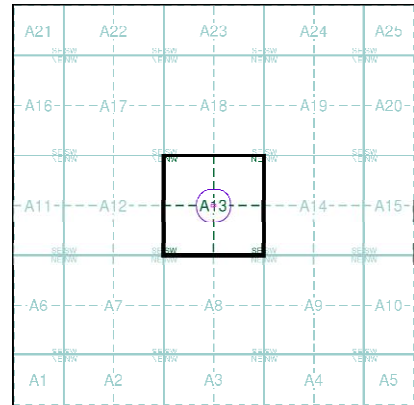
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

SJ8194SE 1959 1:1,250	SJ8294SW 1971 1:1,250
SJ8193NE 1974 1:1,250	SJ8293NW 1975 1:1,250

Historical Map - Segment A13



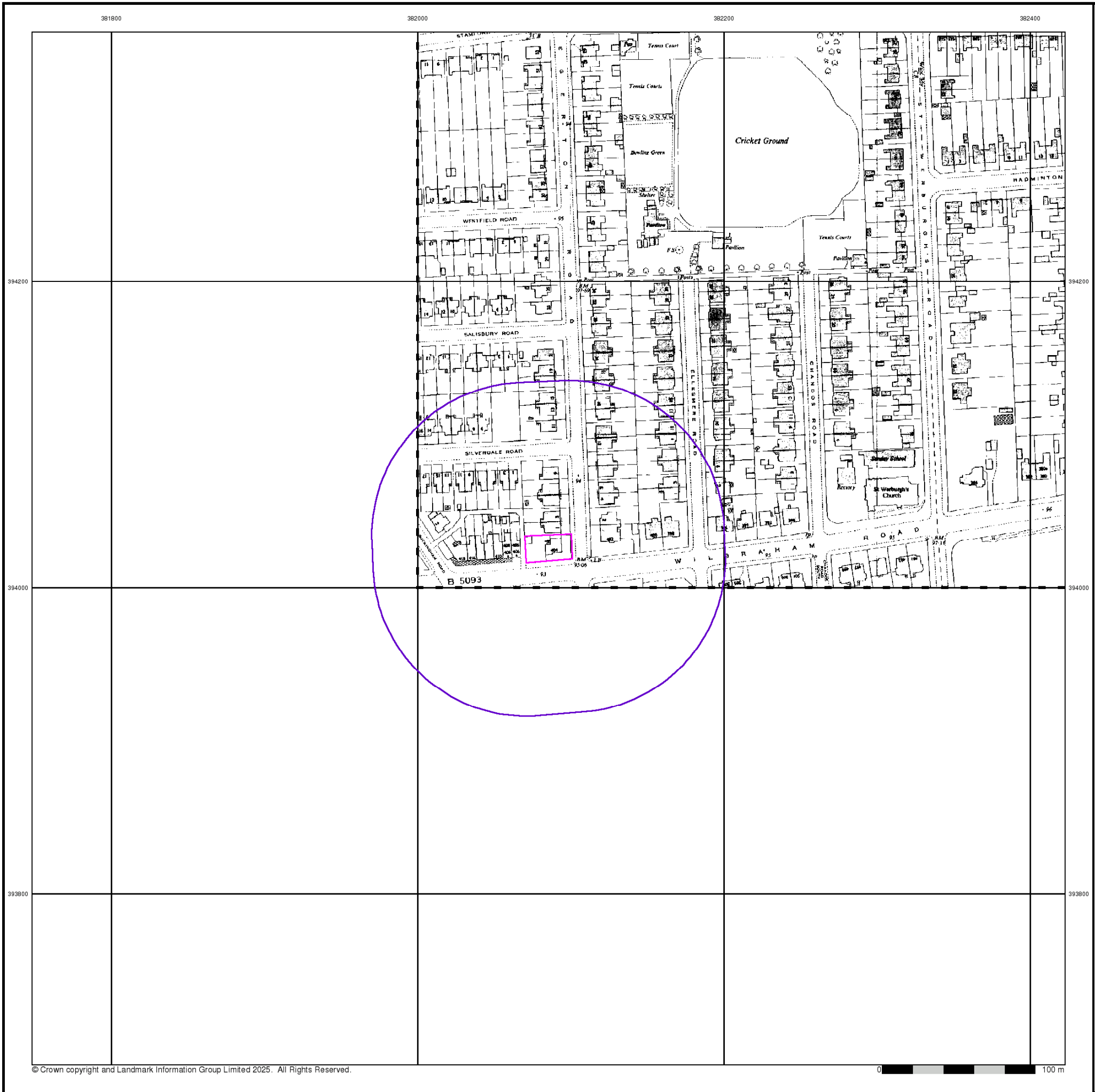
Order Details

Order Number: 370517761_1_1
Customer Ref: 6179VVB
National Grid Reference: 382090, 394030
Slice: A
Site Area (Ha): 0.06
Search Buffer (m): 100

Site Details

404, Wilbraham Road, Manchester, M21 0UU





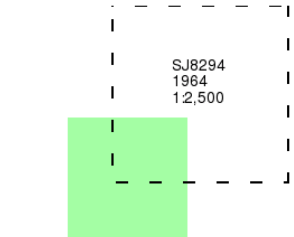
Ordnance Survey Plan

Published 1964

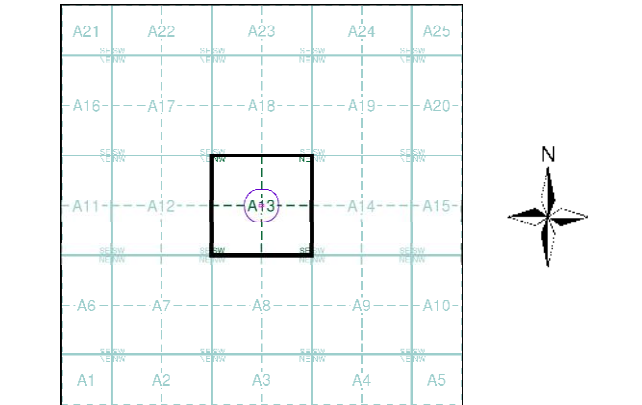
Source map scale - 1:2,500

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

Map Name(s) and Date(s)



Historical Map - Segment A13

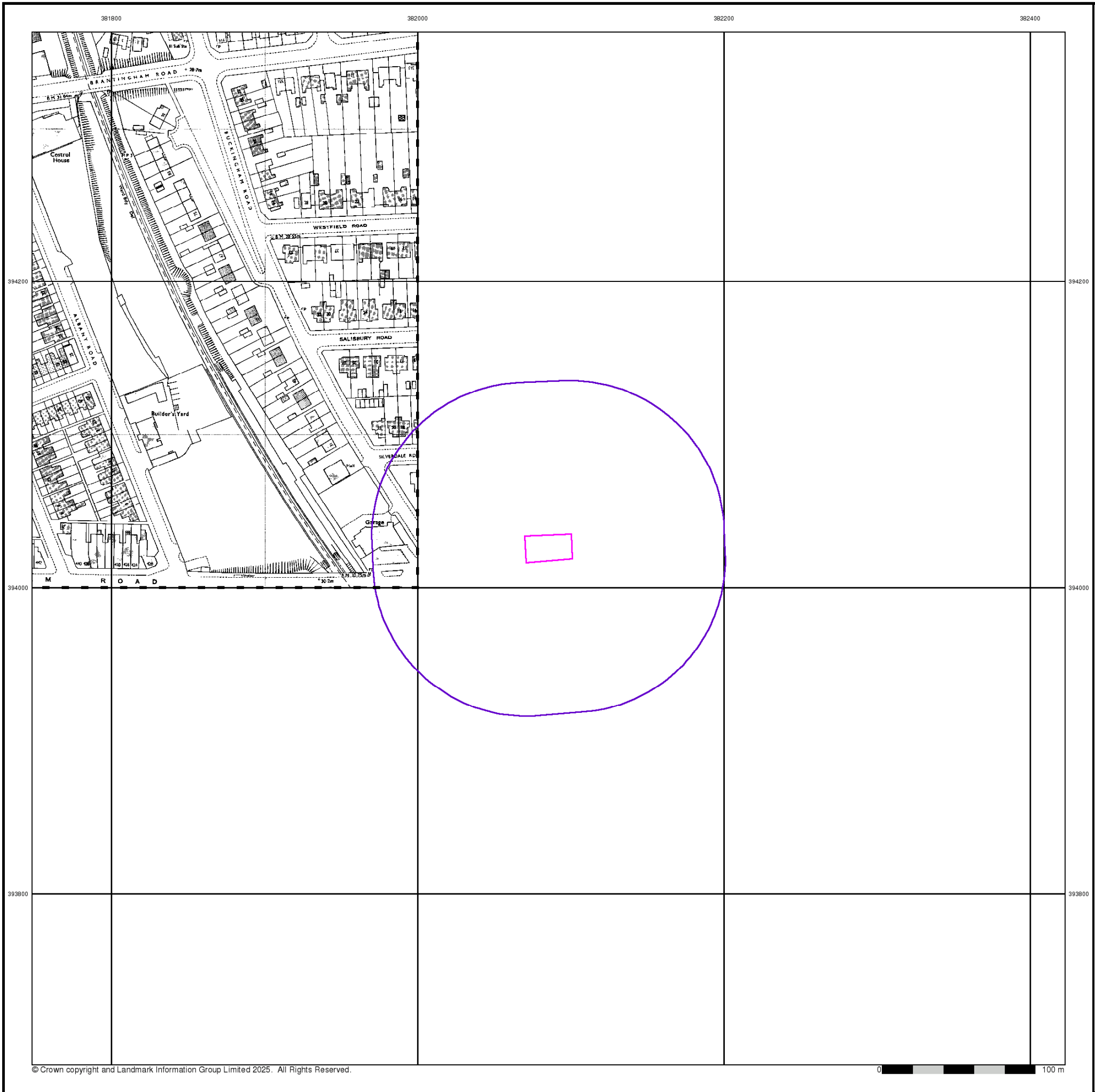


Order Details

Order Number: 370517761_1_1
Customer Ref: 6179VWB
National Grid Reference: 382090, 394030
Slice: A
Site Area (Ha): 0.06
Search Buffer (m): 100

Site Details

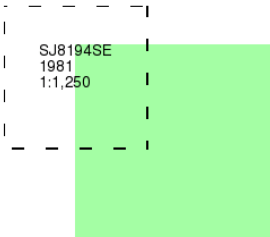
404, Wilbraham Road, Manchester, M21 0UU



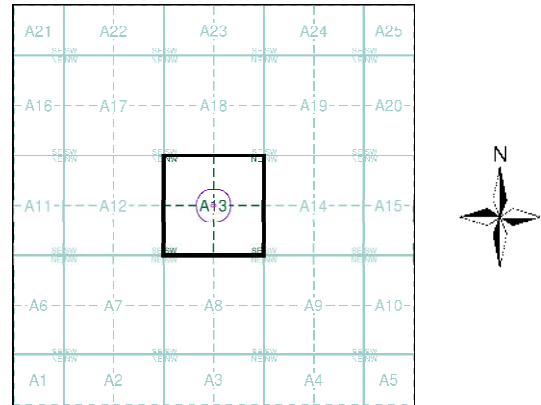
Ordnance Survey Plan
Published 1981
Source map scale - 1:1,250

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

Map Name(s) and Date(s)



Historical Map - Segment A13

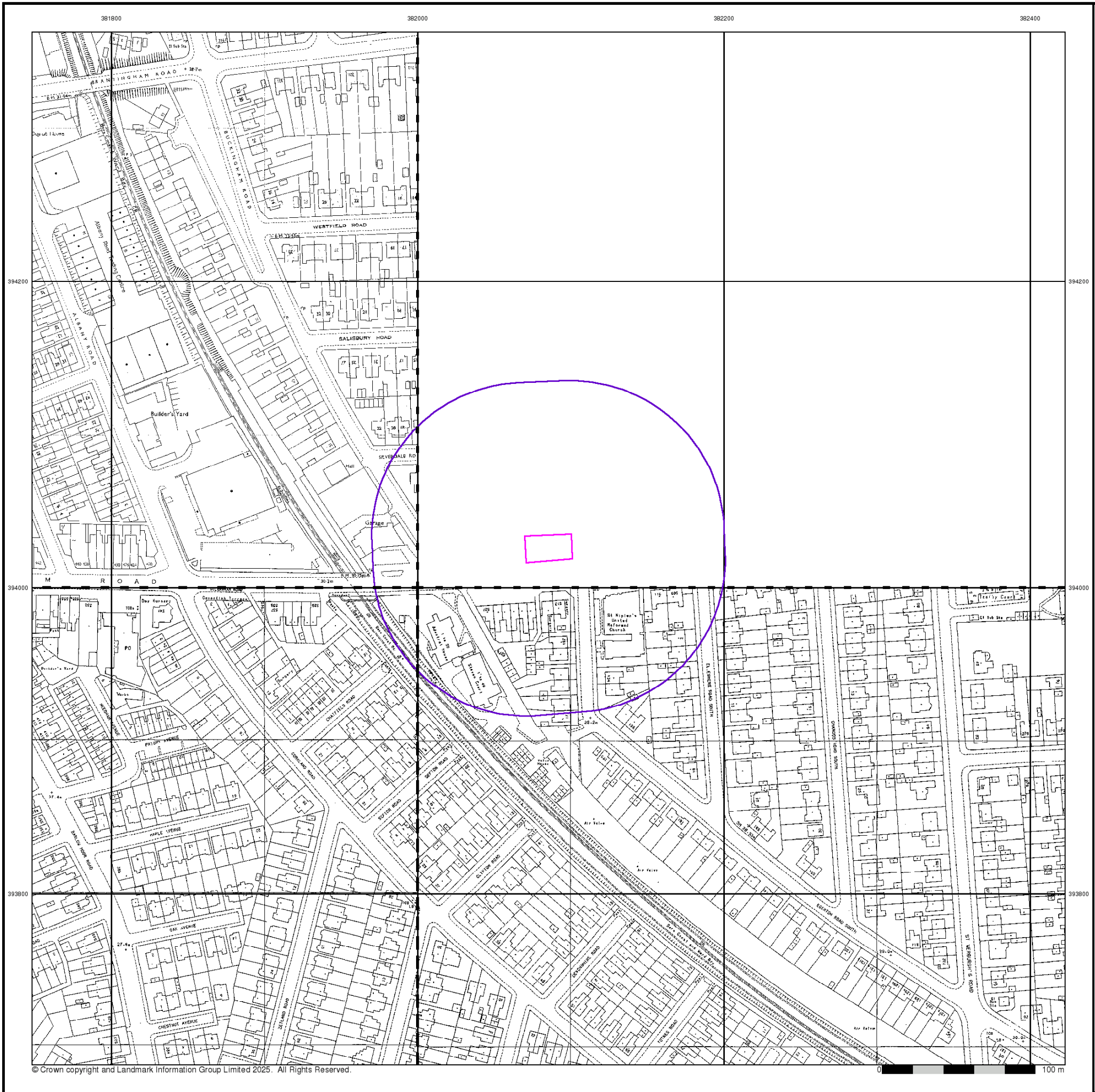


Order Details

Order Number: 370517761_1_1
Customer Ref: 6179VWB
National Grid Reference: 382090, 394030
Slice: A
Site Area (Ha): 0.06
Search Buffer (m): 100

Site Details

404, Wilbraham Road, Manchester, M21 0UU



© Crown copyright and Landmark Information Group Limited 2025. All Rights Reserved.



Additional SIMs

Published 1985 - 1992

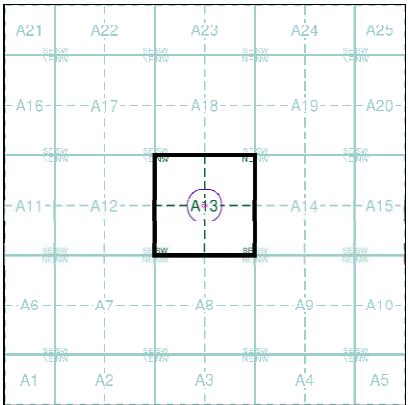
Source map scale - 1:1,250

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

Map Name(s) and Date(s)

SJ8194SE	
1985	
1:1,250	
SJ8193NE	SJ8293NW
1992	1992
1:1,250	1:1,250

Historical Map - Segment A13



Order Details

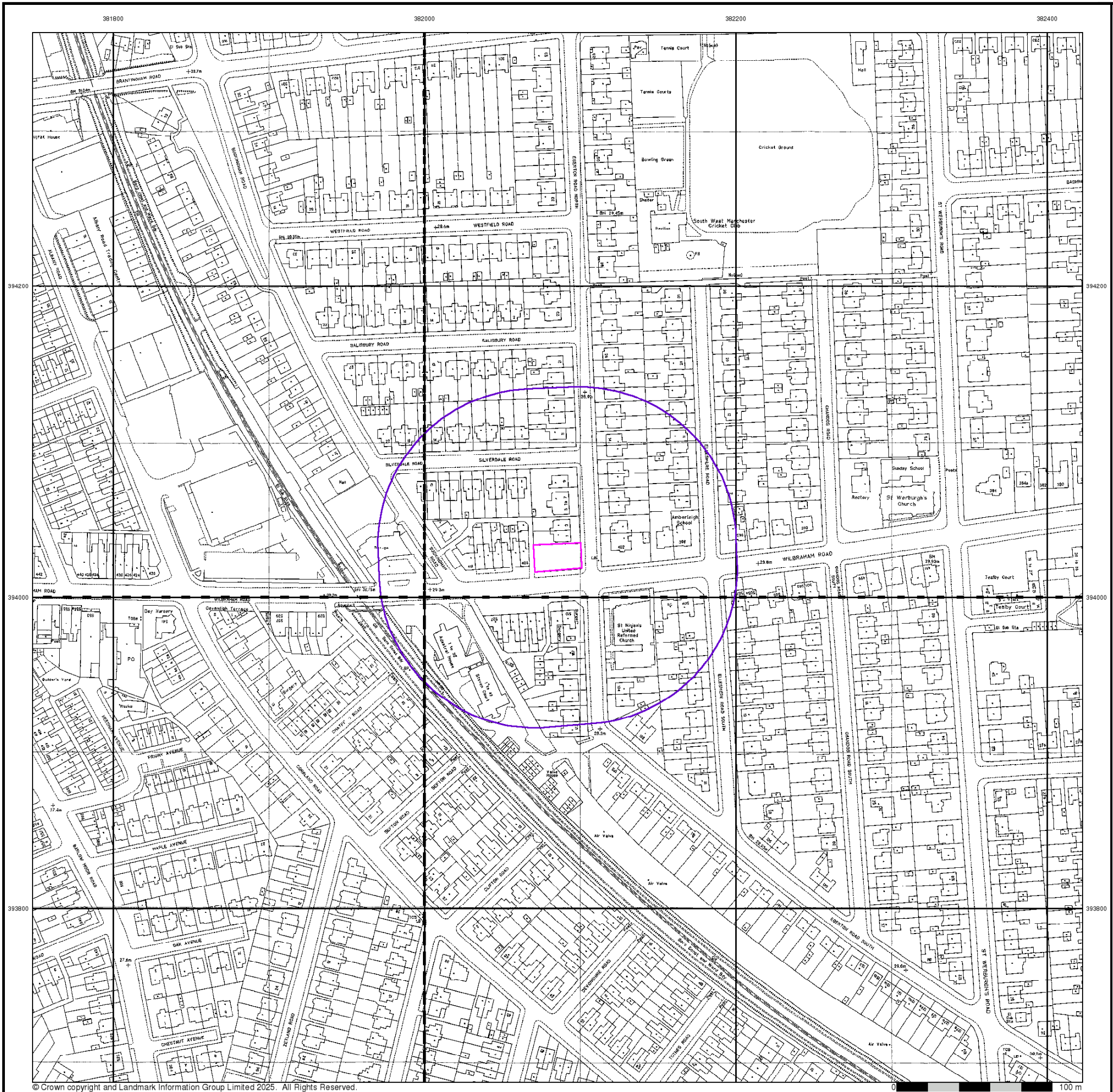
Order Number: 370517761_1_1
Customer Ref: 6179VWB
National Grid Reference: 382090, 394030
Slice: A
Site Area (Ha): 0.06
Search Buffer (m): 100

Site Details

404, Wilbraham Road, Manchester, M21 0UU



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



© Crown copyright and Landmark Information Group Limited 2025. All Rights Reserved.



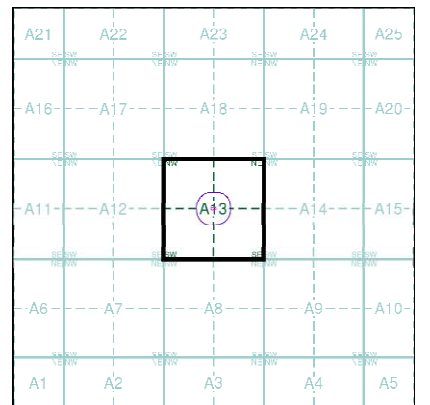
Large-Scale National Grid Data Published 1992 Source map scale - 1:1,250

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

Map Name(s) and Date(s)

SJ8194SE 1992 1:1,250	SJ8294SW 1992 1:1,250
SJ8193NE 1992 1:1,250	SJ8293NW 1992 1:1,250

Historical Map - Segment A13



Order Details

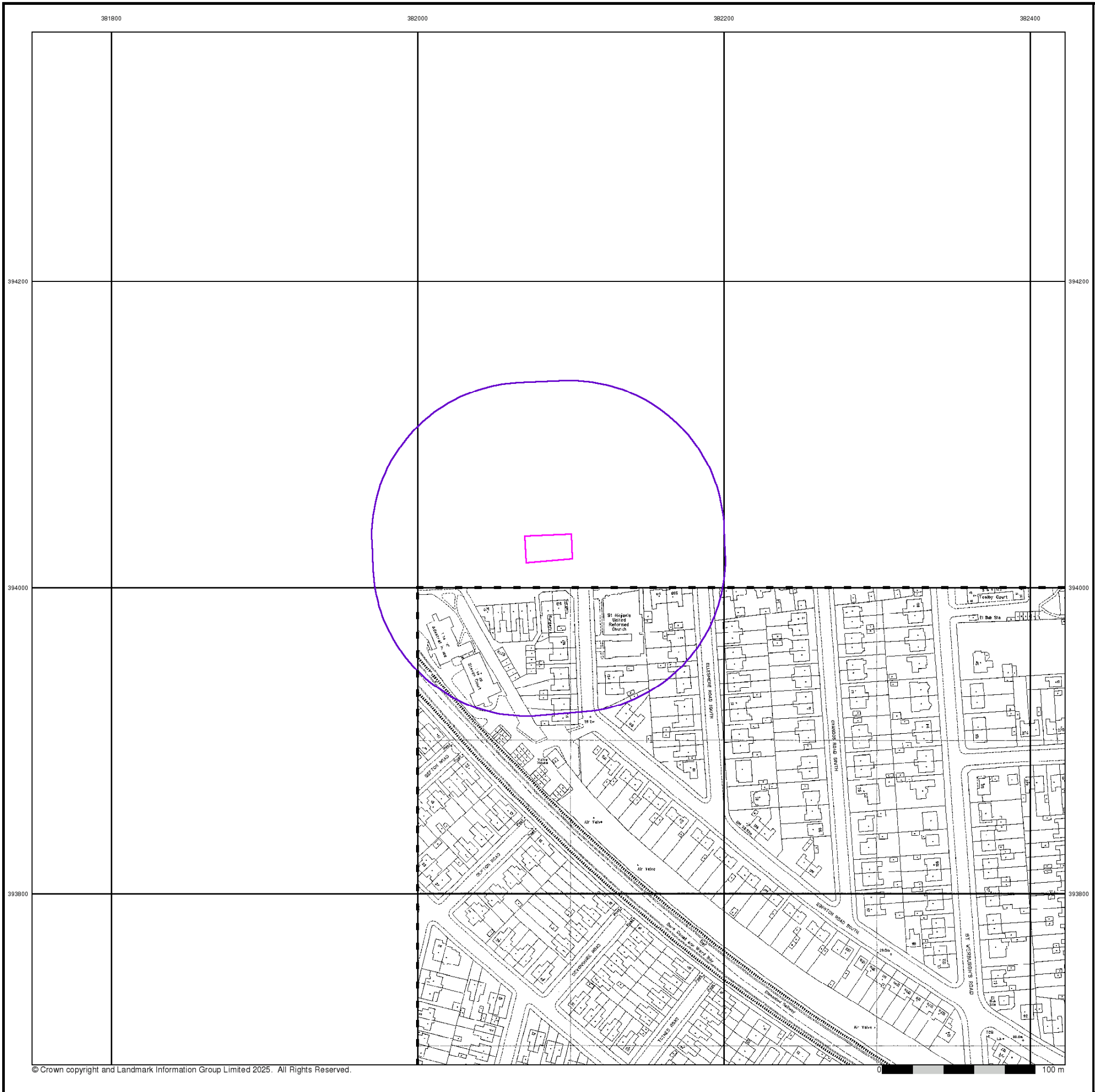
Order Number: 370517761_1_1
Customer Ref: 6179VWB
National Grid Reference: 382090, 394030
Slice: A
Site Area (Ha): 0.06
Search Buffer (m): 100

Site Details

404, Wilbraham Road, Manchester, M21 0UU



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



© Crown copyright and Landmark Information Group Limited 2025. All Rights Reserved.



GeoAssist Limited
Civil, Environmental & Geotechnical
Telephone: +44 (0) 161 480 8885 e-mail : info@geoassist.co.uk

Large-Scale National Grid Data
Published 1995

Source map scale - 1:1,250

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

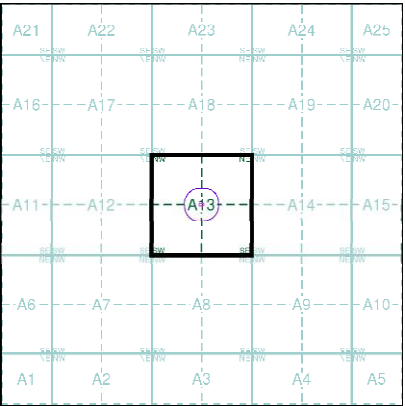
Map Name(s) and Date(s)

SJ8293NW

1995

1:1,250

Historical Map - Segment A13



Order Details

Order Number: 370517761_1_1
Customer Ref: 6179VWB
National Grid Reference: 382090, 394030
Slice: A
Site Area (Ha): 0.06
Search Buffer (m): 100

Site Details

404, Wilbraham Road, Manchester, M21 0UU



Landmark
INFORMATION GROUP

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



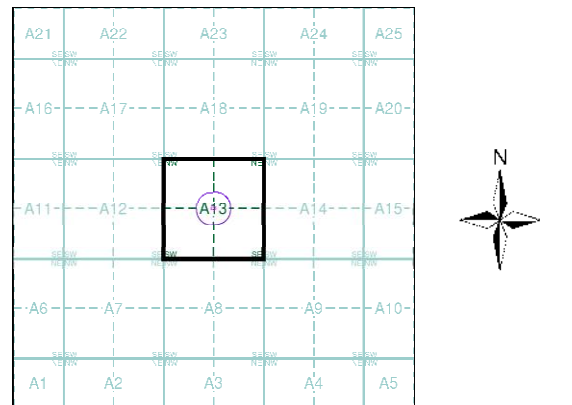
© Copyright Getmapping plc

0 100 m

Historical Aerial Photography Published 2000

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

Historical Aerial Photography - Segment A13



Order Details

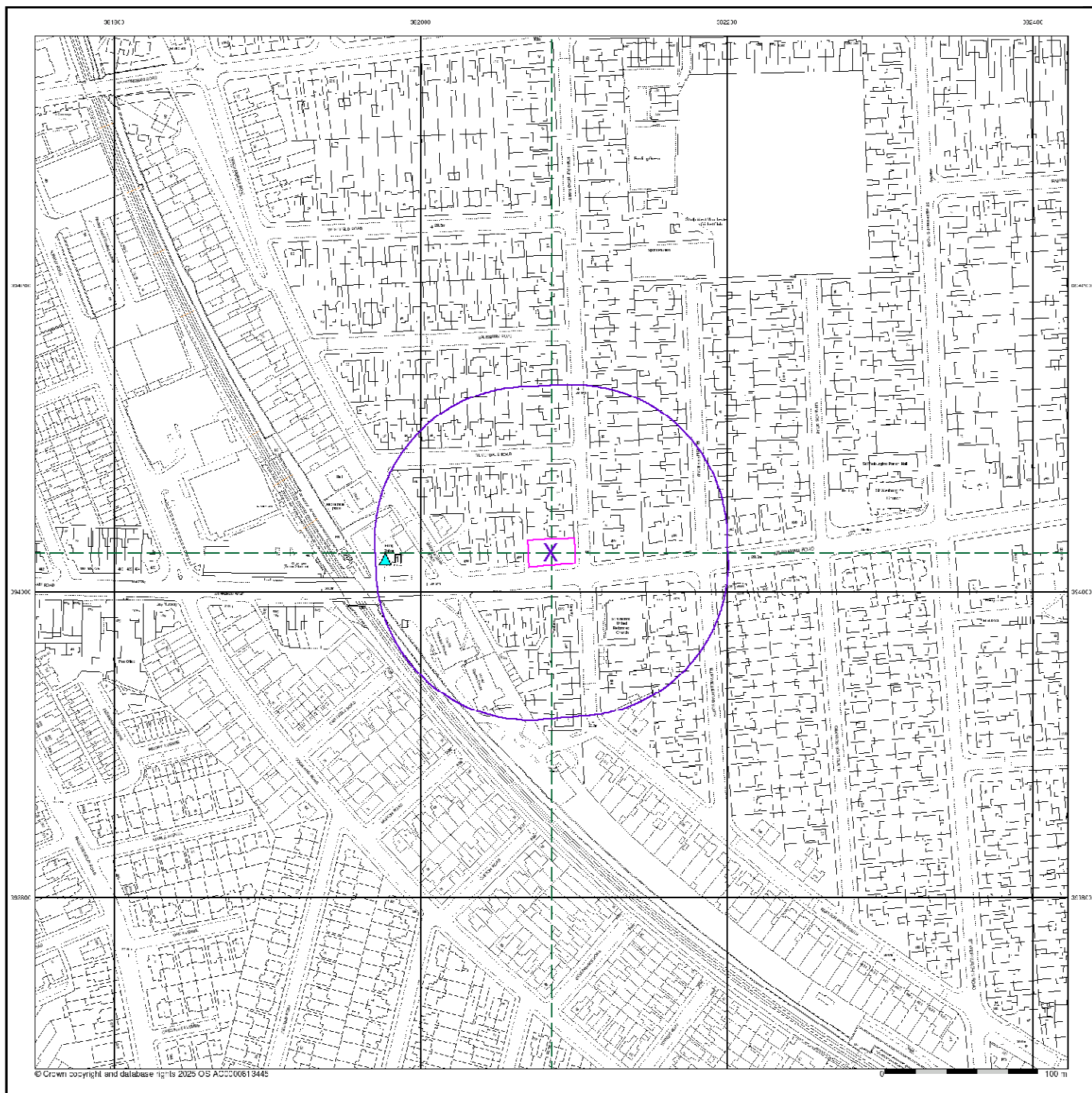
Order Number: 370517761_1_1
Customer Ref: 6179VWB
National Grid Reference: 382090, 394030
Slice: A
Site Area (Ha): 0.06
Search Buffer (m): 100

Site Details

404, Wilbraham Road, Manchester, M21 0UU

Appendix C

C1 Environmental Data Search



General

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

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Historical Prosecutions
- Prosecutions
- Registered Radioactive Substance
- River Network or Water Feature
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Referral
- BOS Recorded Landfill Site (Location)
- BOS Recorded Landfill Site
- EA Historic Landfill (buffered Pairs)
- EA Historic Landfill (Polygons)
- Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
- Licensed Waste Management Facility (Location)
- Local Authority Recorded Landfill Site (Location)
- Local Authority Recorded Landfill Site
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Registered Landfill Site
- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

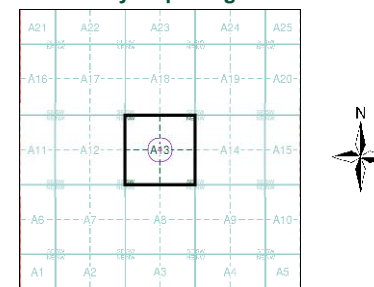
Hazardous Substances

- COMAH Site
- Explosive Site
- NHHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement
- BOS Recorded Mineral Site

Geological

- BOS Recorded Mineral Site

Site Sensitivity Map - Segment A13



Order Details

Order Number: 370517761_1_1
Customer Ref: 6179VWB
National Grid Reference: 382090, 394030
Slice: A
Site Area (Ha): 0.06
Plot Buffer (m): 100

Site Details

404, Wilbraham Road, Manchester, M21 0UU

Envirocheck[®] Report:

Datasheet

Order Details:

Order Number:

370517761_1_1

Customer Reference:

6179VWB

National Grid Reference:

382090, 394030

Slice:

A

Site Area (Ha):

0.06

Search Buffer (m):

250

Site Details:

404, Wilbraham Road

Manchester

M21 0UU

Client Details:

Mr M Richardson

GeoAssist Ltd

Unit 4

Sheffield Street

Heaton Norris

Stockport

Cheshire

SK4 1RU

Report Section	Page Number
Summary	-
Agency & Hydrological	1
Waste	3
Hazardous Substances	-
Geological	4
Industrial Land Use	5
Sensitive Land Use	-
Data Currency	8
Data Suppliers	13
Useful Contacts	14

Introduction

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

Copyright Notice

© Landmark Information Group Limited 2025. The Copyright on the information and data and its format as contained in this Envirocheck® Report ("Report") is the property of Landmark Information Group Limited ("Landmark") and several other Data Providers, including (but not limited to) Ordnance Survey, British Geological Survey, the Environment Agency/Natural Resources Wales and Natural England, and must not be reproduced in whole or in part by photocopying or any other method. The Report is supplied under Landmark's Terms and Conditions accepted by the Customer. A copy of Landmark's Terms and Conditions can be found with the Index Map for this report. Additional copies of the Report may be obtained from Landmark, subject to Landmark's charges in force from time to time. The Copyright, design rights and any other intellectual rights shall remain the exclusive property of Landmark and /or other Data providers, whose Copyright material has been included in this Report. © Environment Agency & United Kingdom Research and Innovation 2025. © Natural Resources Wales & United Kingdom Research and Innovation 2025.

Natural England Copyright Notice

Site of Special Scientific Interest, National Nature Reserve, Ramsar, Special Protection Area, Special Conservation Area, Marine Nature Reserve data (derived from Ordnance Survey 1:10000 raster) is provided by, and used with the permission of, Natural England who retain the copyright and Intellectual Property Rights for the data.

Scottish Natural Heritage Copyright

Contains SNH information licensed under the Open Government Licence v3.0.

Ove Arup Copyright Notice

The Mining Instability data was obtained on licence from Ove Arup & Partners Limited (for further information, contact mining.review@arup.com). No reproduction or further use of such Data is to be made without the prior written consent of Ove Arup & Partners Limited. The supplied Mining Instability data is derived from publicly available records and other third party sources and neither Ove Arup & Partners nor Landmark warrant the accuracy or completeness of such information or data.

Stantec Copyright Notice

The cavity data presented has been extracted from the PBA (now Stantec UK Ltd) enhanced version of the original DEFRA national cavity databases. Stantec UK Ltd retain the copyright & intellectual property rights in the data. Whilst all reasonable efforts are made to check that the information contained in the cavity databases is accurate we do not warrant that the data is complete or error free. The information is based upon our own researches and those collated from a number of external sources and is continually being augmented and updated by Stantec UK Ltd. In no event shall Stantec UK Ltd or Landmark be liable for any loss or damage including, without limitation, indirect or consequential loss or damage arising from the use of this data.

Radon Potential dataset Copyright Notice

Information supplied from a joint dataset compiled by The British Geological Survey and Public Health England. The probability result is only valid for properties above ground. All basement and cellar areas are considered to be at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living or working accommodation, the property should be tested regardless of Radon Affected Area status.

Natural Resources Wales Copyright Notice

Contains Natural Resources Wales information © Natural Resources Wales and Database Right. All rights Reserved. Contains Ordnance Survey Data. Ordnance Survey Licence number 100019741. Crown Copyright and Database Right. Contains Natural Resources Wales information © Natural Resources Wales and Database Right. All rights Reserved. Some features of this information are based on digital spatial data licensed from the Centre for Ecology & Hydrology © NERC (CEH). Defra, Met Office and DARD Rivers Agency © Crown copyright. © Cranfield University. © James Hutton Institute. Contains OS data © Crown copyright and database right 2025. Land & Property Services © Crown copyright and database right.

Report Version v53.0

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Agency & Hydrological			
BGS Groundwater Flooding Susceptibility	pg 1	Yes	Yes
Contaminated Land Register Entries and Notices			
Discharge Consents			
Prosecutions			
Enforcement and Prohibition Notices			
Integrated Pollution Controls			
Integrated Pollution Prevention And Control			
Local Authority Integrated Pollution Prevention And Control			
Local Authority Pollution Prevention and Controls	pg 1		1
Local Authority Pollution Prevention and Control Enforcements			
Nearest Surface Water Feature			
Pollution Incidents to Controlled Waters			
Historical Prosecutions			
Registered Radioactive Substances			
Substantiated Pollution Incident Register			
Water Abstractions			
Water Industry Act Referrals			
Groundwater Vulnerability Map	pg 1	Yes	n/a
Groundwater Vulnerability - Soluble Rock Risk			n/a
Groundwater Vulnerability - Local Information			n/a
Bedrock Aquifer Designations	pg 1	Yes	n/a
Superficial Aquifer Designations	pg 1	Yes	n/a
Source Protection Zones			
Extreme Flooding from Rivers or Sea without Defences	pg 1		Yes
Flooding from Rivers or Sea without Defences			
Areas Benefiting from Flood Defences			
Flood Water Storage Areas			
Flood Defences			
OS Water Network Lines			
Water Framework Directive - Catchment	pg 2	Yes	Yes
Water Framework Directive - Groundwater	pg 2	Yes	
Water Framework Directive - Surface Waters			

Summary

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Waste			
BGS Recorded Landfill Sites			
Historical Landfill Sites			
Integrated Pollution Control Registered Waste Sites			
Licensed Waste Management Facilities (Landfill Boundaries)			
Licensed Waste Management Facilities (Locations)			
Local Authority Landfill Coverage	pg 3	1	n/a
Local Authority Recorded Landfill Sites			
Potentially Infilled Land (Non-Water)			
Potentially Infilled Land (Water)	pg 3		2
Registered Landfill Sites			
Registered Waste Transfer Sites			
Registered Waste Treatment or Disposal Sites			
Hazardous Substances			
Control of Major Accident Hazards Sites (COMAH)			
Explosive Sites			
Notification of Installations Handling Hazardous Substances (NIHHS)			
Planning Hazardous Substance Consents			
Planning Hazardous Substance Enforcements			

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Geological			
BGS 1:625,000 Solid Geology	pg 4	Yes	n/a
BGS Estimated Soil Chemistry	pg 4	Yes	
BGS Recorded Mineral Sites			
BGS Urban Soil Chemistry			
BGS Urban Soil Chemistry Averages			
CBSCB Compensation District			n/a
Coal Mining Affected Areas			n/a
Mining Instability			n/a
Man-Made Mining Cavities			
Natural Cavities			
Non Coal Mining Areas of Great Britain			
Potential for Collapsible Ground Stability Hazards	pg 4	Yes	
Potential for Compressible Ground Stability Hazards			
Potential for Ground Dissolution Stability Hazards			
Potential for Landslide Ground Stability Hazards	pg 4	Yes	
Potential for Running Sand Ground Stability Hazards	pg 4	Yes	
Potential for Shrinking or Swelling Clay Ground Stability Hazards			
Radon Potential - Radon Affected Areas			n/a
Radon Potential - Radon Protection Measures			n/a
Industrial Land Use			
Contemporary Trade Directory Entries	pg 5		13
Fuel Station Entries	pg 6		1
Points of Interest - Commercial Services	pg 6		7
Points of Interest - Education and Health			
Points of Interest - Manufacturing and Production			
Points of Interest - Public Infrastructure	pg 6		8
Points of Interest - Recreational and Environmental			
Underground Electrical Cables			

Summary

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

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (SE)	0	1	382085 394026
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (N)	65	1	382085 394100
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NE (NE)	120	1	382200 394100
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SE (SE)	232	1	382300 393900
1	Local Authority Pollution Prevention and Controls Name: Orchard Service StationShell Location: 418a Wilbraham Road, Chorlton cum Hardy, MANCHESTER, Lancashire, M21 1SA Authority: Manchester City Council, Environmental Health Department Permit Reference: PPC/PFS/RM/001/06 Dated: 23rd December 1998 Process Type: Local Authority Air Pollution Control Description: PG1/14 Petrol filling station Status: Authorised Positional Accuracy: Manually positioned to the address or location	A13SW (W)	94	2	381977 394020
	Nearest Surface Water Feature None				
	Groundwater Vulnerability Map Combined Classification: Secondary Superficial Aquifer - High Vulnerability Combined Vulnerability: High Combined Aquifer: Productive Bedrock Aquifer, Productive Superficial Aquifer Pollutant Speed: High Bedrock Flow: Mixed Dilution: 300-550 mm/year Baseflow Index: >70% Superficial Patchiness: >90% Superficial Thickness: >10m Superficial Recharge: High	A13NW (SE)	0	3	382085 394026
	Groundwater Vulnerability - Soluble Rock Risk None				
	Bedrock Aquifer Designations Aquifer Designation: Principal Aquifer	A13NW (SE)	0	3	382085 394026
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - A	A13NW (SE)	0	3	382085 394026
	Extreme Flooding from Rivers or Sea without Defences Type: Extent of Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13SW (SW)	93	4	382008 393948
	Flooding from Rivers or Sea without Defences None				
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				
	OS Water Network Lines None				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Framework Directive - Catchment Class Code: River Catchment WaterBody Name: Mersey (upstream of Manchester Ship Canal) WaterBody ID: GB112069061030 Operational: Bollin Dean Mersey Upper Catchment: Management: Mersey Upper Catchment: Catchment Name: Upper Mersey	A13NW (SE)	0	4	382085 394026
	Water Framework Directive - Catchment Class Code: River Catchment WaterBody Name: Irwell / Manchester Ship Canal (Irk to confluence with Upper Mersey) WaterBody ID: GB112069061452 Operational: Croal Irwell Catchment: Management: Irwell Catchment: Catchment Name: Irwell	A13NE (NE)	103	4	382140 394130
	Water Framework Directive - Groundwater Waterbody Name: Manchester and East Cheshire Permo-Triassic Sandstone Aquifers Waterbody ID: GB41201G101100 URL Address: https://environment.data.gov.uk/catchment-planning/WaterBody/GB41201G101100 Overall Rating: Poor Chemical Rating: Poor Quantitative Measure: Poor Year: 2019	A13NW (SE)	0	4	382085 394026

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Local Authority Landfill Coverage Name: Manchester City Council - Had landfill data but passed it to the relevant environment agency		0	5	382085 394026
2	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1908	A13SE (SE)	108	-	382163 393931
3	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A13SW (SW)	237	-	381902 393851

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Triassic Rocks (Undifferentiated)	A13NW (SE)	0	1	382085 394026
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: 15 - 25 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 60 - 90 mg/kg Concentration: Lead Concentration: 100 - 200 mg/kg Nickel: 30 - 45 mg/kg Concentration:	A13NW (SE)	0	1	382085 394026
	BGS Measured Urban Soil Chemistry No data available				
	BGS Urban Soil Chemistry Averages No data available				
	Coal Mining Affected Areas In an area that might not be affected by coal mining				
	Non Coal Mining Areas of Great Britain No Hazard				
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (SE)	0	1	382085 394026
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (SE)	0	1	382085 394026
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (SE)	0	1	382085 394026
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (SE)	0	1	382085 394026
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (SE)	0	1	382085 394026
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (SE)	0	1	382085 394026
	Radon Potential - Radon Affected Areas Affected Area: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	A13NW (SE)	0	1	382085 394026
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13NW (SE)	0	1	382085 394026

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
4	Contemporary Trade Directory Entries Name: New Image Location: 418, Wilbraham Road, Manchester, M21 0SD Classification: Dry Cleaners Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (W)	41	-	382030 394026
4	Contemporary Trade Directory Entries Name: Morrisons Petrol Station Location: 418b Wilbraham Road, Manchester, Greater Manchester, M21 0UA Classification: Petrol Filling Stations Status: Inactive Positional Accuracy: Manually positioned to the address or location	A13NW (W)	79	-	381991 394033
4	Contemporary Trade Directory Entries Name: Morrisons Petrol Station Location: 418b Wilbraham Road, Manchester, Greater Manchester, M21 0UA Classification: Petrol Filling Stations Status: Active Positional Accuracy: Manually positioned to the address or location	A13NW (W)	81	-	381989 394031
5	Contemporary Trade Directory Entries Name: Aleef Garages Location: 418a, Wilbraham Road, Manchester, M21 0SA Classification: Petrol Filling Stations Status: Inactive Positional Accuracy: Manually positioned to the address or location	A13SW (W)	94	-	381977 394020
5	Contemporary Trade Directory Entries Name: Aleef Garages Location: 418a, Wilbraham Road, Manchester, M21 0SA Classification: Petrol Filling Stations - 24 Hour Status: Inactive Positional Accuracy: Manually positioned to the address or location	A13SW (W)	94	-	381977 394020
5	Contemporary Trade Directory Entries Name: Morrisons Petrol Filling Station Location: 418A, WILBRAHAM ROAD, MANCHESTER, M21 0SA Classification: Petrol Filling Stations Status: Active Positional Accuracy: Automatically positioned to the address	A13NW (W)	97	-	381973 394032
5	Contemporary Trade Directory Entries Name: Chorlton Mot Centre Location: 1, Buckingham Road, Manchester, M21 0SB Classification: Mot Testing Centres Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NW (W)	102	-	381968 394033
6	Contemporary Trade Directory Entries Name: Bridge Garage Location: 529, Wilbraham Road, Manchester, M21 0UE Classification: Garage Services Status: Active Positional Accuracy: Automatically positioned to the address	A13SW (W)	131	-	381947 393975
7	Contemporary Trade Directory Entries Name: Marble Beers Ltd Location: 390, Wilbraham Road, Manchester, M21 0UH Classification: Brewers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (E)	143	-	382242 394049
8	Contemporary Trade Directory Entries Name: Just Perfect Location: 4, Chatfield Road, Manchester, M21 8UR Classification: Carpet, Curtain & Upholstery Cleaners Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (SW)	152	-	381965 393908
9	Contemporary Trade Directory Entries Name: Just Perfect Location: 1, Chatfield Road, Manchester, M21 8UR Classification: Carpet, Curtain & Upholstery Cleaners Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (SW)	185	-	381915 393917
9	Contemporary Trade Directory Entries Name: William Seabrook Location: 11, Corkland Road, Manchester, Lancashire, M21 8UP Classification: Printers Status: Inactive Positional Accuracy: Manually positioned to the address or location	A13SW (SW)	187	-	381899 393944

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
10	Contemporary Trade Directory Entries Name: Deep Fleen Carpets Location: 80 St Werburghs Road, Manchester, Lancashire, M21 0UL Classification: Cleaning Services - Domestic Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SE (E)	226	-	382324 393987
11	Fuel Station Entries Name: Morrisons Chorlton-Cum-Hardy Location: Wilbraham Road, Chorlton-Cum-Hardy, Manchester, Greater Manchester, M21 0SD Brand: Morrisons Premises Type: Petrol Station Status: Open Positional Accuracy: Manually positioned to the address or location	A13NW (W)	81	-	381989 394033
12	Points of Interest - Commercial Services Name: Mac Haulage Ltd Location: 132 Egerton Road South, Manchester, M21 0XJ Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A13SE (SE)	90	6	382127 393933
13	Points of Interest - Commercial Services Name: Orchard Service Station Location: Wilbraham Road, Chorlton-Cum-Hardy, Manchester, M21 0SD Category: Personal, Consumer and other Services Class Code: Vehicle Cleaning Services Positional Accuracy: Positioned to address or location	A13NW (W)	100	6	381970 394028
13	Points of Interest - Commercial Services Name: Car Wash Location: Wilbraham Road, Chorlton-Cum-Hardy, Manchester, Lancashire, M21 0SD Category: Personal, Consumer and other Services Class Code: Vehicle Cleaning Services Positional Accuracy: Positioned to address or location	A13NW (W)	100	6	381970 394028
13	Points of Interest - Commercial Services Name: Chorlton MOT Centre Location: 1 Buckingham Road, Manchester, M21 0SB Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13NW (W)	102	6	381968 394033
13	Points of Interest - Commercial Services Name: Bridge Garage Location: 529 Wilbraham Road, Manchester, M21 0UE Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13SW (W)	131	6	381947 393975
13	Points of Interest - Commercial Services Name: Bridge Garage Location: 529 Wilbraham Road, Manchester, M21 0UE Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13SW (W)	145	6	381932 393977
14	Points of Interest - Commercial Services Name: Landa Manchester Ltd Location: 25 Salisbury Road, Manchester, M21 0SJ Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A13NW (NW)	158	6	381958 394144
15	Points of Interest - Public Infrastructure Name: Morrisons Petrol Station Location: 418b Wilbraham Road, Manchester, M21 0UA Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A13NW (W)	81	6	381989 394031
15	Points of Interest - Public Infrastructure Name: Morrisons Petrol Station Location: 418a Wilbraham Road, Chorlton-Cum-Hardy, Manchester, M21 0SD Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A13NW (W)	82	6	381988 394033

Industrial Land Use

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
15	Points of Interest - Public Infrastructure Name: Aleef Garages Location: 418a Wilbraham Road, Manchester, M21 0SA Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A13SW (W)	94	6	381977 394020
15	Points of Interest - Public Infrastructure Name: Morrisons Petrol Filling Station Location: 418a Wilbraham Road, Manchester, M21 0SA Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A13NW (W)	97	6	381973 394032
15	Points of Interest - Public Infrastructure Name: Shell - Orchard Service Station Location: Wilbraham Road, Manchester, M21 0SD Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A13NW (W)	98	6	381972 394030
15	Points of Interest - Public Infrastructure Name: Morrisons Chorlton-Cum-Hardy Location: Wilbraham Road, Chorlton-Cum-Hardy, Manchester, M21 0SD Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A13NW (W)	100	6	381970 394028
15	Points of Interest - Public Infrastructure Name: Orchard Service Station Location: 418a Wilbraham Road, Manchester, M21 0SA Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A13NW (W)	102	6	381968 394033
15	Points of Interest - Public Infrastructure Name: Aleef Garages Location: 418A Wilbraham Road, Manchester, M21 0SA Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A13NW (W)	102	6	381968 394033

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices Trafford Metropolitan Borough Council - Renewal and Environmental Protection Environment Agency - Head Office Manchester City Council - Environmental Health Department	November 2013 November 2023 October 2017	Annual Rolling Update Annually Annual Rolling Update
Discharge Consents Environment Agency - North West Region	October 2024	Quarterly
Enforcement and Prohibition Notices Environment Agency - North West Region	March 2013	
Integrated Pollution Controls Environment Agency - North West Region	January 2009	
Integrated Pollution Prevention And Control Environment Agency - North West Region	October 2024	Quarterly
Local Authority Integrated Pollution Prevention And Control Trafford Metropolitan Borough Council - Environmental Health Department Manchester City Council - Environmental Health Department	October 2014 September 2014	Variable Variable
Local Authority Pollution Prevention and Controls Trafford Metropolitan Borough Council - Environmental Health Department Manchester City Council - Environmental Health Department	October 2014 September 2014	Annual Rolling Update Annual Rolling Update
Local Authority Pollution Prevention and Control Enforcements Trafford Metropolitan Borough Council - Environmental Health Department Manchester City Council - Environmental Health Department	October 2014 September 2014	Variable Variable
Nearest Surface Water Feature Ordnance Survey	November 2024	
Pollution Incidents to Controlled Waters Environment Agency - North West Region	January 2000	
Historical Prosecutions Environment Agency, North West Region	March 2013	Not Applicable
Registered Radioactive Substances Environment Agency - Head Office Environment Agency - North West Region	May 2023 May 2023	
Substantiated Pollution Incident Register Environment Agency - North West Region - South Area	October 2024	Quarterly
Water Abstractions Environment Agency - North West Region	October 2024	Quarterly
Water Industry Act Referrals Environment Agency - North West Region	October 2017	
Groundwater Vulnerability Map Environment Agency - Head Office	June 2018	As notified
Bedrock Aquifer Designations Environment Agency - Head Office	January 2018	As notified
Superficial Aquifer Designations Environment Agency - Head Office	January 2018	As notified
Source Protection Zones Environment Agency - Head Office	September 2022	Bi-Annually
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	December 2023	As notified
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	December 2023	As notified
Areas Benefiting from Flood Defences Environment Agency - Head Office	February 2023	

Agency & Hydrological	Version	Update Cycle
Flood Water Storage Areas Environment Agency - Head Office	January 2024	Quarterly
Flood Defences Environment Agency - Head Office	August 2022	
OS Water Network Lines Ordnance Survey	October 2024	Quarterly
Surface Water 1 in 30 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water 1 in 100 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water 1 in 1000 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water Suitability Environment Agency - Head Office	February 2016	Annually
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	As notified
Water Framework Directive - Catchment Environment Agency - Head Office	July 2024	Annually
Water Framework Directive - Groundwater Environment Agency - Head Office	July 2024	Annually
Waste	Version	Update Cycle
BGS Recorded Landfill Sites British Geological Survey - National Geoscience Information Service	November 2002	As notified
Historical Landfill Sites Environment Agency - Head Office	October 2024	Quarterly
Integrated Pollution Control Registered Waste Sites Environment Agency - North West Region	January 2009	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries) Environment Agency - North West Region - South Area	November 2024	Quarterly
Licensed Waste Management Facilities (Locations) Environment Agency - North West Region - South Area	October 2024	Quarterly
Local Authority Landfill Coverage Manchester City Council - Planning Department Trafford Metropolitan Borough Council - Environmental Health Department	February 2003 February 2003	Not Applicable Not Applicable
Local Authority Recorded Landfill Sites Manchester City Council - Planning Department Trafford Metropolitan Borough Council - Environmental Health Department	October 2018 October 2018	
Potentially Infilled Land (Non-Water) Landmark Information Group Limited	December 1999	
Potentially Infilled Land (Water) Landmark Information Group Limited	December 1999	
Registered Landfill Sites Environment Agency - North West Region - South Area	March 2006	Not Applicable
Registered Waste Transfer Sites Environment Agency - North West Region - South Area	April 2018	
Registered Waste Treatment or Disposal Sites Environment Agency - North West Region - South Area	June 2015	

Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH) Health and Safety Executive	September 2024	Bi-Annually
Explosive Sites Health and Safety Executive	March 2017	
Notification of Installations Handling Hazardous Substances (NIHHS) Health and Safety Executive	August 2001	
Planning Hazardous Substance Enforcements Manchester City Council - Planning Department Trafford Metropolitan Borough Council	February 2016 July 2023	Variable Variable
Planning Hazardous Substance Consents Trafford Metropolitan Borough Council Manchester City Council - Planning Department	April 2016 February 2016	Variable Variable
Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	January 2009	As notified
BGS Estimated Soil Chemistry British Geological Survey - National Geoscience Information Service	December 2015	As notified
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	March 2024	Bi-Annually
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB) Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011 November 2020	As notified
Coal Mining Affected Areas The Coal Authority - Property Searches	February 2023	Annual Rolling Update
Mining Instability Ove Arup & Partners	June 1998	Not Applicable
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	April 2020	As notified
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	November 2024	Annually
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	November 2024	Annually

Data Currency

Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	December 2024	Quarterly
Fuel Station Entries Green Street Advisor (UK) Ltd	December 2024	Quarterly
Points of Interest - Commercial Services PointX	December 2024	Quarterly
Points of Interest - Education and Health PointX	December 2024	Quarterly
Points of Interest - Manufacturing and Production PointX	December 2024	Quarterly
Points of Interest - Public Infrastructure PointX	December 2024	Quarterly
Points of Interest - Recreational and Environmental PointX	December 2024	Quarterly
Underground Electrical Cables National Grid	January 2024	

Sensitive Land Use	Version	Update Cycle
Ancient Woodland Natural England	November 2024	Bi-Annually
Areas of Adopted Green Belt Manchester City Council Trafford Metropolitan Borough Council	July 2024 July 2024	Quarterly Quarterly
Areas of Unadopted Green Belt Manchester City Council Trafford Metropolitan Borough Council	July 2024 July 2024	Quarterly Quarterly
Areas of Outstanding Natural Beauty Natural England	November 2024	Bi-Annually
Environmentally Sensitive Areas Natural England	August 2023	
Forest Parks Forestry Commission	May 2023	Not Applicable
Local Nature Reserves Natural England	August 2024	Bi-Annually
Marine Nature Reserves Natural England	February 2025	Bi-Annually
National Nature Reserves Natural England	January 2025	Bi-Annually
National Parks Natural England	September 2024	Bi-Annually
Nitrate Sensitive Areas Natural England	April 2023	Not Applicable
Nitrate Vulnerable Zones Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA) Environment Agency - Head Office	April 2016 November 2024	Annually
Ramsar Sites Natural England	February 2025	Bi-Annually
Sites of Special Scientific Interest Natural England	November 2024	Bi-Annually
Special Areas of Conservation Natural England	January 2025	Bi-Annually
Special Protection Areas Natural England	November 2024	Bi-Annually

Data Suppliers

A selection of organisations who provide data within this report

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

Contact	Name and Address	Contact Details
1	British Geological Survey - Enquiry Service British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
2	Manchester City Council - Environmental Health Department PO Box 463, Town Hall Extension, Albert Square, Manchester, Greater Manchester, M60 3NY	Telephone: 0161 234 4884 / 234 4873. Fax: 0161 234 4508 Website: www.manchester.gov.uk
3	Environment Agency - Head Office Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon, BS32 4UD	Telephone: 01454 624400 Fax: 01454 624409
4	Environment Agency - National Customer Contact Centre (NCCC) PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
5	Manchester City Council - Planning Department Town Hall, Manchester, Greater Manchester, M60 2LA	Telephone: 0161 234 5000 Fax: 0161 234 4508 Website: www.manchester.gov.uk
6	PointX 5-6 Abbey Court, Eagle Way, Sowton, Exeter, Devon, EX2 7HY	Website: www.pointx.co.uk
7	Natural England County Hall, Spetchley Road, Worcester, WR5 2NP	Telephone: 0300 060 3900 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk
8	Manchester City Council Town Hall, Albert Square, Manchester, Greater Manchester, M60 2JT	Telephone: 0161 234 5000 Fax: 0161 234 4508 Website: www.manchester.gov.uk
9	Trafford Metropolitan Borough Council P O Box 14, Trafford Town Hall, Talbot Road, Stretford, Greater Manchester, M32 0YZ	Telephone: 0161 912 1212 Fax: 0161 873 7783 Website: www.trafford.gov.uk
-	Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	Landmark Information Group Limited Landmark Information Group, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0330 036 6618 Fax: 0844 844 9951 Email: helpdesk@landmark.co.uk Website: www.landmark.co.uk

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

Envirocheck[®] Report:

Mining and Ground Stability Datasheet

Order Details:

Order Number:

370517761_1_1

Customer Reference:

6179VWB

National Grid Reference:

382090, 394030

Slice:

A

Site Area (Ha):

0.06

Search Buffer (m):

250

Site Details:

404, Wilbraham Road
Manchester
M21 0UU

Client Details:

Mr M Richardson
GeoAssist Ltd
Unit 4
Sheffield Street
Heaton Norris
Stockport
Cheshire
SK4 1RU

Report Section and Details	Page Number
Summary	-
The Summary section provides an overview of the data contained within the report, detailing the number of data set features or the existence of a data set in relation to the buffer selected. For ease of reference, the report is broken down into 4 sections of data; Mining and Natural Cavities Data, Historical Land Use Information (1:2,500), Historical Land Use Information (1:10,000) and Ground Stability Data (1:50,000).	
Mining and Natural Cavities Data	-
The Mining and Natural Cavities Data section features data sets related to the existence of mining areas and their potential hazards; and details of naturally formed cavities. Data sets within this section are not plotted, with the exception of BGS Recorded Mineral Sites and Potential Mining Areas which feature on the Historical Land Use Information (1:10,000) map.	
Historical Land Use Information (1:2,500)	1
The Historical Land Use Information (1:2,500) section contains data captured from analysis carried out by Landmark of 1:1,250 and 1:2,500 scale historical Ordnance Survey mapping, identifying areas where, historically, the land uses were potentially contaminative. For the purpose of this Envirocheck module, only historical data relating to mining and ground stability has been included and plotted on the corresponding Historical Land Use Information (1:2,500) map. This section also includes the Subterranean Features data set, which details various man-made and man-used underground spaces obtained from the Subterranea Britannica society.	
Historical Land Use Information (1:10,000)	2
The Historical Land Use (1:10,000) section covers data captured from the systematic analysis carried out by Landmark of 1:10, 560 and 1:10,000 scale historical Ordnance Survey mapping dating back to the mid-19th century, identifying potentially contaminative past industrial land uses. For the purpose of this Envirocheck module, only data relating to mining and ground stability has been included and plotted on the accompanying Historical Land Use Information (1:10,000) map.	
Ground Stability Data (1:50,000)	3
The Ground Stability (1:50,000) section includes the BGS Geosure data suite, reporting features to 250m and plotted onto 3 separate maps. Also reported is brine subsidence, brine mining and salt mining data sets, of which Brine Pumping and Salt Mining Related Features are plotted, and subsidence insurance claims and insurance investigations data, which is not plotted.	
Historical Map List	4
The Historical Map List section details the historical mapping that has been analysed for your site, in relation to the Historical Land Use Information sections.	
Data Currency	5
Data Suppliers	6
Useful Contacts	7

Copyright Notice

© Landmark Information Group Limited 2025. The Copyright on the information and data and its format as contained in this Envirocheck® Report ("Report") is the property of Landmark Information Group Limited ("Landmark") and several other Data Providers, including (but not limited to) Ordnance Survey, British Geological Survey, and the Environment Agency/Natural Resources Wales, and must not be reproduced in whole or in part by photocopying or any other method. The Report is supplied under Landmark's Terms and Conditions accepted by the Customer. A copy of Landmark's Terms and Conditions can be found with the Index Map for this report. Additional copies of the Report may be obtained from Landmark, subject to Landmark's charges in force from time to time. The Copyright, design rights and any other intellectual rights shall remain the exclusive property of Landmark and/or other Data providers, whose Copyright material has been included in this Report.

© Copyright Stantec UK Limited. All rights reserved.

The brine subsidence data relating to the Droitwich area as provided in this report is derived from JPB studies and physical monitoring undertaken annually over more than 35 years. For more detailed interpretation contact enquiries@jpb.co.uk. JPB retain the copyright and intellectual rights to this data and accept no liability for any loss or damage, including in direct or consequential loss, arising from the use of this data.

The Mining Instability data was obtained on licence from Ove Arup & Partners Limited (for further information, contact mining.review@arup.com). No reproduction or further use of such Data is to be made without the prior written consent of Ove Arup & Partners Limited. The supplied Mining Instability data is derived from publicly available records and other third party sources and neither Ove Arup & Partners nor Landmark warrant the accuracy or completeness of such information or data.

Report Version v53.0

Data Type	Page Number	On Site	0 to 250m
Mining and Natural Cavities Data			
BGS Recorded Mineral Sites			
Coal Mining Affected Areas			n/a
Man Made Mining Cavities			
Mining Instability			n/a
Natural Cavities			
Non Coal Mining Areas of Great Britain			
Potential Mining Areas			
Historical Land Use Information (1:2,500)			
Extractive Industries or Potential Excavations from 1855-1909 (100m)			
Extractive Industries or Potential Excavations from 1893-1915 (100m)			
Extractive Industries or Potential Excavations from 1906-1937 (100m)			
Extractive Industries or Potential Excavations from 1924-1949 (100m)			
Extractive Industries or Potential Excavations from 1950-1980 (100m)	pg 1		3
Subterranean Features (100m)			
Historical Land Use Information (1:10,000)			
Air Shafts			
Disturbed Ground			
General Quarrying			
Heap, unknown constituents			
Mineral Railway			
Mining & quarrying general			
Mining of coal & lignite			
Quarrying of sand & clay, operation of sand & gravel pits			
Former Marshes			
Potentially Infilled Land (Non-Water)			
Potentially Infilled Land (Water)	pg 2		2
Ground Stability Data (1:50,000)			
CBSCB Compensation District			n/a
Brine Pumping Related Features			
Brine Subsidence Solution Area			
Potential for Collapsible Ground Stability Hazards	pg 3	Yes	
Potential for Compressible Ground Stability Hazards	pg 3	Yes	
Potential for Ground Dissolution Stability Hazards	pg 3	Yes	
Potential for Landslide Ground Stability Hazards	pg 3	Yes	
Potential for Running Sand Ground Stability Hazards	pg 3	Yes	
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 3	Yes	
Salt Mining Related Features			

Report Version v53.0

Historical Land Use Information (1:2,500)

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
1	Extractive Industries or Potential Excavations from 1950-1980 Use: Thirlmere Aqueduct (Manchester Corp'n Water Works) First Map Published 1951 Date: Last Map Published 1951 Date:	A13SW (W)	57	-	382017 394001
2	Extractive Industries or Potential Excavations from 1950-1980 Use: Railway Cutting First Map Published 1955 Date: Last Map Published 1955 Date:	A13SW (SW)	92	-	381998 393960
3	Extractive Industries or Potential Excavations from 1950-1980 Use: Aqueduct First Map Published 1955 Date: Last Map Published N/A Date:	A13SW (W)	100	-	381974 393994

Historical Land Use Information (1:10,000)

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
4	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1908	A13SE (SE)	108	-	382163 393931
5	Potentially Infilled Land (Water) Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A13SW (SW)	237	-	381902 393851

Ground Stability Data (1:50,000)

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	CBSCB Compensation District The site does not fall within the brine compensation area.				
	Brine Subsidence Solution Area The site does not fall within the brine subsidence solution area.				
6	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (SE)	0	1	382085 394026
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (SE)	0	1	382085 394026
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (SE)	0	1	382085 394026
7	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (SE)	0	1	382085 394026
8	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (SE)	0	1	382085 394026
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (SE)	0	1	382085 394026

Historical Map List

The following mapping has been analysed for Historical Land Use Information (1:2,500):

1:2,500	Mapsheet	Published Date
Ordnance Survey Plan	SJ8293	1955

The following mapping has been analysed for Historical Land Use Information (1:10,000):

1:10,560	Mapsheet	Published Date
Lancashire And Furness	104_00	1848
Lancashire And Furness	111_00	1848
Cheshire	009_00	1882
Cheshire	010_00	1882
Lancashire And Furness	111_NW	1894
Lancashire And Furness	104_SW	1896
Cheshire	009_NE	1899
Cheshire	009_SE	1899
Cheshire	010_SW	1899
Lancashire And Furness	111_NW	1908
Lancashire And Furness	104_SW	1909
Cheshire	009_NE	1911
Cheshire	009_SE	1911
Cheshire	010_SW	1911
Lancashire And Furness	111_NW	1933
Cheshire	009_NE	1938
Cheshire	009_SE	1938
Cheshire	010_SW	1938
Lancashire And Furness	104_SW	1938
Ordnance Survey Plan	SJ89SW	1955
Ordnance Survey Plan	SJ89NW	1956
1:10,000	Mapsheet	Published Date
Ordnance Survey Plan	SJ89SW	1989
Ordnance Survey Plan	SJ89NW	1994

Mining and Cavities Data	Version	Update Cycle
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	March 2024	Bi-Annually
Coal Mining Affected Areas The Coal Authority - Property Searches	February 2023	Annual Rolling Update
Man Made Mining Cavities Stantec UK Ltd	December 2023	Bi-Annually
Mining Instability Ove Arup & Partners	June 1998	Not Applicable
Natural Cavities Stantec UK Ltd	December 2023	Bi-Annually
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Historical Land Use Information (1:2,500)	Version	Update Cycle
Subterranean Features Landmark Information Group Limited	July 2023	Bi-Annually
Ground Stability Data (1:50,000)	Version	Update Cycle
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB) Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011 November 2020	As notified
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	April 2020	As notified
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Brine Subsidence Solution Area Johnson Poole & Bloomer	December 2020	

Data Suppliers

A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	
British Geological Survey	 British Geological Survey NATURAL ENVIRONMENT RESEARCH COUNCIL
The Coal Authority	 The Coal Authority
Ove Arup	
Stantec UK Ltd	
Wardell Armstrong	 wardell armstrong your earth our world
Johnson Poole & Bloomer	

Useful Contacts

Contact	Name and Address	Contact Details
1	British Geological Survey - Enquiry Service British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
-	Landmark Information Group Limited Landmark Information Group, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0330 036 6618 Fax: 0844 844 9951 Email: helpdesk@landmark.co.uk Website: www.landmark.co.uk

