HBL ASSOCIATES

PHASE I DESK STUDY REPORT

For

LANE END ROAD, BURNAGE

On Behalf Of

HASAZA ESTATE LIMITED

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Author	**C Kenny** BSc, MSc, FGS, CGeol
Signature	[redacted]
Date	**27th January 2026**
Approved	**C S Eccles** BEng, MSc, FGS, CGeol, CEnv, SiLC, RoGEP Adviser
Signature	[redacted]
Date	**27th January 2026**

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0	11 April 2025	Initial Version	CK	CE
1	05 January 2026	Updated Report for larger site area and revised proposals	CK	CE
2	27 January 2026	Updated drawings and addressing comments from planning consultants	CK	CE

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HBL Associates
Craig House,
33 Ballbrook Avenue,
Didsbury,
Manchester
M20 3JG

Tel: +44 (0)161 432 9977

consultants@hbl.ltd

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1. Introduction

1.1 Background Information

HBL have been commissioned by Waqqass Sheikh, Hasaza Estate Limited (the Client) to provide a Phase I desk study report for a proposed new building at Lane End Road, Burnage, Manchester.

The proposed development comprises the demolition of the existing buildings and erection of a mixed-use development with retail (Use Class E) at the ground floor and residential development (Use Class C3) and roof terrace above, in addition to car parking, landscaping, and associated infrastructure.

A previous Phase 1 study was issued for the site on 11th April 2025 by HBL. Since that time, the site area has been increased slightly. This report presents an update of the previous report to include the additional areas.

An indicative layout for the updated site is shown in Figure 1.

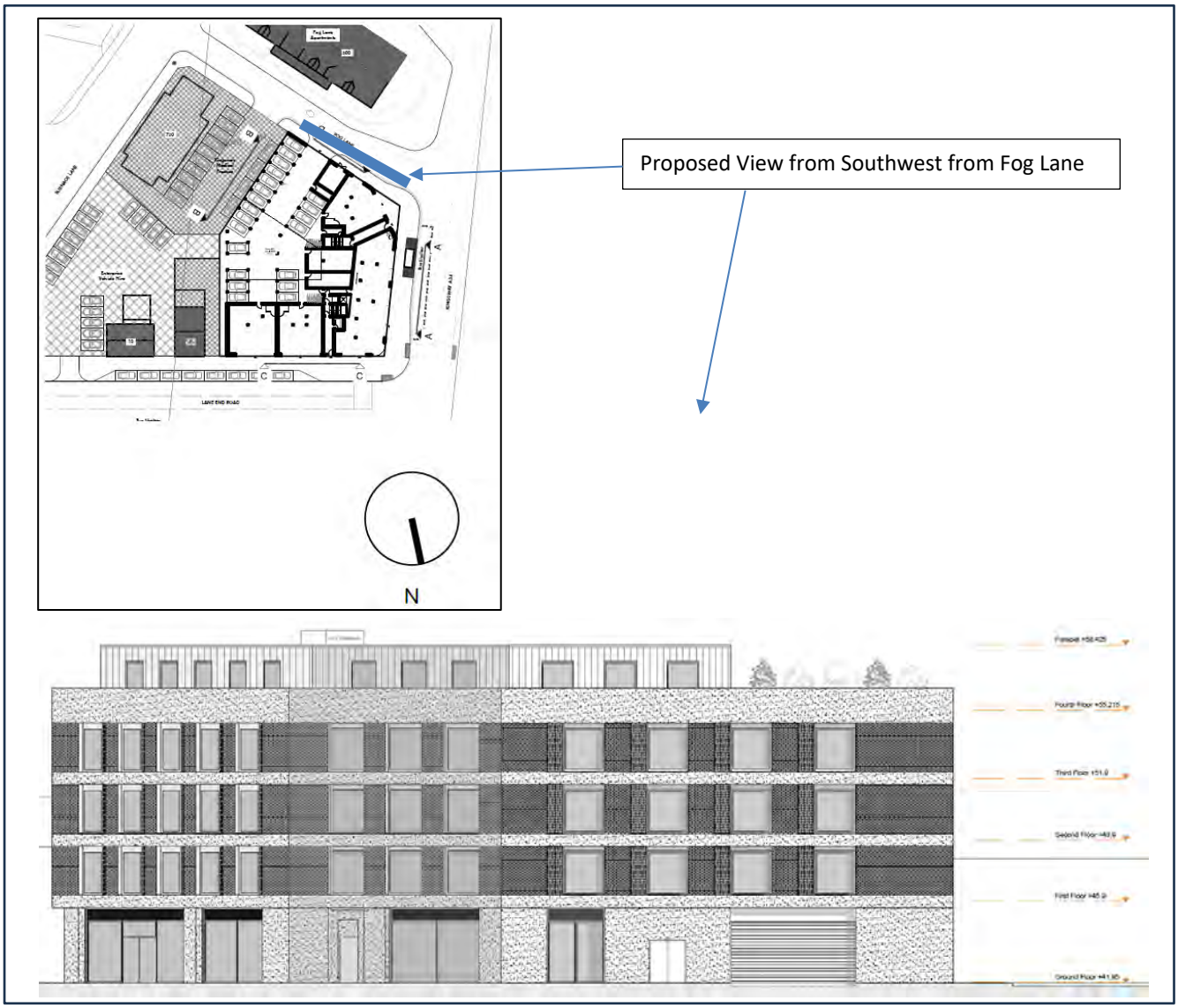


Figure 1: Proposed Site Development (taken from drawings supplied by The Client)

1.2 Scope and Objective of Works

This report has been designed to provide information for the design of the project.

This report has been devised to generally comply with the relevant principles and requirements of a range of guidance including:

- Part IIA of the Environment Protection Act, 1990.
- National Planning Policy Framework (HCA, December 2023).
- BS5930:2015+A1 2020: "Code of practice for site investigations."
- BS10175: 2011 +A1:2017 "Investigation of Potentially Contaminated Sites - Code of Practice."
- The Building Regulations 2010. Part C (HM Government 2013).
- NHBC Standards 2025.
- BS8004: 2015: Code of Practice for Foundations.

1.3 Information Sources

HBL are not aware of any previous reports, apart from the previous Phase 1 Desk Study by HBL.

Information has been utilised from:

- A walkover survey, undertaken on 2nd April 2025
- British Geological Survey (BGS) maps, plans and guides and online information.
- Mining Remediation Authority (Previously The Coal Authority) online information
- Groundsure historical maps and plans presented in Appendix C
- Groundsure geoenvironmental information presented in Appendix D

2. The Site

Plans of the site are presented in Appendix A. The site is located between Lane End Road, Fog Lane and Kingsway (A34) approximately 7km SE of Manchester city centre.

The site location is described in Table 1 and Figure 2. Figure 2 shows the original area of the site and the area that has been additionally acquired since the time of the April 2025 Phase 1 report.

Table 1: Site Information	
Site Address	2a Lane End Road, Burnage
Postcode	M19 1WA
Size	0.1ha
Grid Reference	E: 385939 N: 391541



Figure 2: Site Location (Taken from maps provided by The Client and Groundsure)

A walkover survey was undertaken on 2nd April 2025. Photographs are presented in Appendix B.

An overview of the current site is shown as Figure 3. At the time of the survey, the site was occupied by four main areas:

- A single storey building of modern brick construction with a pitched tiled roof, currently occupied by a pharmacy – northern part (west)
- Terraced properties with garden areas: Nos 2, 4 and 6 Lane End Rd – Northern Part (East)
- An asphalt surfaced car park area – western and southwest.
- An area of open space in the south east– mainly grassed with trees/shrubs along the northern boundary.



Figure 3: Overview of Current Site (Google Maps)

Nos 2 to 6 Lane End Road are two storey brick built properties currently occupied by a Chinese takeaway on the ground floor with accommodation above and garden/yard areas to the rear with mature trees on the boundary.

A passageway between the pharmacy and the adjacent property, No 2, on Lane End Road is terminated by a locked wrought iron gate. Limited fly tipped materials are present in the passageway including textiles, plastics and wood.

The car park includes an area of block paving. Service inspection covers and drainage grids are present indicating the presence of below ground ducts and pipework. A low metal fence separates the site from Kingsway to the west, but several panels are missing. A telecommunications mast is present on the western site boundary.

The car park entrance is from Fog Lane and the southwest corner of the site at this location, adjacent to Fog Lane/Kingsway includes five cabinets anticipated to house electrical and telecommunications equipment. Repairs to the asphalt surfacing around the cabinets indicate the presence of buried ducts and cables.

East of the car park, the section of the site adjacent to Fog Lane is grassed with a curved asphalt footpath through the central area. The grassed area is bounded by a low metal fence adjacent to Fog

Lane, and a tall mesh panel fence on the SE boundary separating the site from the car park of a medical practice building which fronts on to Burnage Lane. The northern boundary is vegetated and includes a large mature tree which is probably a horse chestnut.

At the time of the walkover, there were no obvious indications of ground contamination such as oil stains, and no sources such as stored fuels / chemicals or suspected asbestos were present. The area was generally clean.

The area is generally of mixed residential and commercial usage. The site is surrounded to the northeast by flats above shops and the rear gardens of the residential properties adjacent to the site to the east on Lane End Road. On the opposite side of Kingsway, to the west, is a car wash and motor sales premises. South of the site on the opposite side of Fog Lane are four storey flats. To the east is the medical centre.

3. Published Information

3.1 Site History

The site history has been determined by examination of historical maps presented in Appendix C, and online information. Extracts from some of the maps are shown in Figure 4, which indicates the additional site area.

Burnage has been occupied since at least the mid-1600s. By the late 1890s, a hand weaving industry was well established.

The earliest map of 1849 (small scale) indicates the southeast area of the site to be occupied by terraced housing, the NW end to be wooded and the northern end to be within a field. A watercourse is shown along the westernmost boundary which enters a culvert to the northwest. The additional area of the site is within a field, with small outbuildings to the terraced housing to the south shown on the southern boundary.

The surrounding area is mainly agricultural, with scattered housing, ponds and lanes. By 1881, a smithy is shown approximately 50m SE and greenhouses and a pump are shown on the land adjacent to the eastern site boundary.

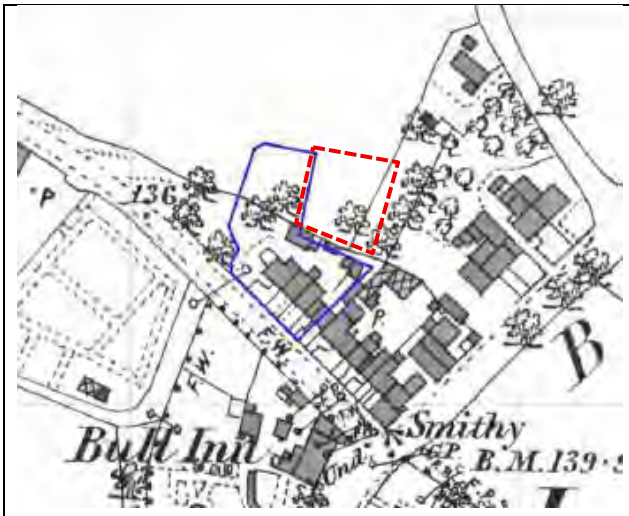
The smithy is no longer shown by 1907, and the railway approximately 150m to the west is under construction. By 1922, the railway is built together with Burnage station, and Burnage Works (cycle and driving chain factory) is shown approximately 50m SE.

By 1934, the housing in the additional area of the site is shown together with the A34 (Kingsway), with tram tracks along its central reservation. A bank is located on the NW sector of the site. A significant increase in housing in the immediate area is apparent.

Between the maps of 1934 and 1957, a “ruin” is shown in the rear garden of a property within the SE site boundary.

Between the maps of 1957 and 1958 the terraced housing on the SE sector is demolished and a “Garden of Rest” is shown, extending to Burnage Lane, with the existing footpath. The bank building is relocated to front on to Lane End Road, in the footprint of the current building.

The medical practice which now occupies the eastern half of the “garden of rest” is constructed sometime after 2003.



1849 (large scale)



1934



1957



2003

Figure 4: Extracts from Historical Maps showing original site (blue outline) and additional area (red dashed area)

3.2 Geology

3.2.1 Expected Geological Sequence

Made ground is likely to be present at surface, associated with the previous development at the site. Basements may have been present to the demolished bank building and (less probably) to the terraced housing. Relict foundations may be present to the former outbuildings, at the southern boundary of the additional area of the site. Below the made ground, British Geological Survey (BGS) and Groundsure information shows the site to be covered by drift deposits (glacial clay), with Triassic bedrock of the Chester Formation at depth. The BGS describe the formation as:

> *"The formation comprises conglomerates and reddish brown, cross-bedded, pebbly sandstones with subordinate beds of red-brown mudstone. The conglomerates have a reddish brown sandy matrix and consist mainly of pebbles of brown or purple quartzite, with quartz conglomerate and vein quartz. The formation generally fines upwards, from dominantly conglomerates at the base, to interbedded conglomerates and sandstones, with sandstone and pebbly sandstone predominant in the upper part, and rare mudstones"*

The 1:10,560 map shows a borehole or sewer shaft adjacent to the site on Kingsway which has proved clay to 11 ½ feet (3.5m) and red sandstone to 25 feet (7.6m). Two wells are shown on the map adjacent to the Renold Chain Works, and are also available on the BGS online borehole database. The wells are approximately 300m (SJ89SE35) and 450m (SJ89SE20) SE of the site, indicating drift to 11.6m and 15.2m respectively, with red sandstones and marl bands proved to at least 107.4m and 71.9m, respectively. The well records are presented in Appendix E.

The drift deposits are described in SJ89SE35 as "brown clay" and "sandy clay with pebbles". In SJ89SE20, further east, clay with pockets of sand is present to 14.33m depth, underlain by 0.91m thickness of gravel.

More recent boreholes, SJ89SE860 and 861, are located around 240m NW of the site and were drilled in 1998 at the base of the railway embankment. These holes show made ground to 1.40/1.50m depth underlain by sand to at least 3.0m bgl. The records are presented in Appendix E.

The conjectured position of a large geological fault, the Pendleton Fault, is shown along the alignment of Fog Lane. This large fault extends for some 20 miles from Bolton along the River Irwell Valley to Poynton. The fault is associated with some minor earthquakes, further discussed in Section 3.2.2.

An extract from the 1:10,560 scale map is shown in Figure 5.

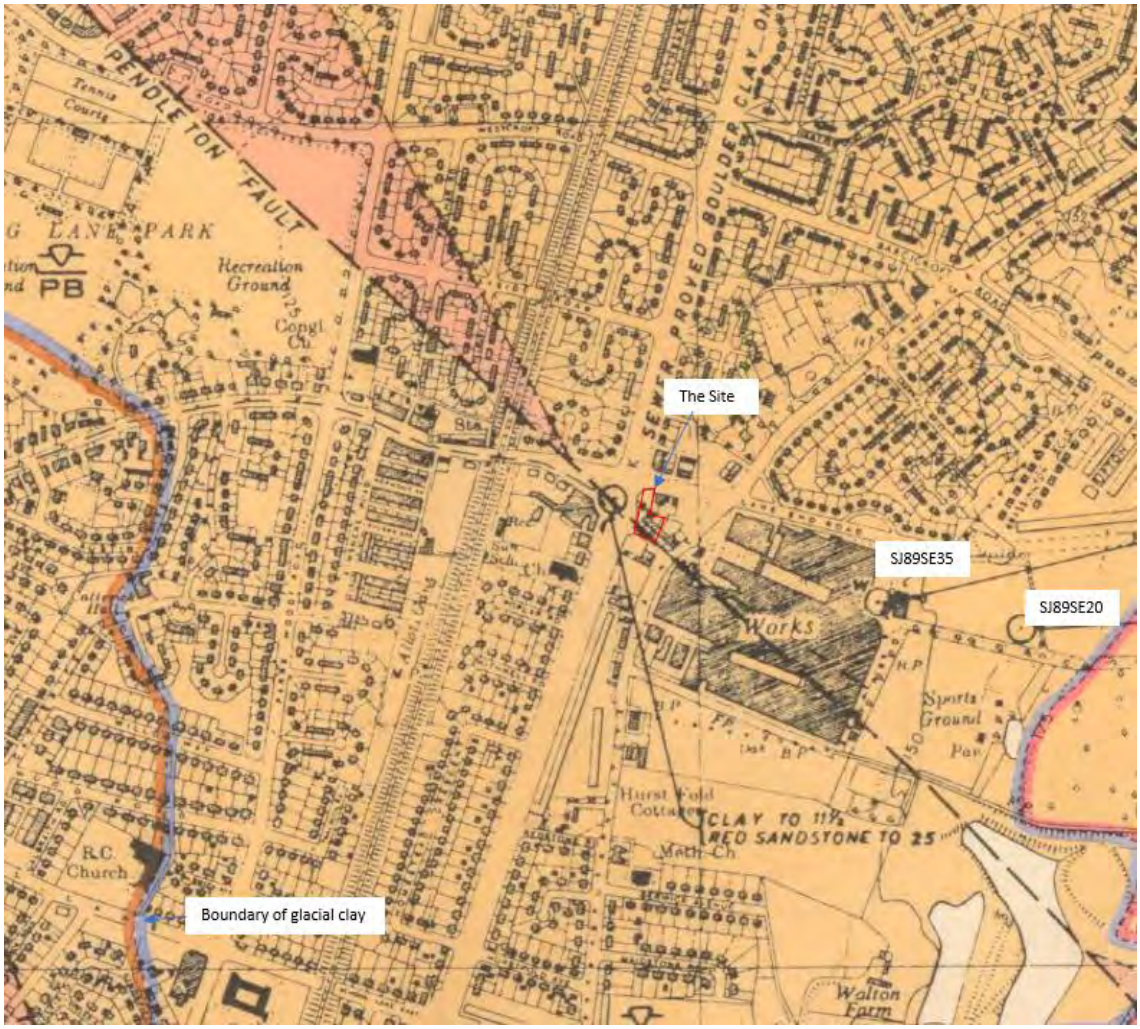


Figure 5: Extracts from BGS Map SJ89SE 1:10,560 scale (1963)

3.2.2 Pendleton Fault

The fault indicated to the immediate south of the site is one of a series of very large post-Triassic faults of regional importance (note that only major faults with large displacements are usually named). An indicative section, taken from the BGS 1:50,000 Stockport Sheet 98 (1977) is presented as Figure 6. The faulting is generally of normal tension, and associated with deepening of the Cheshire Basin. The faulting affects the Triassic rocks and the underlying Carboniferous strata.

Fault re-activation is known to sometimes occur due to coal mining. BGS records of seismic activity in the Manchester area have been associated with movements along the Pendleton Fault, and it is likely that the older and most intense of these are associated with coal mining. BGS records indicate that notable recorded movement has occurred in the Manchester area in:

- 1889 Feb 10 : intensity 6 on Richter scale, felt over an area of 2,500 sq miles
- 1905
- 1931
- 30 Dec 1944 1.30am
- 1975
- 2002 earthquake swarm Manchester area: Max 2.5ML

- 2003 Manchester Area: series of around 150 events between October 2002 and January 2003. Max magnitude 3.9 ML, (21 October 2003)
- August 2007 earthquake swarm Manchester area magnitudes ranging between 1.4 and 2.5 ML

The more recent earthquakes, although of notable intensity in terms of UK seismic events, are in general terms of low intensity. The 2002 earthquakes in Manchester were a maximum intensity of 3.9ML and were centred to the NE of Manchester, and were very deep (some 6-7km, far below the deepest mining).

In summary, future movement along the fault cannot be ruled out but is unlikely to be at an intensity requiring specific engineering measures for this development.

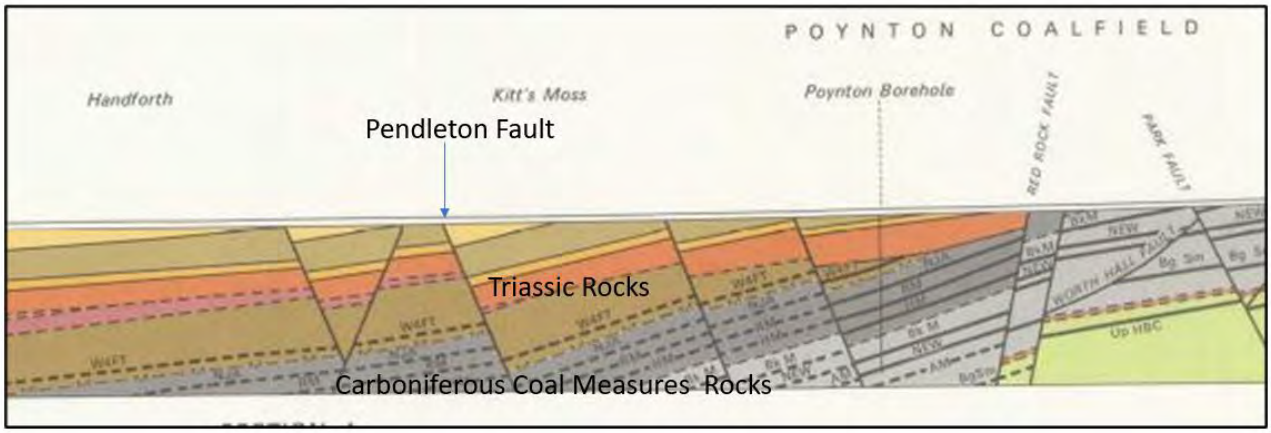


Figure 6: Extracts from Cross Section of BGS Map Stockport Sheet 98

3.3 Environmental Setting

An assessment of the site's environmental setting has been made from Groundsure data and the Walkover survey. The Groundsure report is presented in Appendix D. A summary of the findings is presented below.

Table 3 Data Summary: Environmental Setting

	Data Source	Data Summary
Historical Industrial Land Use	Groundsure Report GS-8DJ-8AL-WAH-4PS	Works were located 41m SE (Renold Chain works). This site has since been redeveloped by Tescos Tank identified on 1849 mapping 47m west Railway 158m NW Substation 67m SW (historic) and 77m SE (current)
Petrol Stations and Garages	Groundsure Report GS-8DJ-8AL-WAH-4PS	Historical garage 40m west 1957-89 Current uses: Car rental adjacent to the East, Shell garage 48m southwest
Licenced Sites	Groundsure Report GS-8DJ-8AL-WAH-4PS	No COMAH sites, regulated explosives sites, consents to store hazardous substances, IPC records, sites registered as contaminated land (under Part 2A of the Environmental Protection Act), licenced industrial activities or radioactive substance authorisations within 500m
Licenced Discharges	Groundsure Report GS-8DJ-8AL-WAH-4PS	There are no active discharges within 500m..
Pollution Incidents	Groundsure Report GS-8DJ-8AL-WAH-4PS	None within 500m
Landfill and Waste	Groundsure Report GS-8DJ-8AL-WAH-4PS	No active or historical landfills are noted within 400m There are no licenced waste sites within 500m The site itself holds a waste exemption for the storage and de-naturing of controlled drugs for disposal
Unexploded Ordnance Risk	https://zeticauxo.com/	Moderate risk indicated: See Section 3.4
Radon	https://www.ukradon.org/information/ukmaps Groundsure Report GS-8DJ-8AL-WAH-4PS	Less than 1% of the properties are affected: Radon protection measures are not required.

Mining	https://datamine-cauk.hub.arcgis.com/ Groundsure Report GS-8DJ-8AL-WAH-4PS	The site is not within a MRA coalfield consultation area A brickfield pit is indicated 447m SW by the BGS No non coal mining is indicated
Aquifers	Groundsure Report GS-8DJ-8AL-WAH-4PS	Aquifer (drift) – Secondary (low vulnerability) Aquifer (solid) – Principal (Low vulnerability)
Groundwater Abstraction	Groundsure Report GS-8DJ-8AL-WAH-4PS	The site is not within a source protection zone around a groundwater abstraction borehole. The closest active abstraction is 1.4km NE for spray irrigation at a golf club.
Hydrology	OS Maps Groundsure Report GS-8DJ-8AL-WAH-4PS	A surface water feature is located 145m SW There are no active surface water abstractions within 2km. Comments on flood risk are outside the scope of this report.
Ecology and Environmental Designations	Groundsure Report GS-8DJ-8AL-WAH-4PS	There are no Sites of Special Scientific Interest (SSSI), Special Areas of Conservation (SAC), Special Protection Areas, National Nature Reserves, Ancient Woodland , Biosphere reserves, Forest parks, Green Belt or RAMSAR sites within 1km of the site. Heaton Mersey Common nature reserve is 447m SE.
Archaeological & Building Heritage	Groundsure Report GS-8DJ-8AL-WAH-4PS	There are no Areas of Outstanding Natural Beauty, National Parks, Heritage Sites, scheduled ancient monuments, and the site does not contain any listed buildings

BGS Estimated soil chemistry is:

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	300 - 600 mg/kg	240 - 360 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

3.4 Unexploded Ordnance

A preliminary search undertaken using Zetica risk maps is presented in Appendix F and an extract is shown as Figure 7. A moderate risk is estimated for the site area.

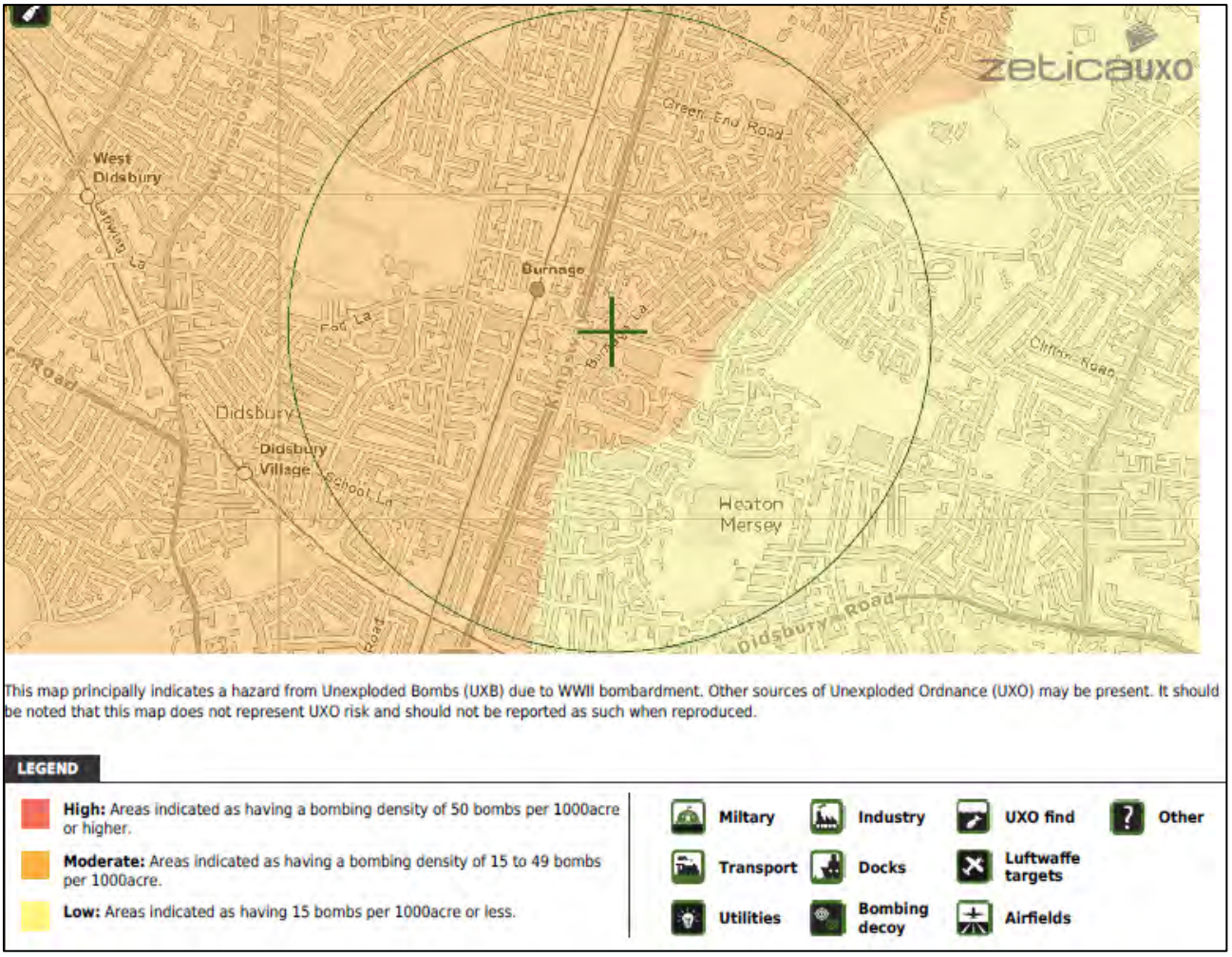


Figure 7: Extract from Zetica UXO Map

This area of Manchester was bombed extensively during the Blitz.

A research project by the University of Manchester[1] has mapped the locations of bombs and an extract is presented as Figure 8. The map is based on Ordnance Survey Revisions of 1932-1935. Scale: 25" to 1 mile. Annotated with: red circles for fire bombs; blue circles for high explosives; pink shading for damaged buildings; red shading for demolished buildings; green marks: line mines, indicating bomb damage by the Luftwaffe during the Blitz.

[1]See: https://luna.manchester.ac.uk/luna/servlet/detail/maps002~1~1~342882~123278?sort=reference_number%2Ctitle&qvq=q:bomb%20damage;sort:reference_number%2Ctitle;lc:maps002~1~1&mi=35&trs=49



Figure 8: Extract of Map: Record of location of aerial bombs on the City of Manchester GB127.MISC_1192_1_036, 111 pt 11

It can be seen that there are bomb sites recorded around the site but not within it or close to the site. There is therefore a possibility of unexploded bombs.

A “ruin” marked on the OS plans between the maps of 1934 and 1957 may or may not be related to unrecorded bomb damage.

The demolition of the housing between the maps of 1957 and 1958 and creation of the “Garden of Rest” is unlikely to be bomb damage related due to the age, but it is a possibility.

The site has been redeveloped since this time although not within the entire footprint.

Overall, there is an elevated risk of UXOs being present but the risk is extremely low.

4. Phase 1 Geoenvironmental Assessment

4.1 Hazards Identified with the Proposed Development

The hazard identification is based on the assumptions presented below:

- The proposed development is effectively similar land use to the UK standard 'commercial' land use because the ground floor will be in commercial/car parking use with flats above.
- The site will be mainly hardstanding for car parking at ground floor level, or covered by buildings.
- No ground level garden areas are proposed (apart from the roof, which it is assumed will be of imported suitable soils)
- Soft landscaping is proposed to be limited just to some ornamental trees along the western boundary.
- Drinking water supply pipes will be present.

4.2 Potential Sources of Contamination

For the purpose of this assessment the potential contaminants of concern have been considered according to whether they are likely to have originated from on-site or off-site sources.

- Potential On-site Sources of Contamination:
    - Made Ground: Previous redevelopment at the site could include buried former foundations, infill in possible cellars/basements especially within the footprint of the former bank building in the western sector of the site or the older houses. : Metals, metaloids, PAHs, asbestos, sulphates,
    - Fuel spillages from car park use: TPH, BTEX, MTBE, PAH
    - Possible asbestos in existing buildings: Can be removed during demolition: Low risk.
    - Possible UXO
    - Chemist and takeaway premises: Low risk
    - Ground gas generation in the made ground: Low risk as the fill is unlikely to contain putrescible materials: confirmation will be required at site investigation

- Potential Off-site Sources of Contamination:
    - Historic Garage to the west: Fuels, BTEX, PAH
    - Historic tram tracks to the west in Kingsway: Fuels, BTEX, PAH
    - Historic chain factory to the SE: Metals, metaloids, Fuels, BTEX, PAH

4.3 Potential Receptors of Contamination

Based on the data previously discussed, the following potential receptors to contamination have been identified:

Table 3: Identified Potential Sensitive Receptors	
A	Humans – Pre-development completion, i.e. working on site during demolition and construction.
B	Humans working in the retail units on the site post construction, humans living in the flats
C	Off-site Human Health receptors: Adjacent residential and commercial properties
D	Surface Waters: None within influencing distance. : No viable overland pathways
E	Groundwater –Principal aquifer bedrock and secondary aquifer drift
F	Local flora and fauna during and post demolition and construction.
G	Building structure and services.

The possible contaminant linkages are discussed below. It should be noted not all may be formed between all sources and receptors.

4.4 Identification of Pathways

Pathways to Human Health

There are various routes by which a potential contaminant may reach a receptor. For example, in areas where contaminated material is exposed, dermal contact with the material, inhalation or ingestion of dust may occur.

Inhalation or ingestion of dust and water could occur during the construction and development phase at the site. Pathways from dermal contact with soil and groundwater may also arise. It is considered that the risk of short-term exposure for ground workers and other construction workers is low unless there are asbestos fibres in the Made Ground.

Post construction, the site will be mainly hardstanding and perimeter landscaping. Pathways such as long-term direct contact and dust inhalation/ingestion are limited.

Ground Gas

Gas and vapour entry into buildings could occur through service ducts and trenches.

Pathways to Controlled Waters

Leaching of contaminants could occur through the soils to groundwater in the principal aquifer bedrock. However, some attenuation in the unsaturated zone is anticipated which will slow transport of leached chemicals.

Other Pathways

Other potential pathways that are possibly less significant to the site but still require consideration are potential phytotoxic effects on sensitive plants; chemical attack on foundations and services and permeation of contaminants through proposed water pipes.

4.5 Hazard Assessment

The development will require a thickness of at least 0.50m of soils removed across the whole footprint of the site and this will remove the majority of the Made Ground on site with just deeper Made Ground remaining in any basements (former bank and houses and/or outbuildings along Fog Lane). Then the development will provide a cover of mainly the building, with some hardstanding across almost the whole site. Soft landscaping is limited to ornamental trees (and these are in areas where there will not be topsoil present currently) plus a roof garden. This means that nearly all the potential contaminants will be removed and any pathways to receptors will be broken by the foundations and hard landscaping.

Therefore, it is extremely unlikely that there will be any mitigation or remediation works required as part of this development.

The main geoenvironmental risk for this development is site is waste disposal costs if any hazardous waste (e.g. asbestos) is encountered in the ground. This would also require suitable management during groundworks.

4.6 Soakaways

With the anticipated ground conditions being relatively thin Made Ground (deeper Made Ground where there are backfilled basements, if present) over glacial clay, the site will not be suitable for infiltration of stormwater via soakaways. This is because the glacial clay will have a low infiltration rate in the region of 0.001 m/hr. Additionally, Building Regulations require soakaways to be located more than 5 m from buildings and this would also not be possible, even if the anticipated infiltration rate was higher.

5. Conceptual Site Model

In summary, the environmental risk is considered to be low due to anticipated removal of most of the Made Ground then a cover of buildings and hardstanding placed which will break any pathways from remaining contaminants left in the ground.

The Ground gas risk is low due to the removal of much of the Made Ground and that any Made Ground remaining in backfilled basements will not be a significant gas source together with the ground floor being car parking and commercial units.

In accordance with BS 10175, a schematic section has been developed for the site based on the previously presented data and contaminant linkage assessment:

The model shows the predicted geology and topography, the major on-site potential contamination sources and vulnerable receptors, based on data previously presented in the report. The information presented above represents the preliminary conceptual ground model for use in the design of the intrusive investigation and may need to be revised based on information obtained as part of the intrusive investigation.

The model is presented in Figure 9 which is not to scale.

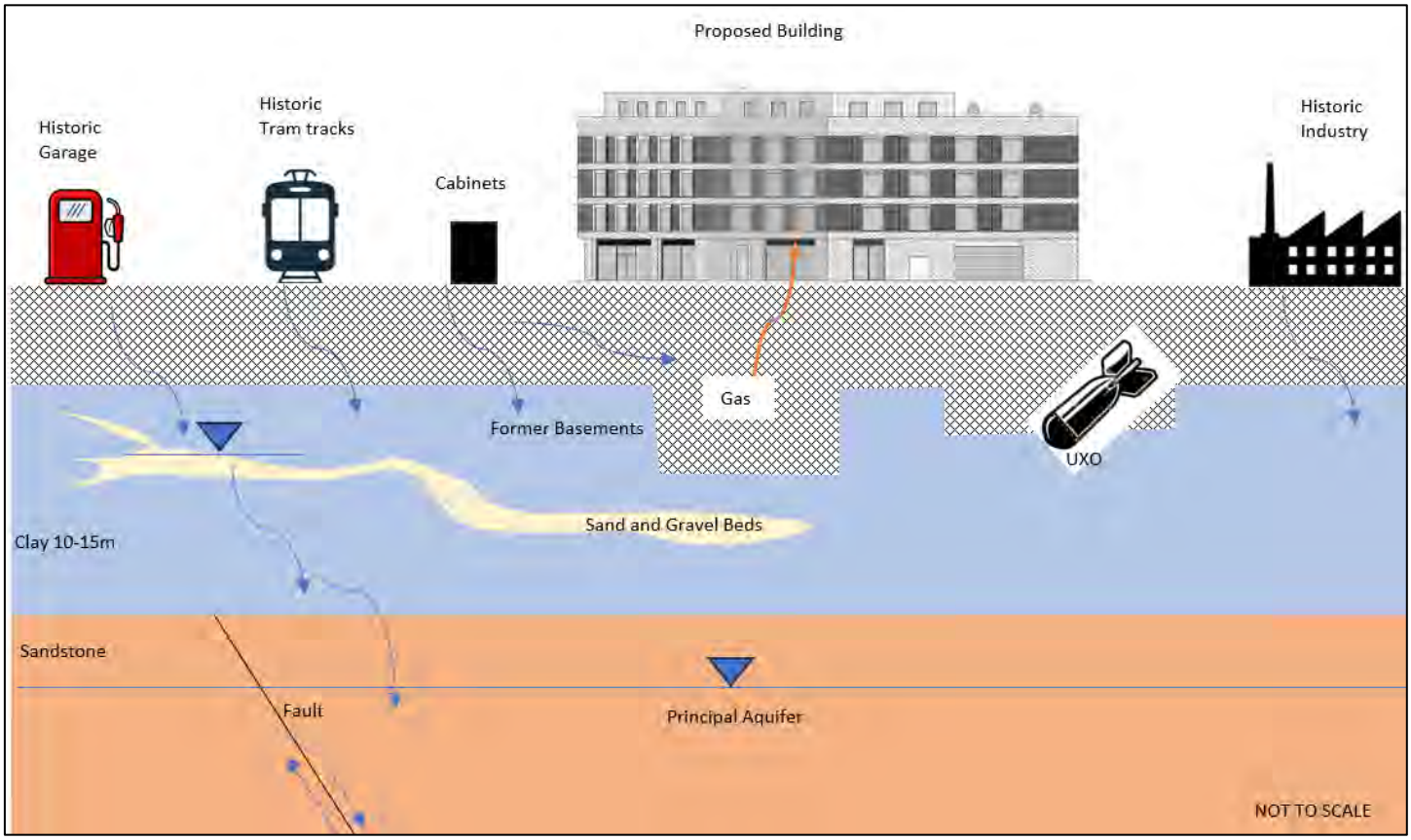


Figure 9: Conceptual Site Model (Not to scale)

5. Conclusion

5.1 Summary

The study has identified the following in terms of risk to the proposed project:

- **Geotechnical Risk:**
  - There may be relict foundations and infilled cellars/bank vault associated with previous developments.
  - Clay soils are anticipated below the made ground, and large mature trees are present to the perimeters. Clay soils can exhibit seasonal movement in relation to moisture content change, particularly in the presence of existing, removed, or proposed trees. Laboratory testing of the soils will be required to fully assess this together with a tree survey.
  - Deepened foundations may be required to accommodate building loads and or clay shrink/swell risk.
  - Bedrock present at relatively shallow depth, possibly only at 3.5m depth but likely to be deeper closer to the fault in the south.
  - There is a major fault shown to be present running along the southwestern boundary of the site but there is a low risk of fault movement occurring that would cause significant damage to a modern, well-constructed building and no specific engineering mitigation measures are anticipated due to the fault.
  - Mining related risk is negligible.
  - The site is not suitable for soakaways.

- **Geoenvironmental Risk:**
  - Made ground is anticipated.
  - Sources of contamination anticipated to include: expected made ground infilling basements, former site use as car park, off site industry in the nearby area. Ground gas unlikely.
  - The development will require a thickness of at least 0.50m of soils removed across the whole footprint of the site and this will remove the majority of the Made Ground on site with just deeper Made Ground remaining in any basements (former bank and houses along Fog Lane). Then the development will provide a cover of mainly the building with some hardstanding across almost the whole site. Soft landscaping limited to ornamental trees (and these are in areas where there will not be topsoil present currently) plus a roof garden. This means that nearly all the potential contaminants will be removed and any pathways to receptors will be broken by the foundations and hard landscaping.
  - Therefore, it is extremely unlikely that there will be any mitigation or remediation works required as part of this development.
  - The main geoenvironmental risk for this development is site is waste disposal costs if any hazardous waste (e.g. asbestos) is encountered in the ground. This would also require suitable management during groundworks.

- **UXO Risk:**
  - Low overall risk.

5.2 Proposed Further Work

A site investigation is recommended to quantify the identified risks and allow design of the proposed building and any remediation.

The site investigation should include:

- GPR survey for buried services if not already completed.
- Geoenvironmental sampling: A spread of samples across the site to assess the risks from material that may be excavated in terms of risks to ground workers and material disposal, and material that will be left in place in terms of future risk to site users, controlled waters.
- Geotechnical sampling: to establish clay Atterberg Limits, concrete classification, and strength information for both shallow and deep foundation options
- Watching brief for UXO

Ideally, the site investigation would be undertaken post demolition of the existing structures to allow access for the drilling plant. The proposed scope for the Phase 2 site investigation is as follows:

- Two cable percussive boreholes to prove bedrock (which could be 5m to 15.0m depth). To include SPT tests, U100 samples etc.
- Nine dynamic sample holes, to 5.5m within the building footprint. Groundwater/gas monitoring wells in three of these.
- Three rounds or water level monitoring and gas monitoring but no gas expected, the proposed monitoring is just a check on groundwater level and to confirm that there is no gas present.
- Geotechnical laboratory testing –
    - 2 no particle size distribution,
    - 6 no. Atterberg limit and water content tests,
    - 8 no. quick undrained triaxial tests,
    - 3 no. BRE pyritic ground suites.
- Chemical laboratory testing –
    - 5 x soil suite
    - pH
    - asbestos,
    - metals (As, Cd, Cr total, Cu, Hg, Pb, Ni Se, Zn),
    - sulphate total & 2:1 water soluble,
    - PAHs (USEPA 16 speciated),
    - Banded Extractable Petroleum Hydrocarbons + BTEX (2 No only).
    - 2 x landfill WAC suite.
- The production of a combined factual and interpretative report covering contamination, coal mining risk and geotechnics.

A suggested investigation is illustrated in Figure 10.

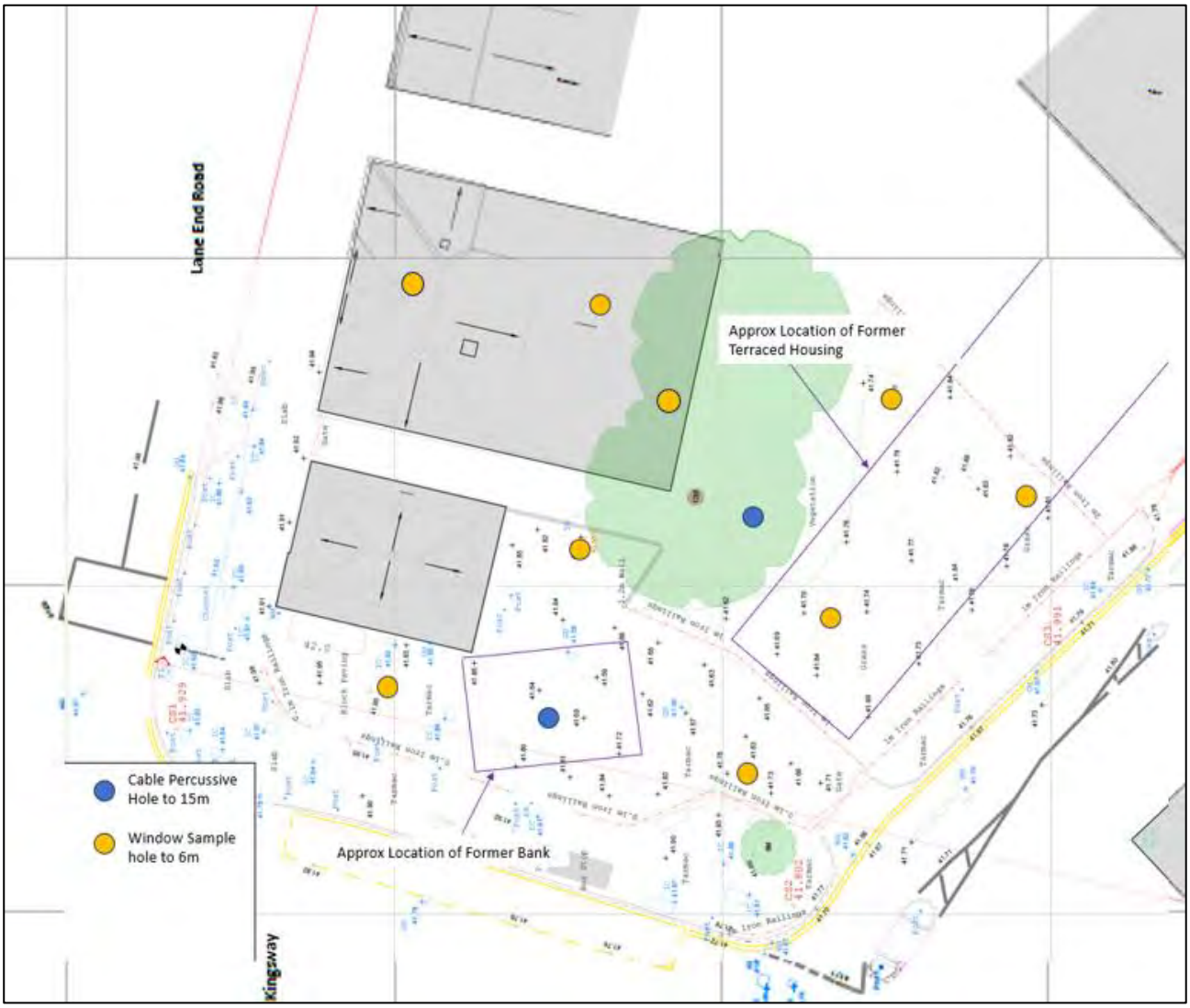


Figure 10: Proposed Site Investigation

Appendix A: Site Plans

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0 2 4 6 8m

SCALE BAR 1:200

N

Rev	Date	Description	Drawn by
P01	–.–.–	First issue	–

Status/Stage
Planning

Project
Renolds Corner

Address
Lane End Road, Manchester, M19 1WA

Scale	Date	Drawn by
1:200 @ A3	12/12/2025	ET

Title
GA Plan Ground Floor

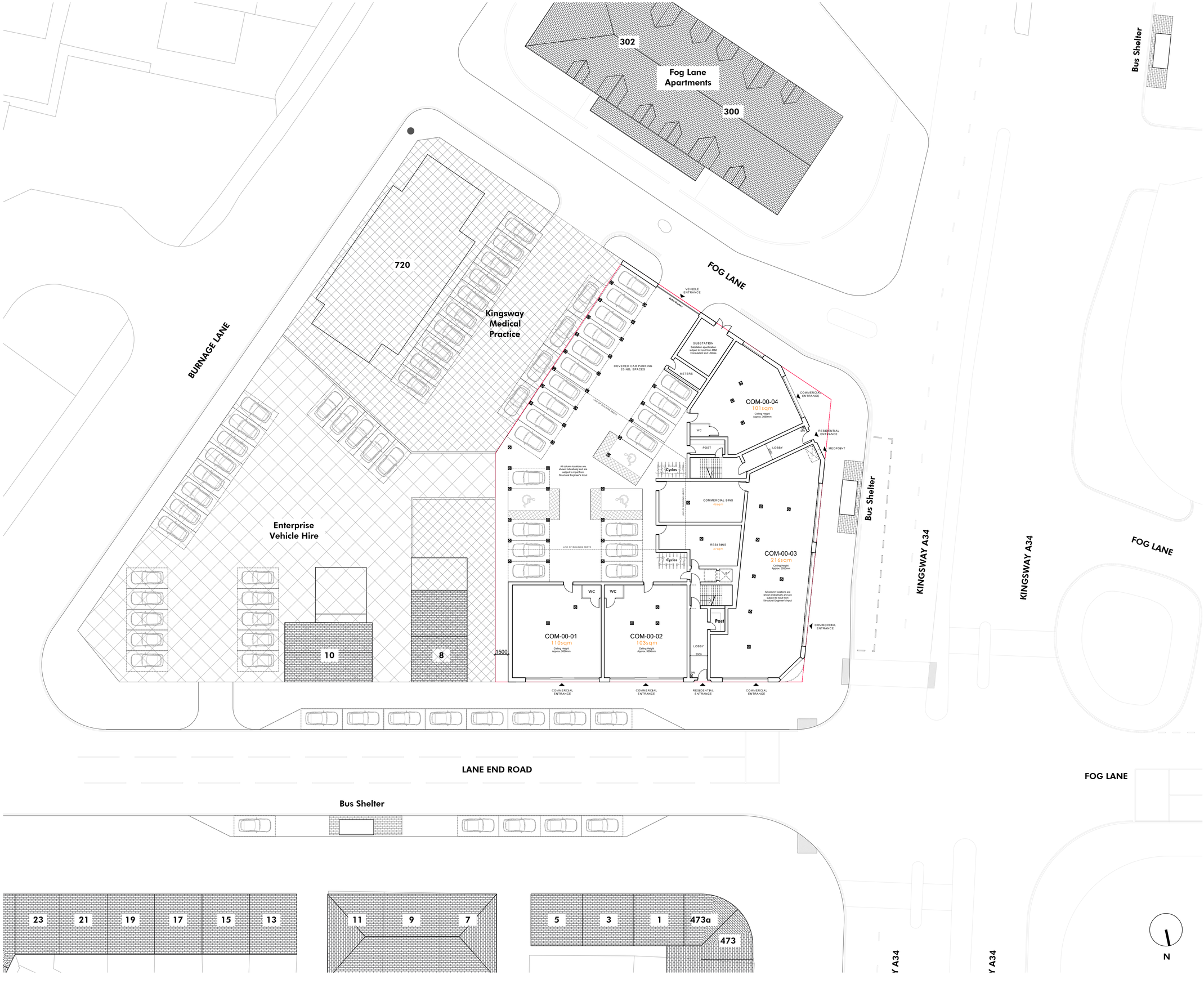
Dwg No
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Rev	Date	Description	Drawn by
--			

Status/Stage
Planning

Project
Renold's Corner

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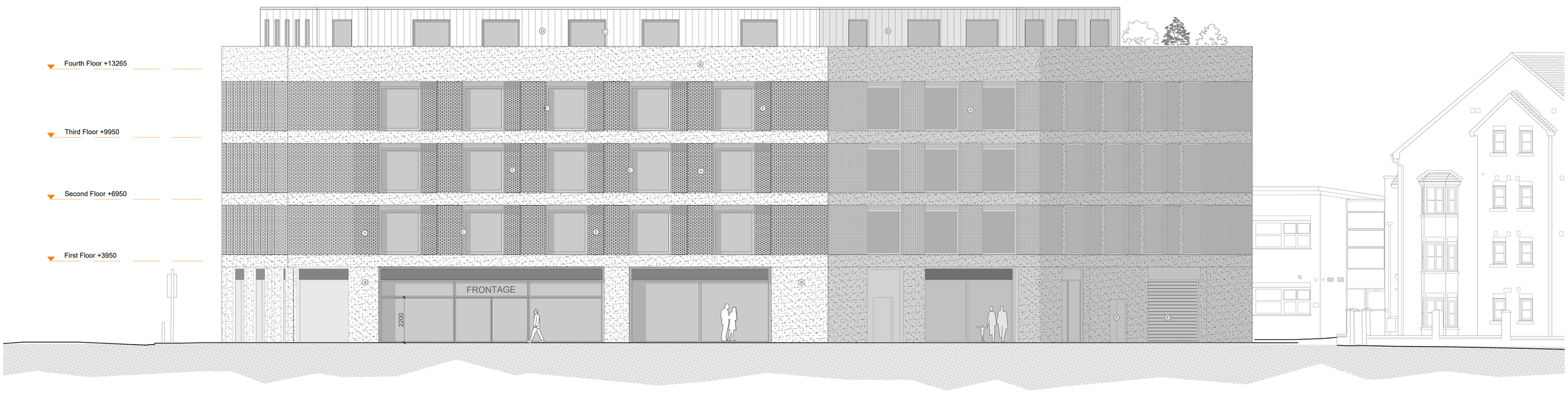
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1:200 @ A1	12/12/2025	ET

Title
PROPOSED SITE PLAN

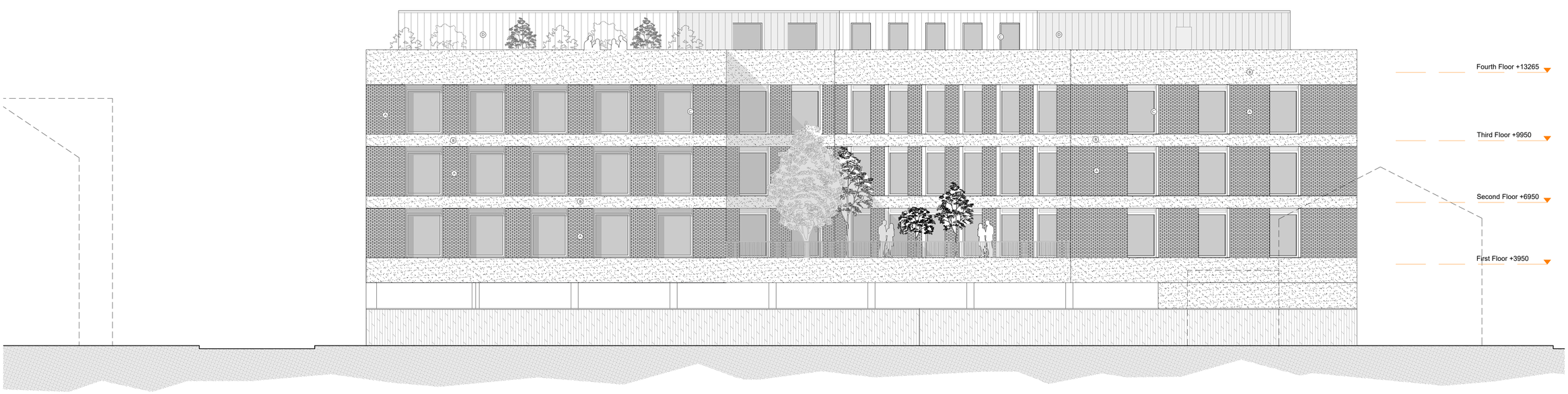
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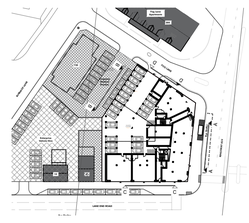
ELEVATION A
West Elevation (Kingsway)



ELEVATION B
East Elevation (Burnage Lane)



ELEVATION C
North Elevation (Lane End Road)



N

MATERIAL KEY

- (A) Facing brick
- (B) Sandstone
- (C) Window / door frames - dark bronze
- (D) Metal cladding
- (E) Perforated metal
- (F) Shutters / Service Doors to match window frames

TO BE READ IN CONJUNCTION WITH PROPOSED MATERIALS SPECIFICATION:

GDD25028-GDA-MB-ZZ-DR-A-1832

0 1 2 3 4m

SCALE BAR 1:100



ELEVATION D
South Elevation (Fog Lane)

Rev	Date	Description	Drawn by
P01	--.--.--	First issue	--

Status/Stage
Planning

Project
Renolds Corner

Address
Lane End Road, Manchester, M19 1WA

Scale	Date	Drawn by
1:100 @ A0	18/12/2026	ET

Title
GA ELEVATIONS 01

Dwg No
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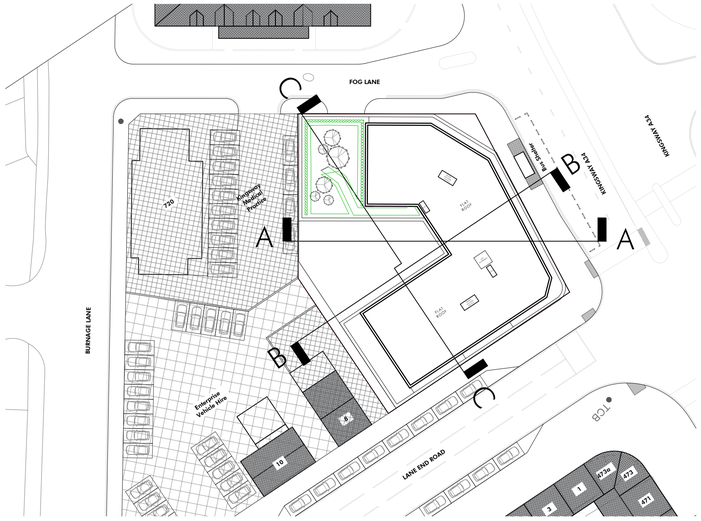
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Section A-A
1:100

0 1 2 3 4m



Section Key Plan
1:500

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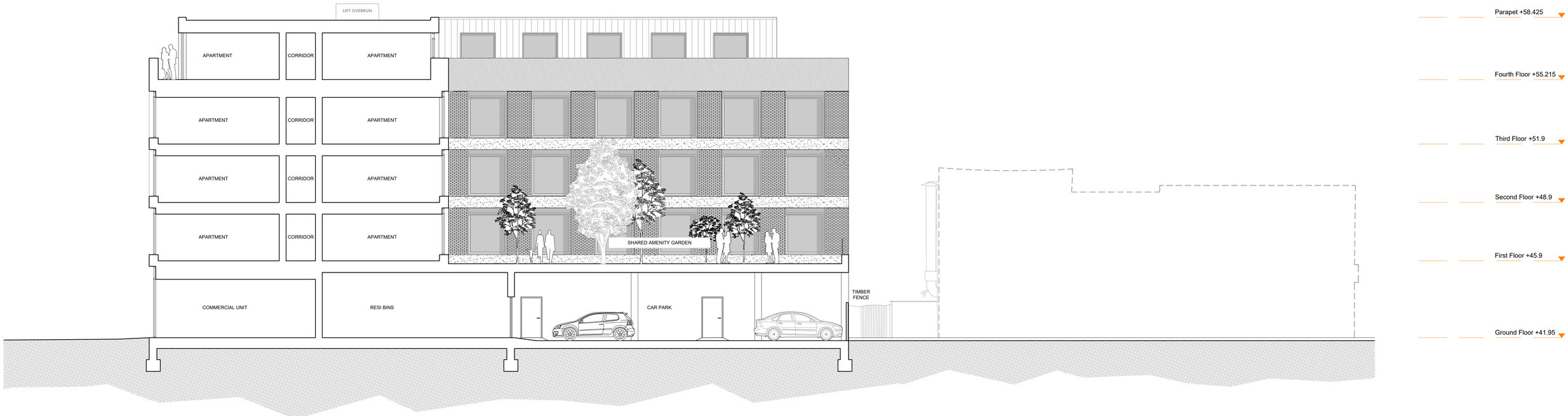
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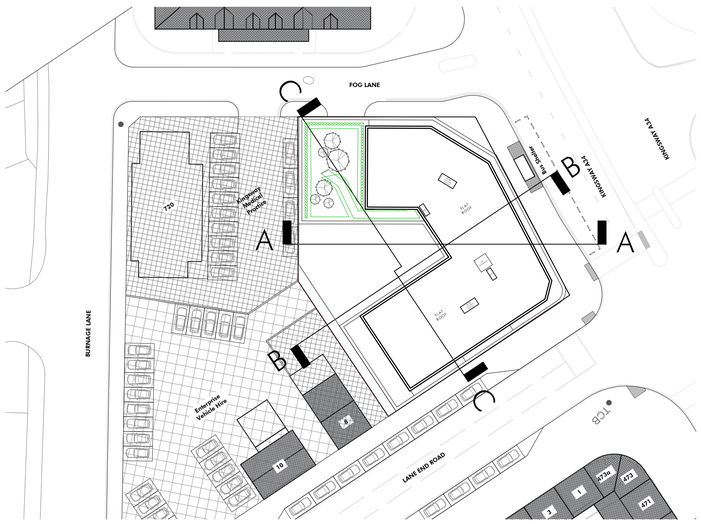
Status/Stage	Planning
Project	Renolds Corner
Address	Lane End Road, Manchester, M19 1WA
Scale	1:STATED @ A1
Date	15/01/2026
Drawn by	PT
Title	PROPOSED SECTION A-A
Dwg No	GDD25028-GDA-MB-GF-DR-A-1624

Rev	Date	Description	Drawn by
P##	--.--.--	First issue	--

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KINGSWAY A34 | APPLICATION SITE | 8 LANE END ROAD | 10 LANE END ROAD



Section Key Plan
1:500

0 1 2 3 4m

Section B-B
1:100

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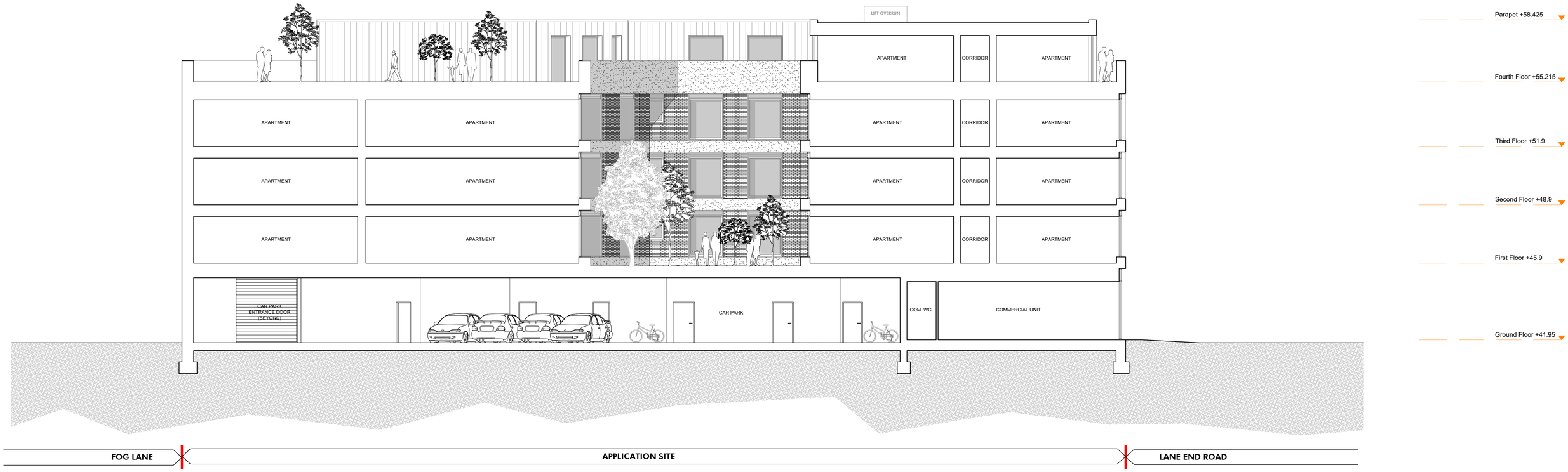
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Status/Stage	Scale	Date	Drawn by
Planning	1:STATED @ A1	15/01/2026	PT
Project	Title		
Renolds Corner	PROPOSED SECTION B-B		
Address	Dwg No		
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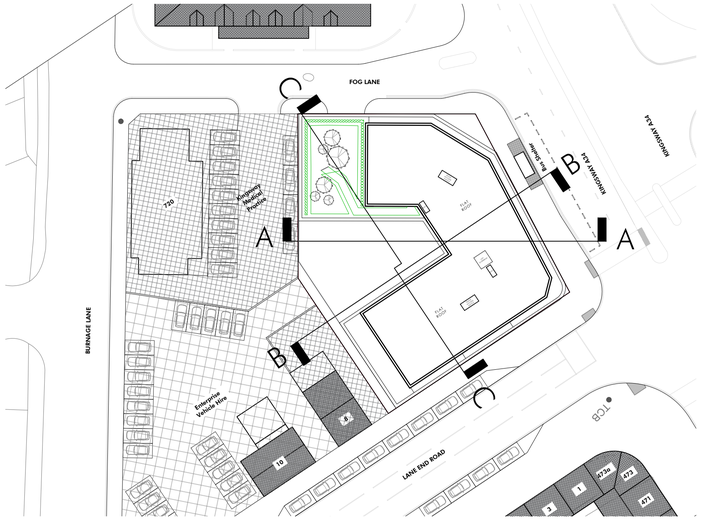
Rev	Date	Description	Drawn by
P##	--.--.--	First issue	--

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0 1 2 3 4m

Section C-C
1:100



Section Key Plan
1:500

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Status/Stage	Scale	Date	Drawn by
Planning	1:STATED @ A1	15/01/2026	PT
Project	Title		
Renolds Corner	PROPOSED SECTION C-C		
Address	Dwg No		
Lane End Road, Manchester, M19 1WA	GDD25028-GDA-MB-GF-DR-A-1626		

Rev	Date	Description	Drawn by
P##	--.--.--	First issue	--

Appendix B: Site Photographs


NHS COVID-19
VACCINATION CENTRE HERE


NHS COVID-19
VACCINATION CENTRE HERE




DE13 HTK




everest pharmacy
















COVID-19
VACCINATION
CENTRE HERE



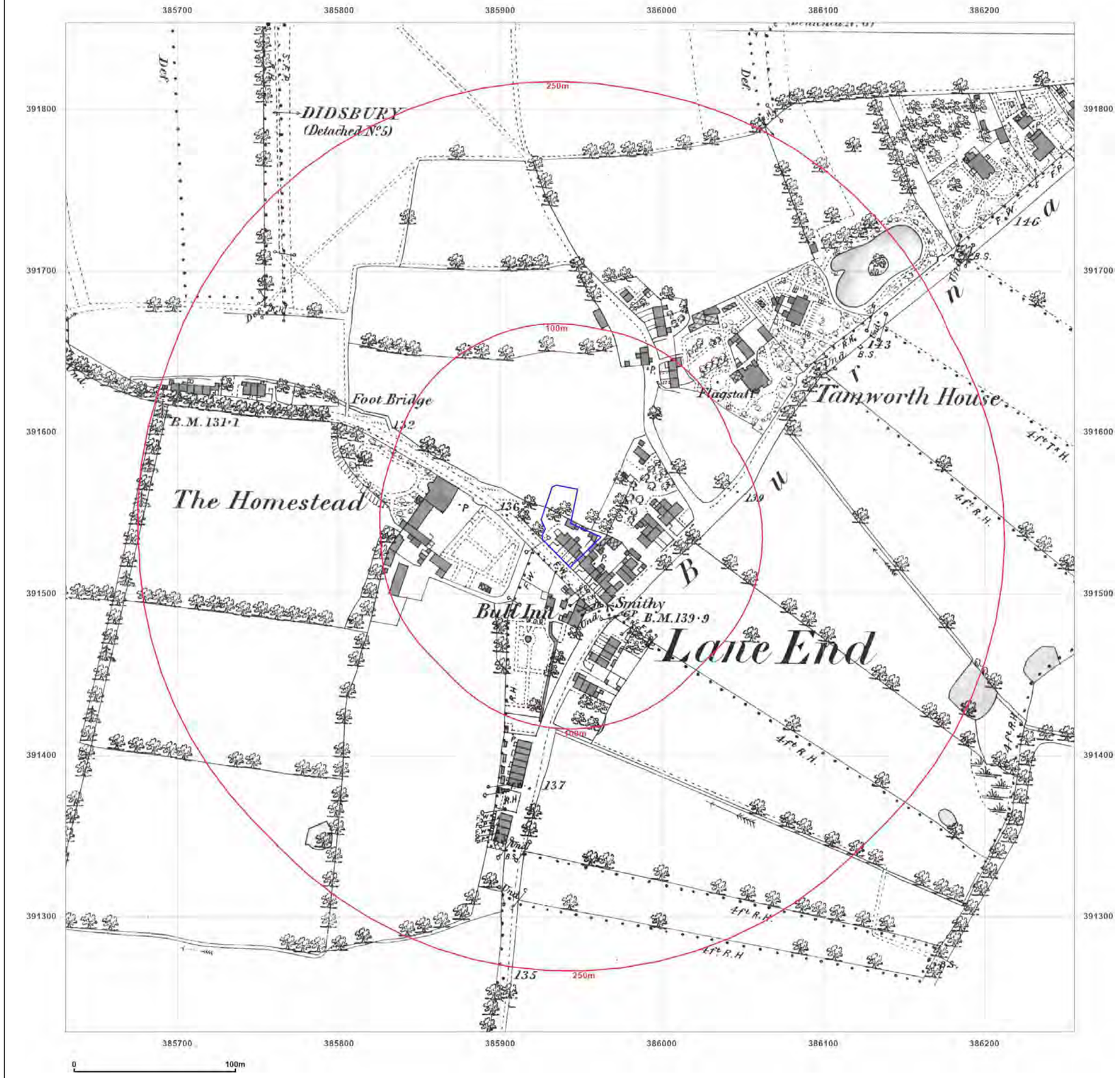








Appendix C: Groundsure Historical Maps



Groundsure INSIGHTS

Site Details:

2, LANE END ROAD,
MANCHESTER, M19 1WA

Client Ref: 2a Lane End Road, Burnage
Report Ref: GS-8ZX-HH6-WN5-XM8
Grid Ref: 385943, 391541

Map Name: County Series

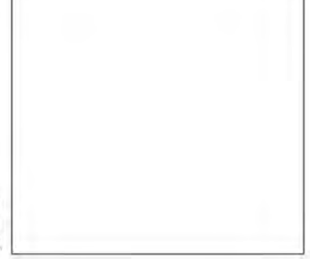
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Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1881
Revised 1881
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1881
Revised 1881
Edition N/A
Copyright N/A
Levelled N/A

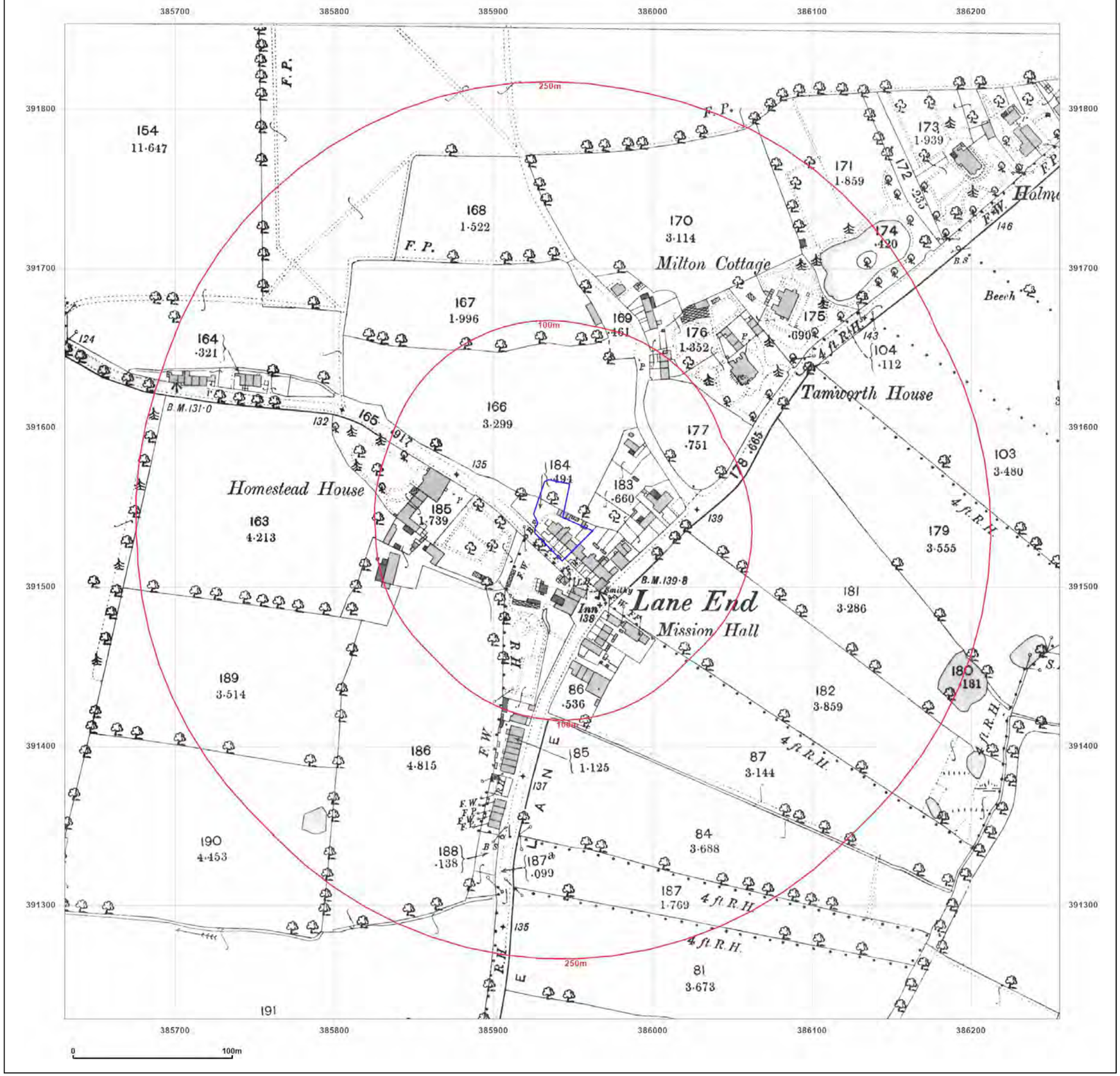
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Site Details:

2, LANE END ROAD,
MANCHESTER, M19 1WA

Client Ref: 2a Lane End Road, Burnage
Report Ref: GS-8ZX-HH6-WN5-XM8
Grid Ref: 385943, 391541

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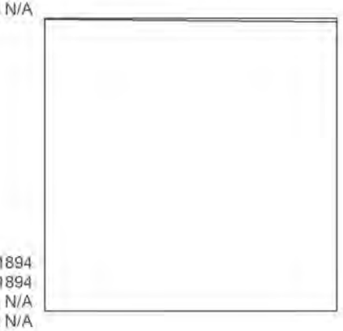
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Surveyed 1894
Revised 1894
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1894
Revised 1894
Edition N/A
Copyright N/A
Levelled N/A

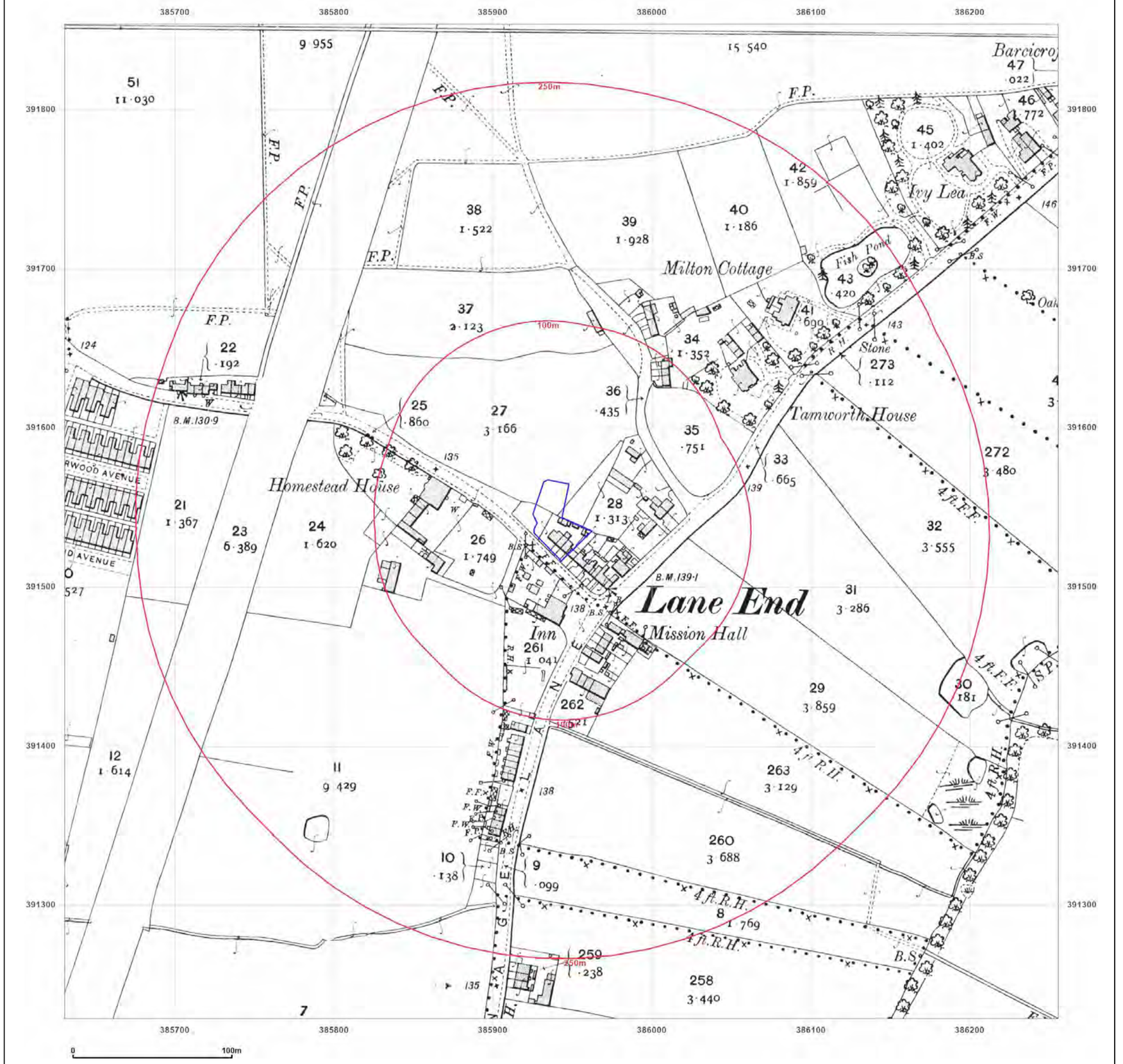
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Client Ref: 2a Lane End Road, Burnage
Report Ref: GS-8ZX-HH6-WN5-XM8
Grid Ref: 385943, 391541

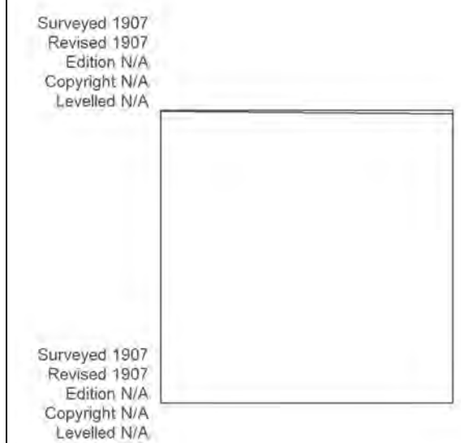
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Scale: 1:2,500

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Report Ref: GS-8ZX-HH6-WN5-XM8
Grid Ref: 385943, 391541

Map Name: County Series

Map date: **1922**

Scale: 1:2,500

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Revised 1922
Edition N/A
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Client Ref: 2a Lane End Road, Burnage
Report Ref: GS-8ZX-HH6-WN5-XM8
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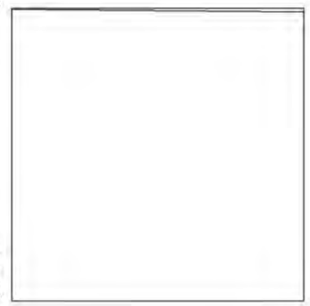
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Revised 1934
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Copyright N/A
Levelled N/A



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

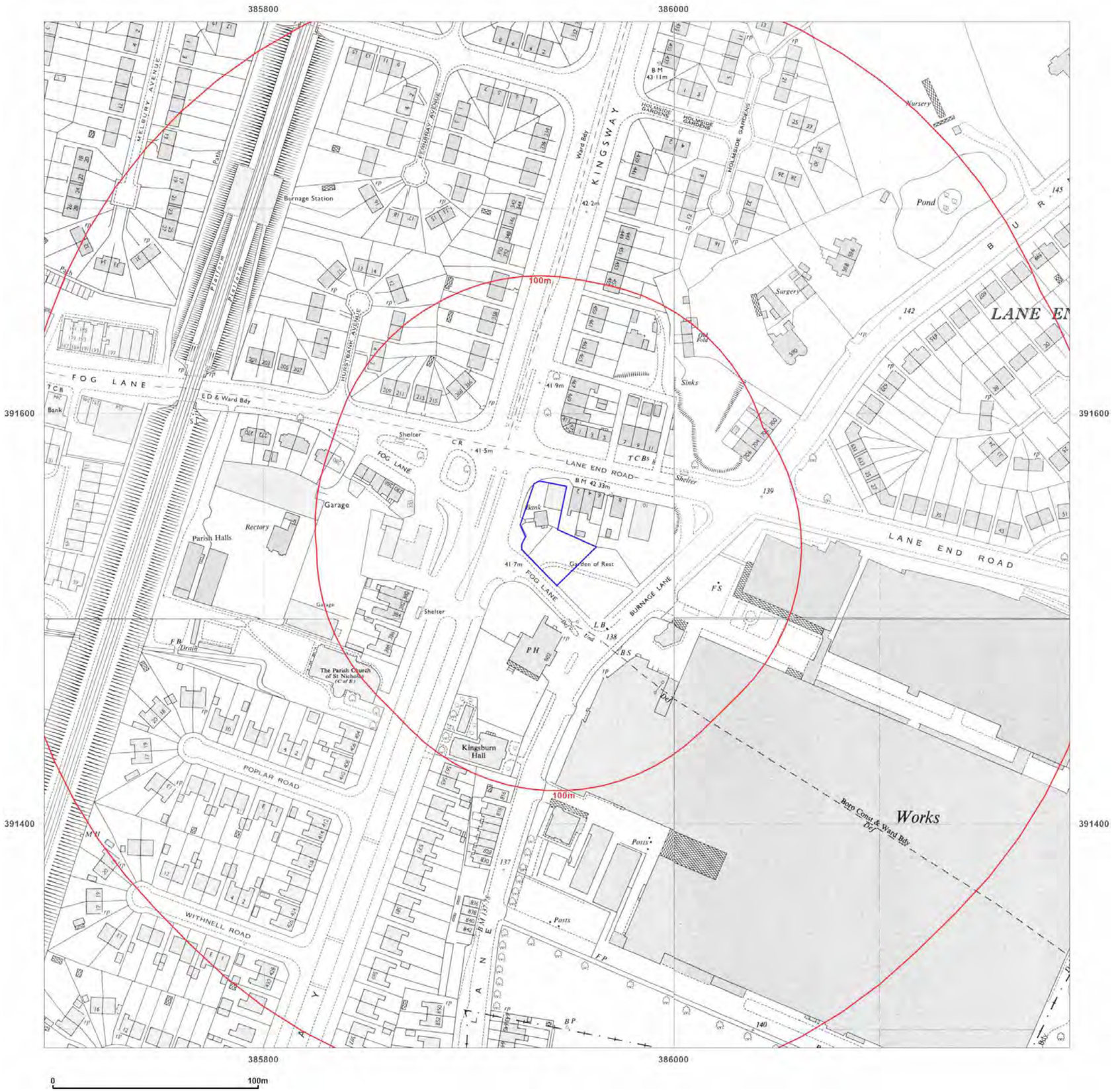
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Client Ref: 2a Lane End Road, Burnage
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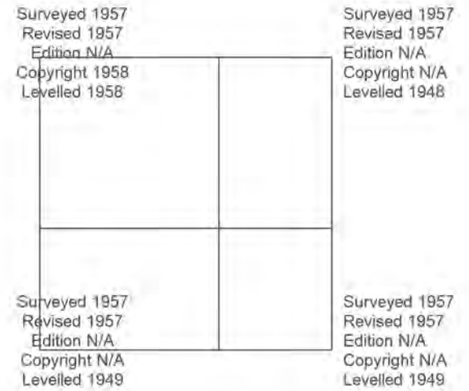
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Scale: 1:1,250

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Client Ref: 2a Lane End Road, Burnage
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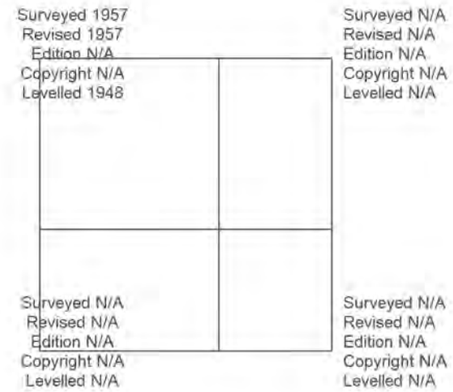
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Report Ref: GS-8ZX-HH6-WN5-XM8
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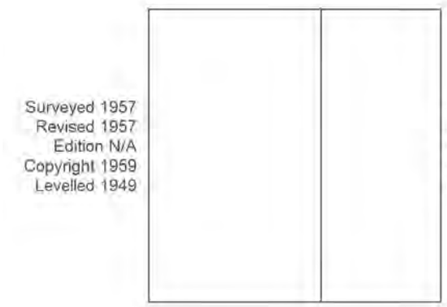
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Scale: 1:2,500

Printed at: 1:2,500

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Report Ref: GS-8ZX-HH6-WN5-XM8
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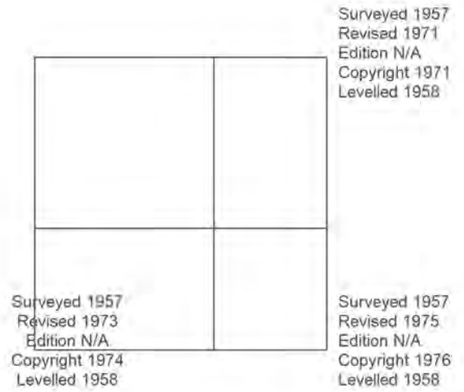
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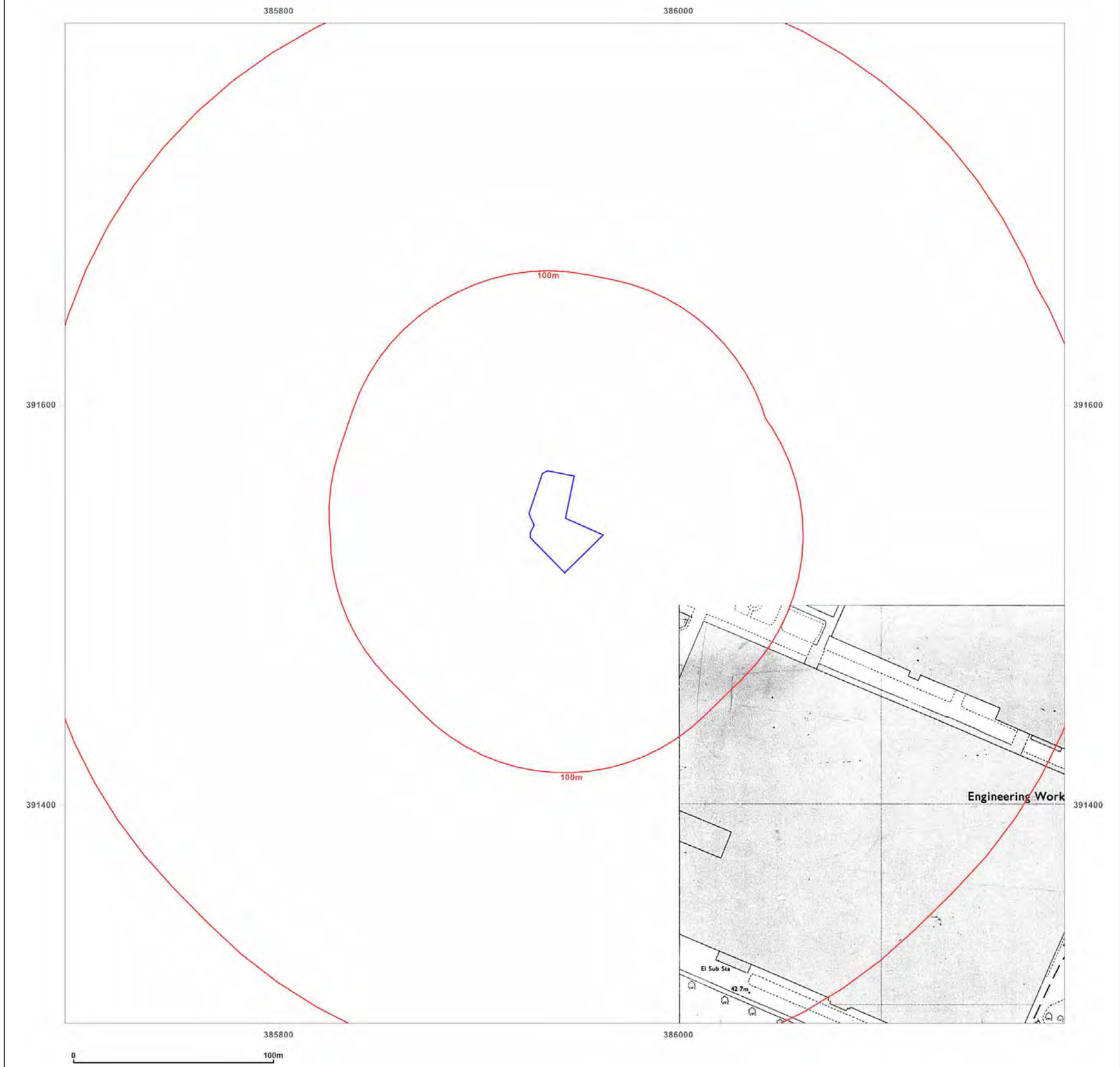
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Groundsure INSIGHTS

Site Details:

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MANCHESTER, M19 1WA

Client Ref: 2a Lane End Road, Burnage
Report Ref: GS-8ZX-HH6-WN5-XM8
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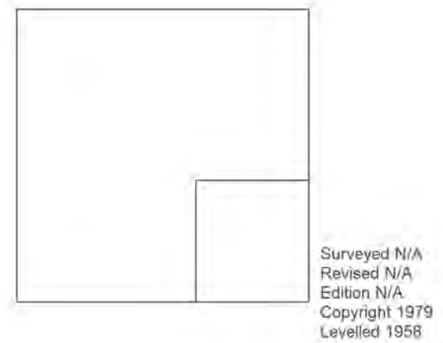
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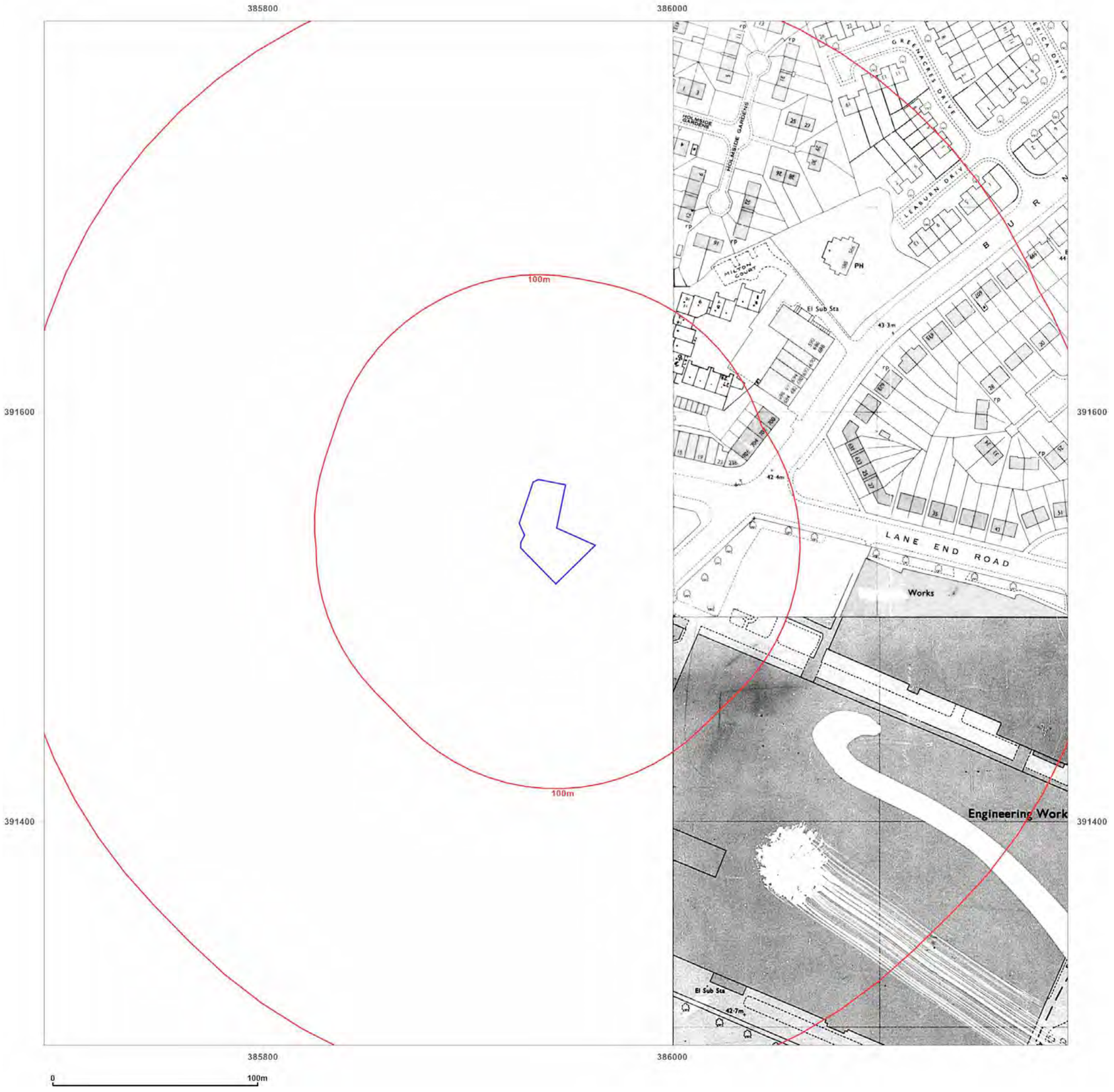
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Groundsure INSIGHTS

Site Details:

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MANCHESTER, M19 1WA

Client Ref: 2a Lane End Road, Burnage
Report Ref: GS-8ZX-HH6-WN5-XM8
Grid Ref: 385943, 391541

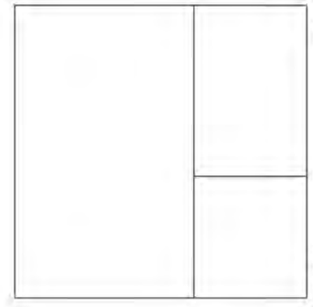
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Scale: 1:1,250

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Groundsure INSIGHTS

Site Details:

2, LANE END ROAD,
MANCHESTER, M19 1WA

Client Ref: 2a Lane End Road, Burnage
Report Ref: GS-8ZX-HH6-WN5-XM8
Grid Ref: 385943, 391541

Map Name: National Grid

Map date: **1985-1988**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1958 Revised 1988 Edition N/A Copyright 1988 Levelled 1958	Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A
Surveyed 1958 Revised 1985 Edition N/A Copyright 1985 Levelled 1958	Surveyed 1958 Revised 1986 Edition N/A Copyright 1986 Levelled 1958

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Groundsure INSIGHTS

Site Details:

2, LANE END ROAD,
MANCHESTER, M19 1WA

Client Ref: 2a Lane End Road, Burnage
Report Ref: GS-8ZX-HH6-WN5-XM8
Grid Ref: 385943, 391541

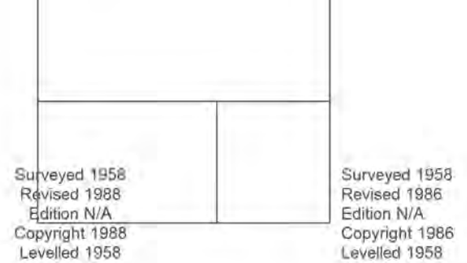
Map Name: National Grid

Map date: **1986-1988**

Scale: 1:1,250

Printed at: 1:2,000

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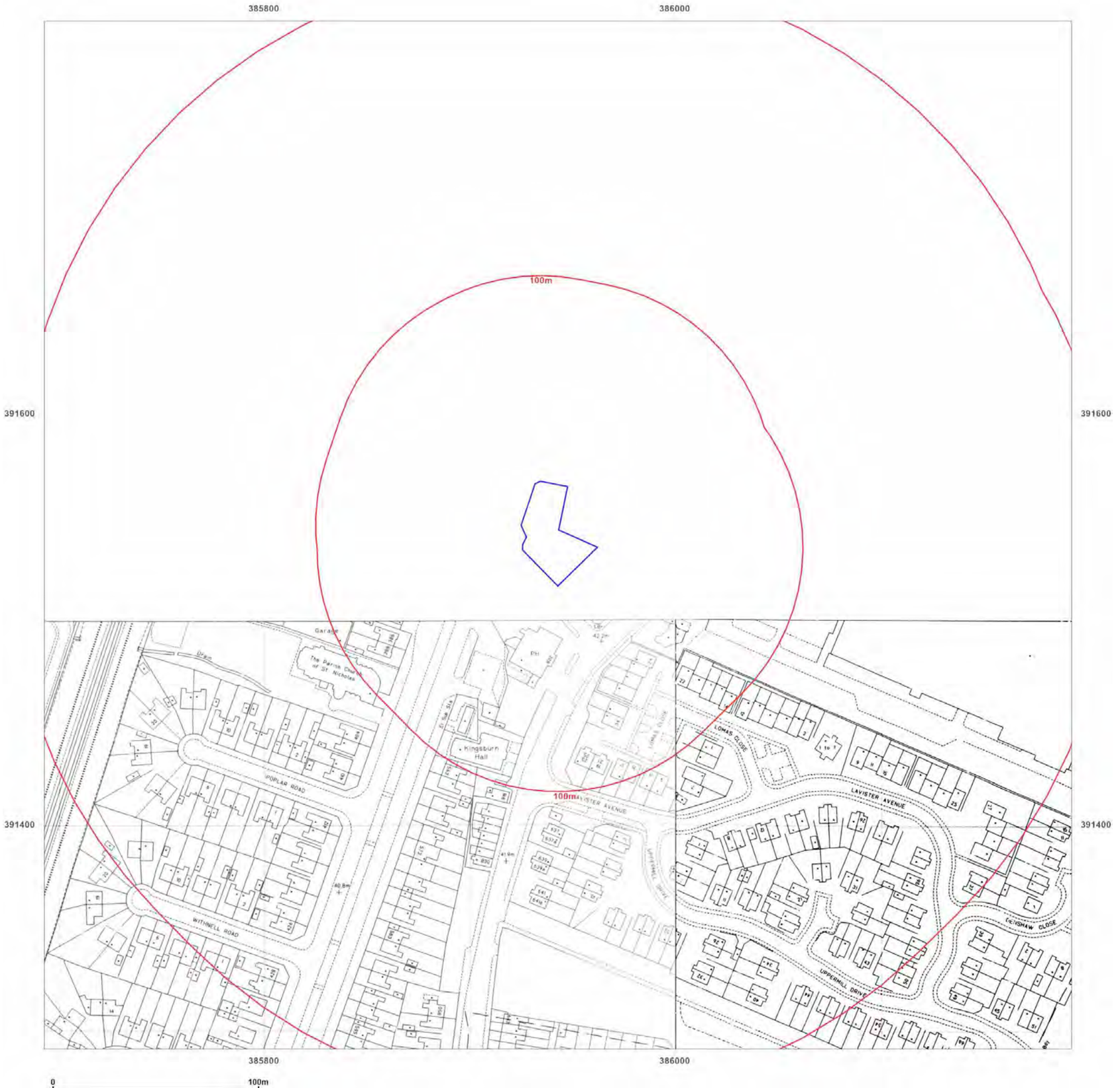
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Groundsure INSIGHTS

Site Details:

2, LANE END ROAD,
MANCHESTER, M19 1WA

Client Ref: 2a Lane End Road, Burnage
Report Ref: GS-8ZX-HH6-WN5-XM8
Grid Ref: 385943, 391541

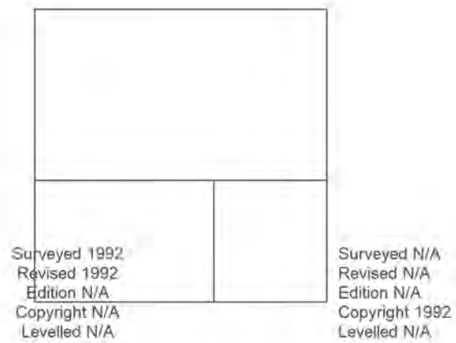
Map Name: National Grid

Map date: **1992**

Scale: 1:1,250

Printed at: 1:2,000

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Groundsure INSIGHTS

Site Details:

2, LANE END ROAD,
MANCHESTER, M19 1WA

Client Ref: 2a Lane End Road, Burnage
Report Ref: GS-8ZX-HH6-WN5-XM8
Grid Ref: 385943, 391541

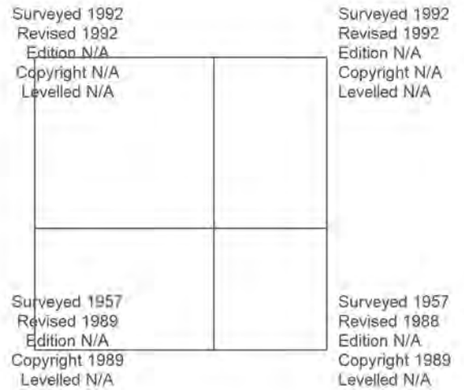
Map Name: National Grid

Map date: **1989-1992**

Scale: 1:1,250

Printed at: 1:2,000

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Groundsure INSIGHTS

Site Details:

2, LANE END ROAD,
MANCHESTER, M19 1WA

Client Ref: 2a Lane End Road, Burnage
Report Ref: GS-8ZX-HH6-WN5-XM8
Grid Ref: 385943, 391541

Map Name: National Grid

Map date: **1992**

Scale: 1:1,250

Printed at: 1:2,000

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

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

Surveyed N/A
Revised N/A
Edition N/A
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Edition N/A
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Groundsure INSIGHTS

Site Details:

2, LANE END ROAD,
MANCHESTER, M19 1WA

Client Ref: 2a Lane End Road, Burnage
Report Ref: GS-8ZX-HH6-WN5-XM8
Grid Ref: 385943, 391541

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

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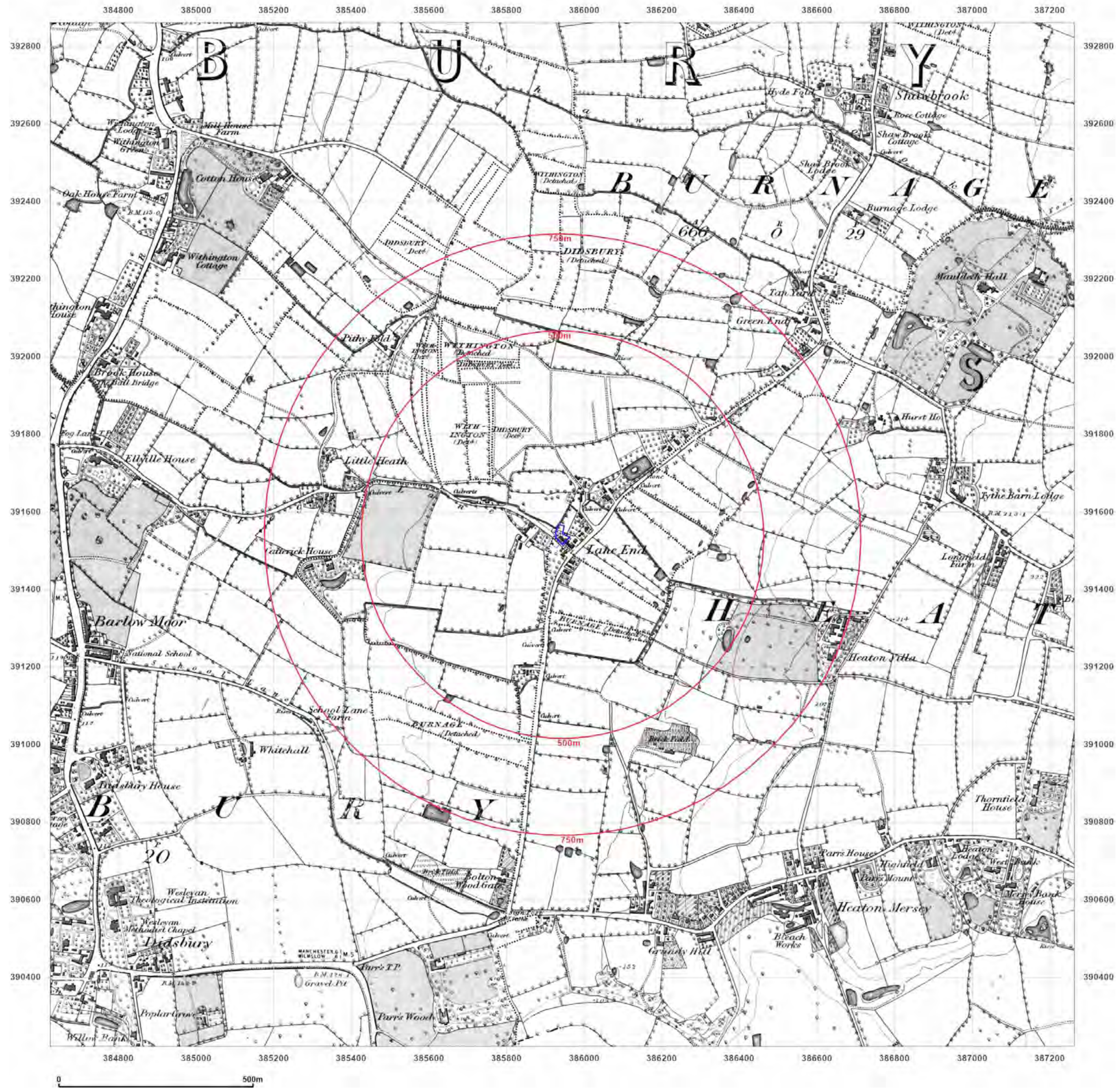
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Site Details:

2, LANE END ROAD,
MANCHESTER, M19 1WA

Client Ref: 2a Lane End Road, Burnage
Report Ref: GS-8ZX-HH6-WN5-XM8
Grid Ref: 385943, 391541

Map Name: County Series

Map date: **1849**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1845
Revised 1849
Edition 1848
Copyright N/A
Levelled N/A

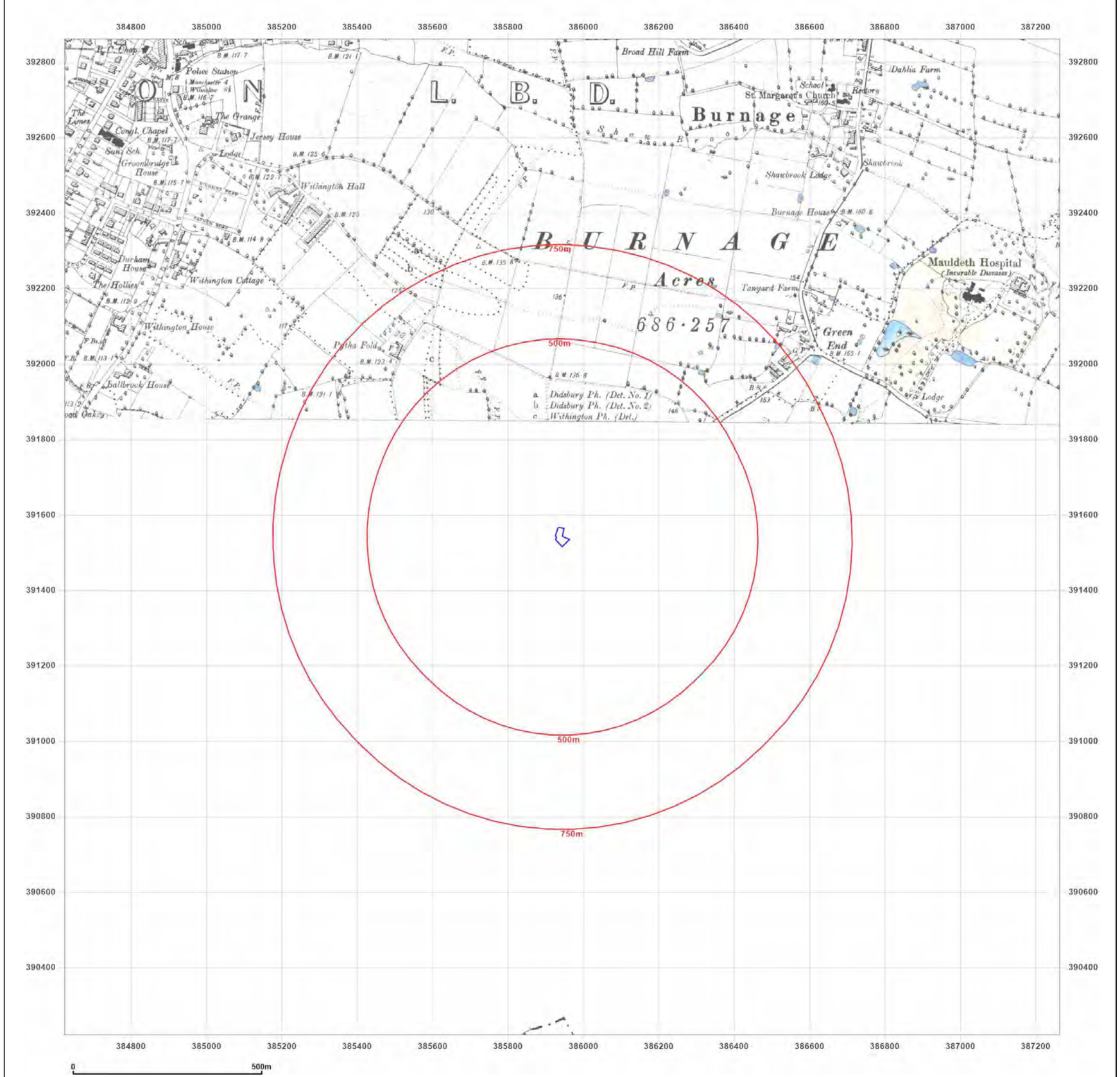
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Site Details:

2, LANE END ROAD,
MANCHESTER, M19 1WA

Client Ref: 2a Lane End Road, Burnage
Report Ref: GS-8ZX-HH6-WN5-XM8
Grid Ref: 385943, 391541

Map Name: County Series

Map date: **1892-1893**

Scale: 1:10,560

Printed at: 1:10,560

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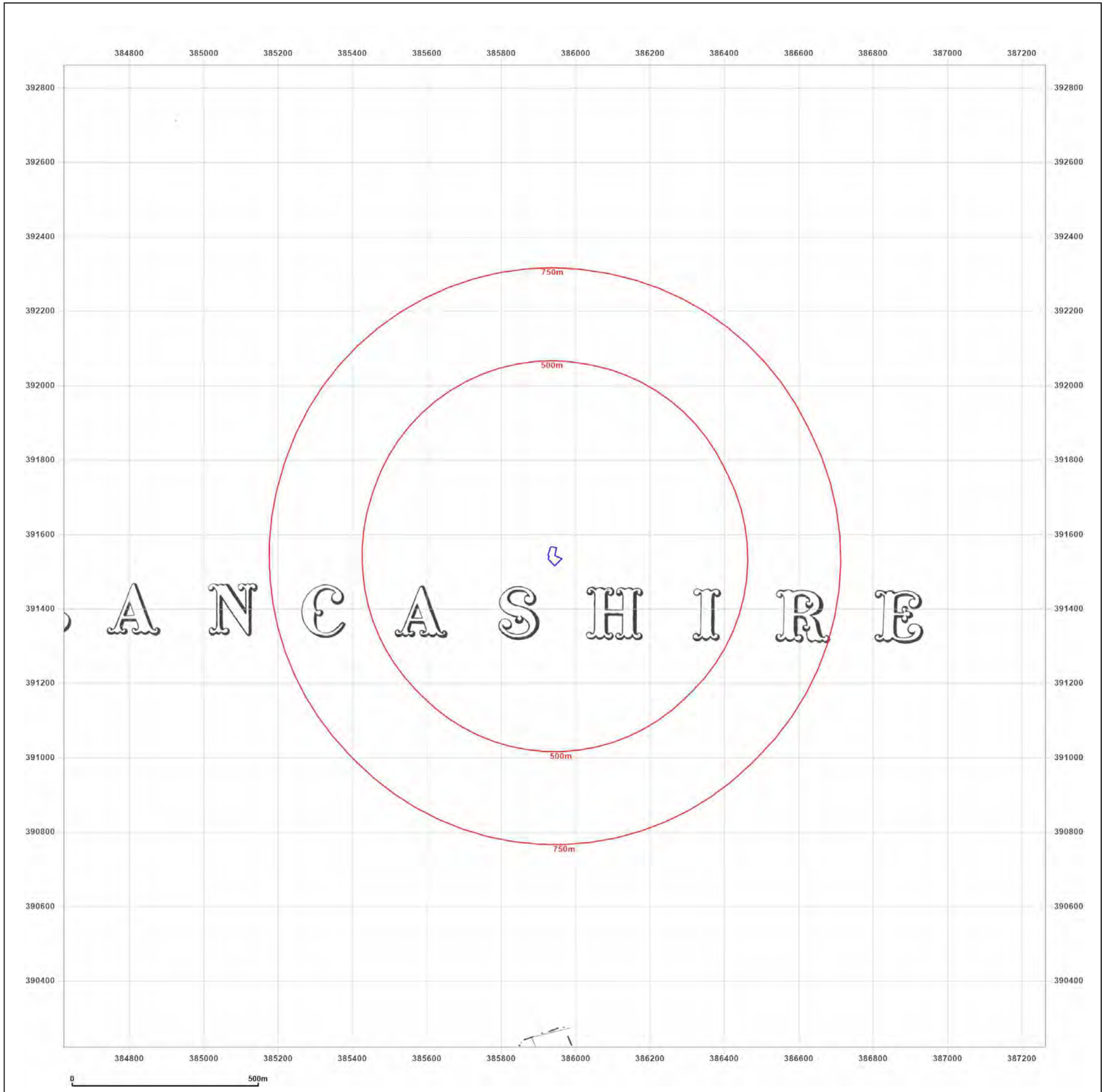
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Site Details:

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Client Ref: 2a Lane End Road, Burnage
Report Ref: GS-8ZX-HH6-WN5-XM8
Grid Ref: 385943, 391541

Map Name: County Series

Map date: **1897**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1872
Revised 1897
Edition N/A
Copyright N/A
Levelled N/A

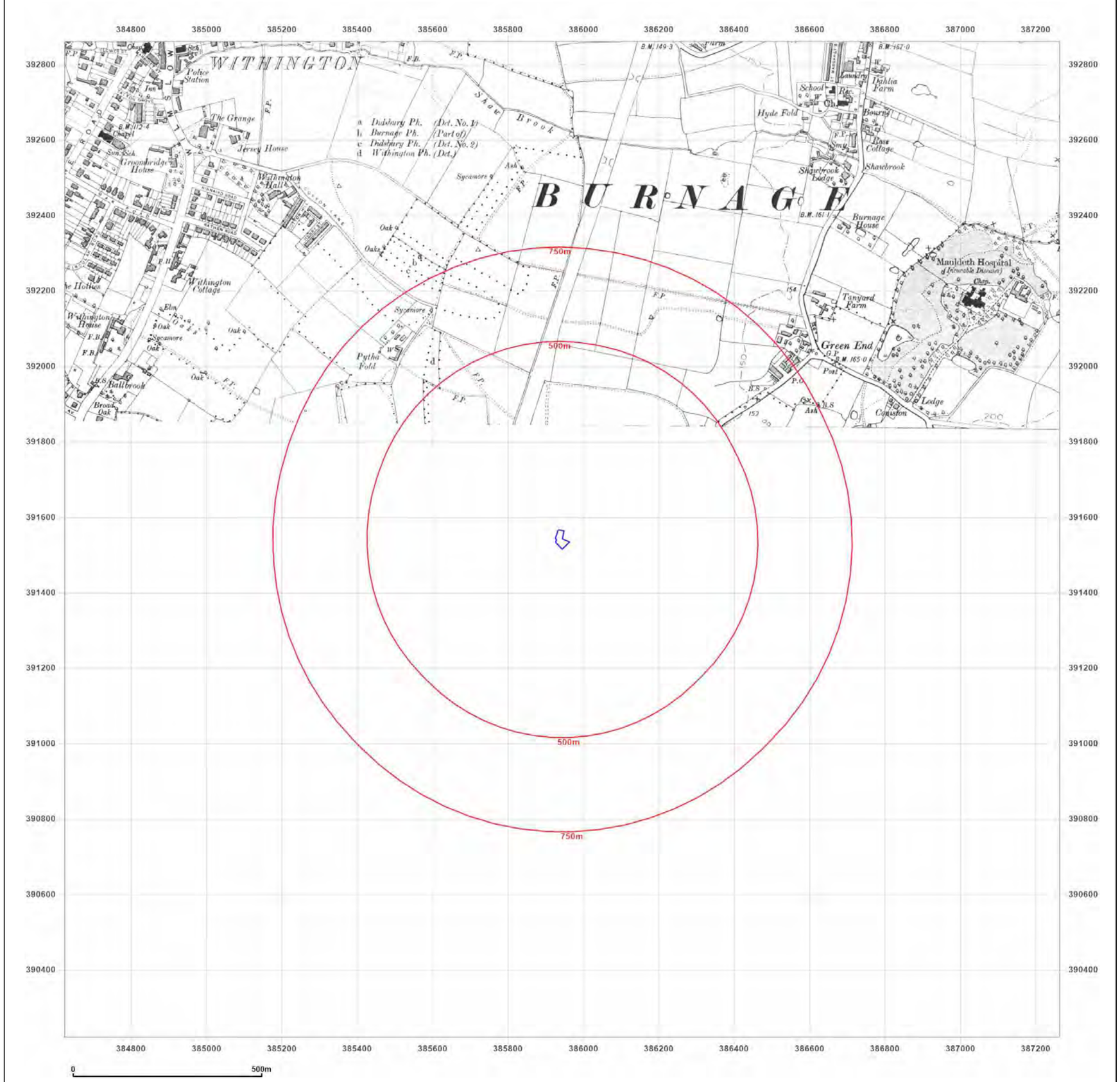
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Site Details:

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MANCHESTER, M19 1WA

Client Ref: 2a Lane End Road, Burnage
Report Ref: GS-8ZX-HH6-WN5-XM8
Grid Ref: 385943, 391541

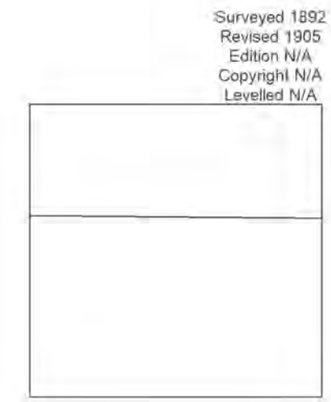
Map Name: County Series

Map date: **1905**

Scale: 1:10,560

Printed at: 1:10,560

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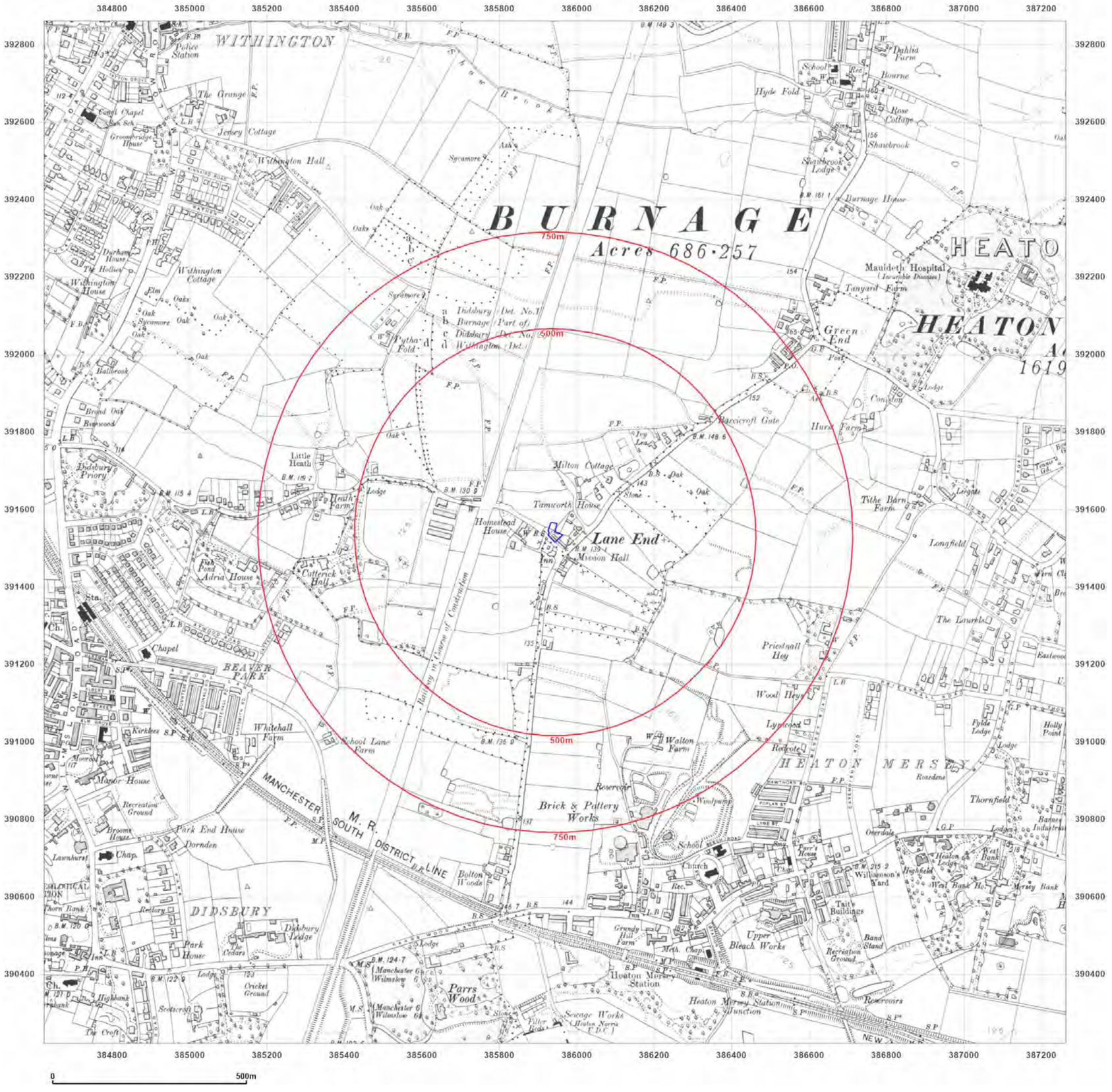
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Site Details:

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MANCHESTER, M19 1WA

Client Ref: 2a Lane End Road, Burnage
Report Ref: GS-8ZX-HH6-WN5-XM8
Grid Ref: 385943, 391541

Map Name: County Series

Map date: **1911**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1872
Revised 1911
Edition 1911
Copyright N/A
Levelled N/A

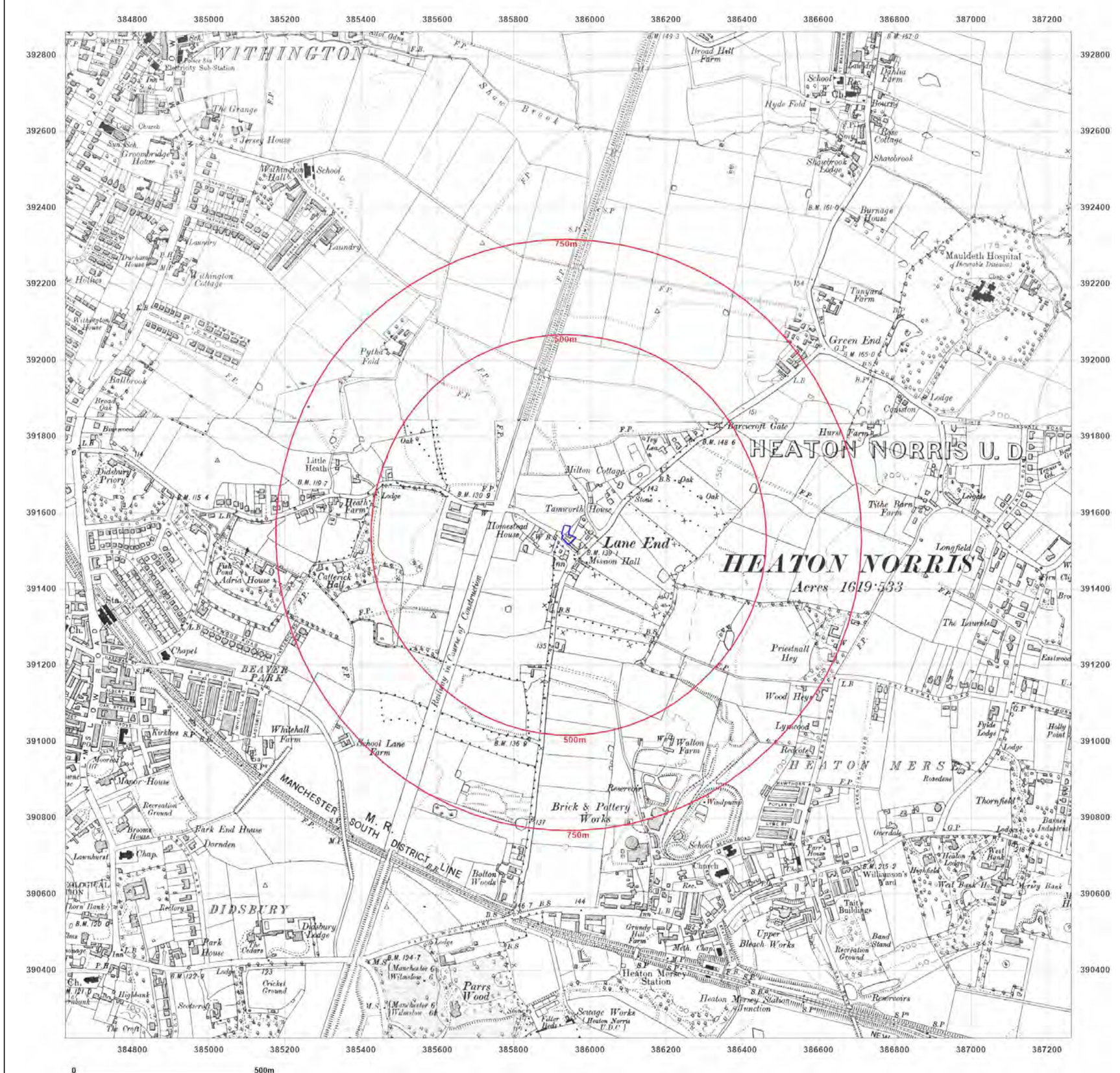
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Site Details:

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Client Ref: 2a Lane End Road, Burnage
Report Ref: GS-8ZX-HH6-WN5-XM8
Grid Ref: 385943, 391541

Map Name: County Series

Map date: **1911-1916**

Scale: 1:10,560

Printed at: 1:10,560

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

Surveyed 1844
Revised 1911
Edition N/A
Copyright N/A
Levelled N/A

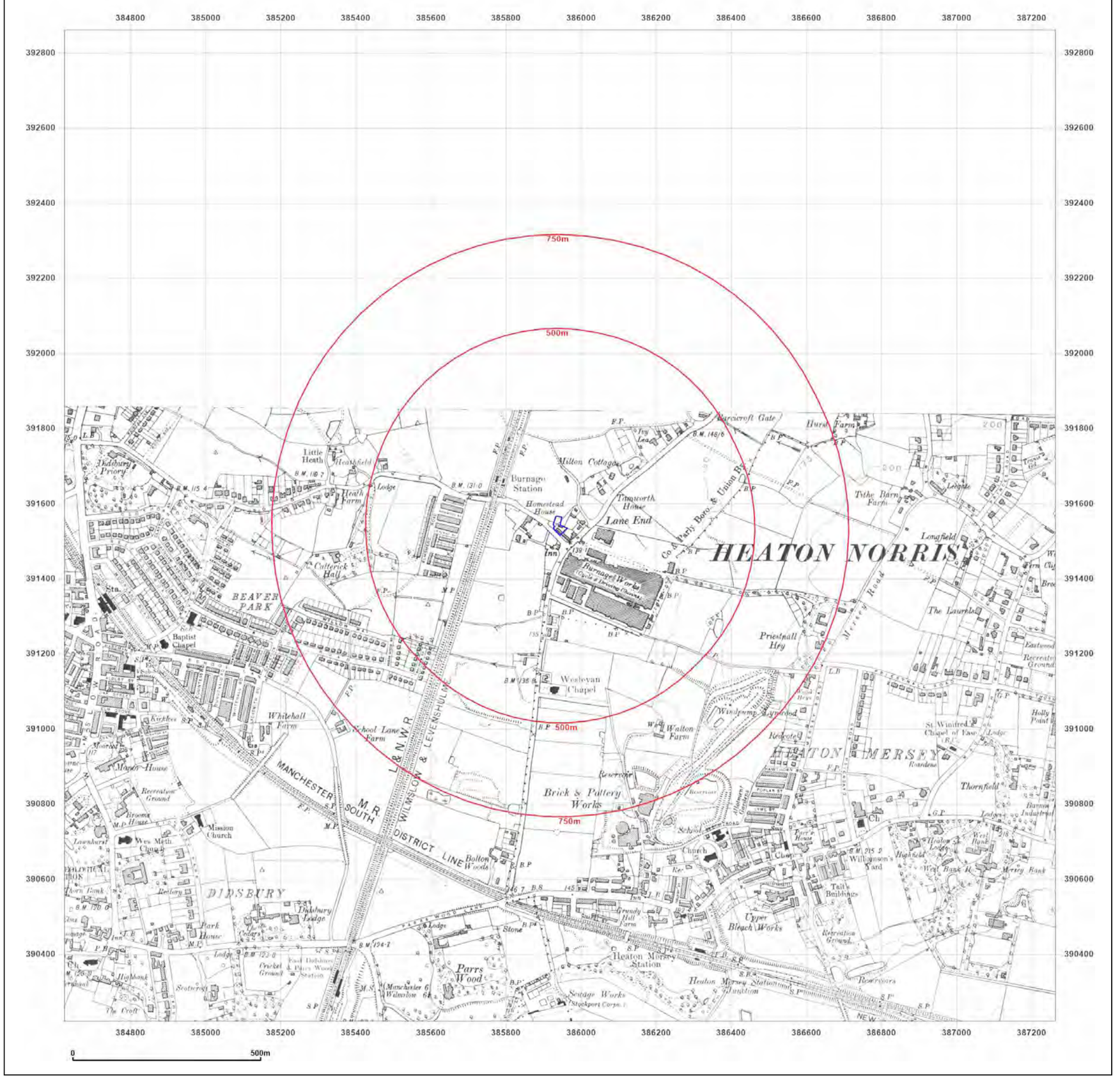
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Site Details:

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Client Ref: 2a Lane End Road, Burnage
Report Ref: GS-8ZX-HH6-WN5-XM8
Grid Ref: 385943, 391541

Map Name: County Series

Map date: **1923**

Scale: 1:10,560

Printed at: 1:10,560

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Groundsure INSIGHTS

Site Details:

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MANCHESTER, M19 1WA

Client Ref: 2a Lane End Road, Burnage
Report Ref: GS-8ZX-HH6-WN5-XM8
Grid Ref: 385943, 391541

Map Name: County Series

Map date: **1923**

Scale: 1:10,560

Printed at: 1:10,560

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

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Site Details:

2, LANE END ROAD,
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Client Ref: 2a Lane End Road, Burnage
Report Ref: GS-8ZX-HH6-WN5-XM8
Grid Ref: 385943, 391541

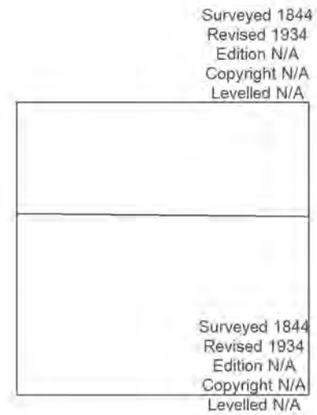
Map Name: County Series

Map date: **1934**

Scale: 1:10,560

Printed at: 1:10,560

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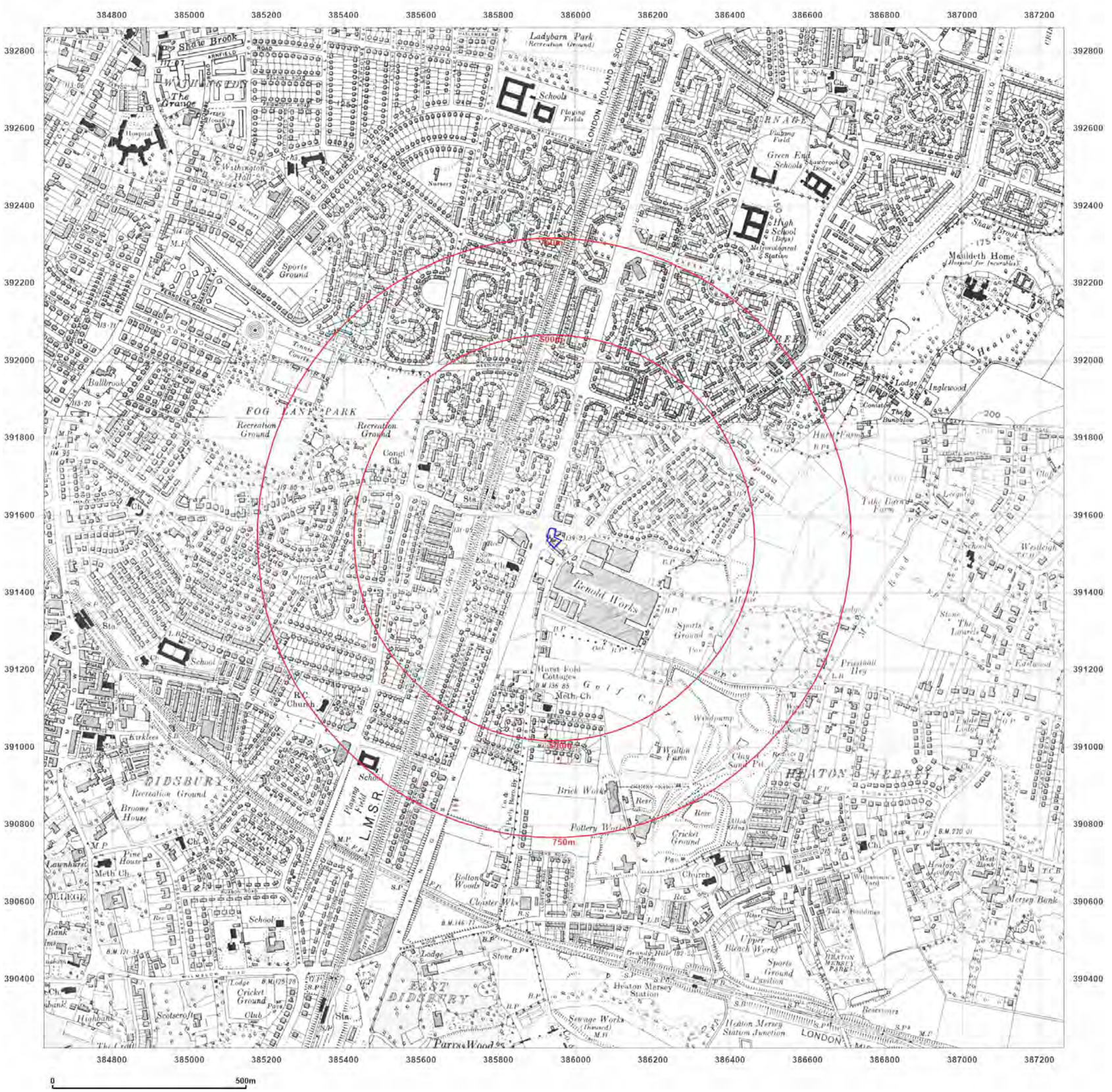
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Groundsure INSIGHTS

Site Details:

2, LANE END ROAD,
MANCHESTER, M19 1WA

Client Ref: 2a Lane End Road, Burnage
Report Ref: GS-8ZX-HH6-WN5-XM8
Grid Ref: 385943, 391541

Map Name: County Series

Map date: **1934-1938**

Scale: 1:10,560

Printed at: 1:10,560

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

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

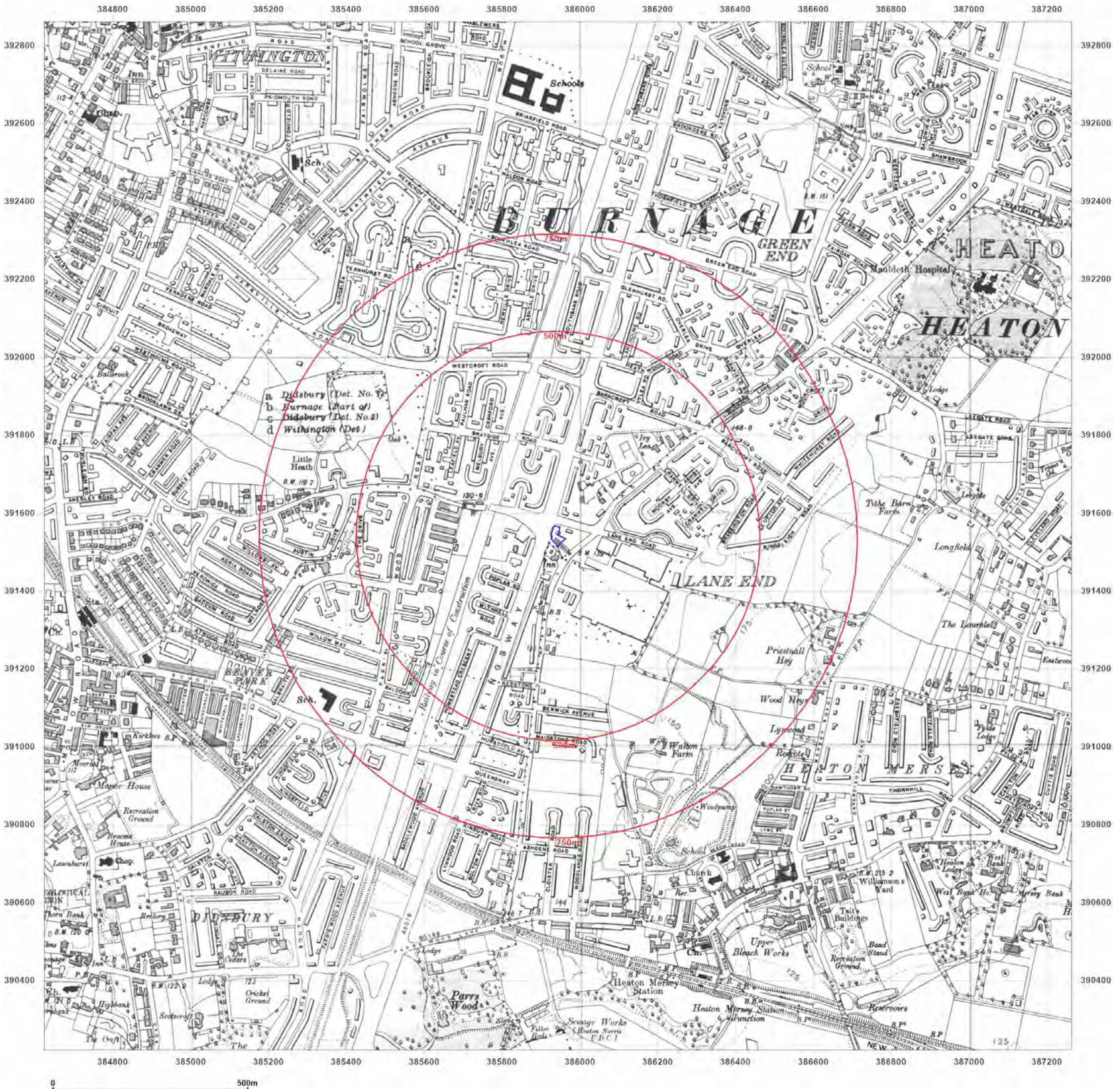
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Groundsure INSIGHTS

Site Details:

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MANCHESTER, M19 1WA

Client Ref: 2a Lane End Road, Burnage
Report Ref: GS-8ZX-HH6-WN5-XM8
Grid Ref: 385943, 391541

Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1872
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

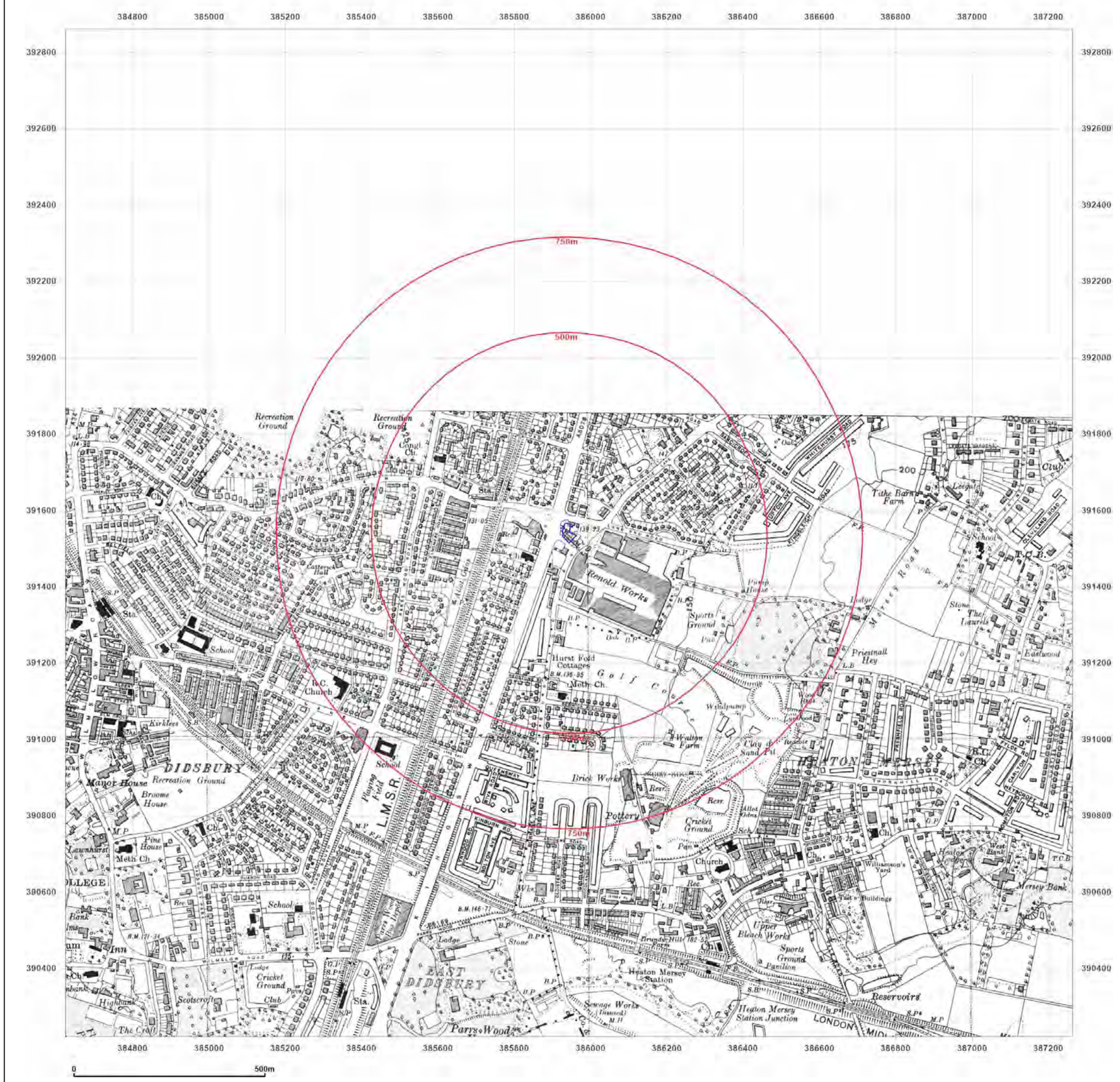
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Groundsure INSIGHTS

Site Details:

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MANCHESTER, M19 1WA

Client Ref: 2a Lane End Road, Burnage
Report Ref: GS-8ZX-HH6-WN5-XM8
Grid Ref: 385943, 391541

Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1872
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

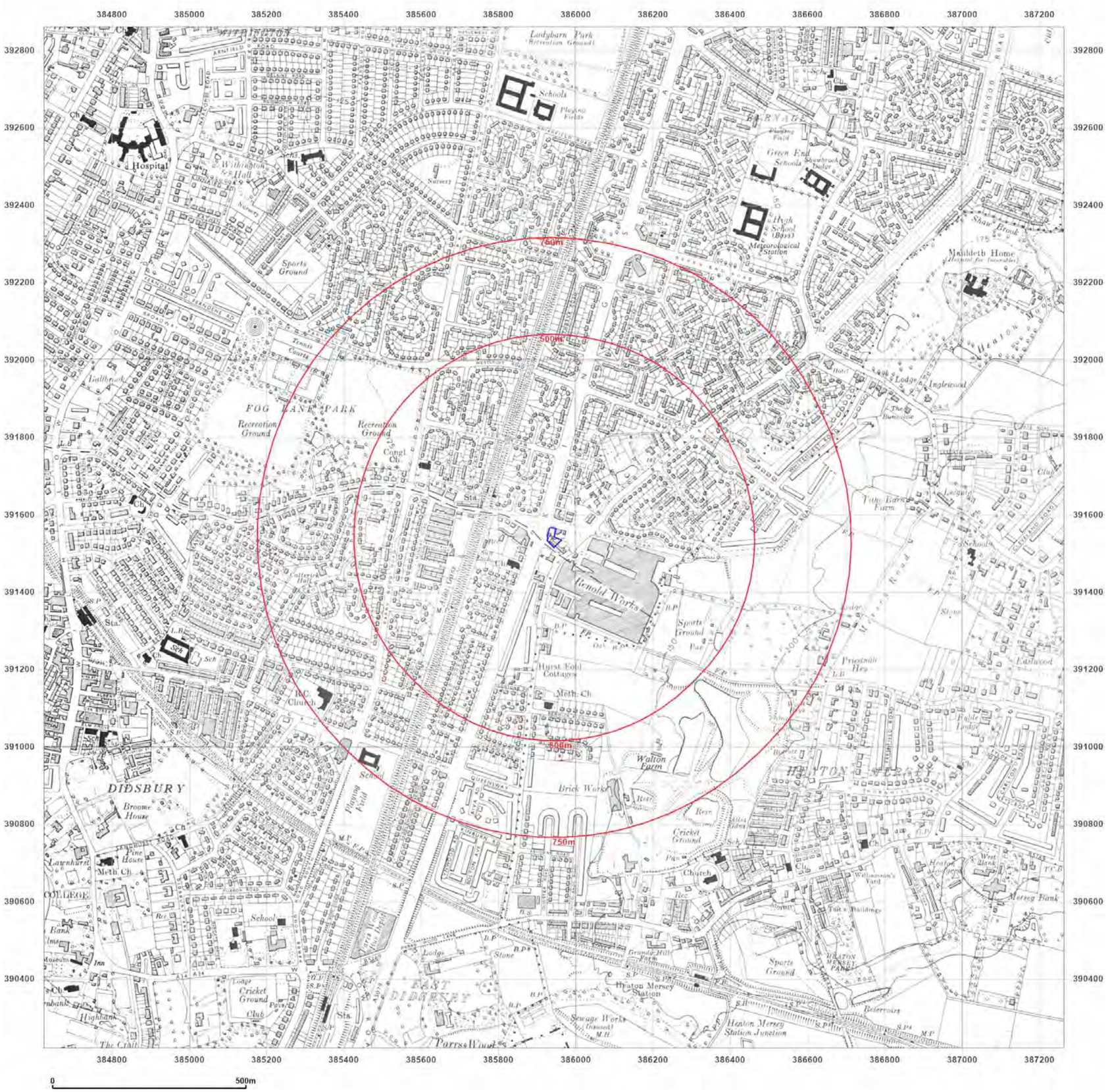
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Groundsure INSIGHTS

Site Details:

2, LANE END ROAD,
MANCHESTER, M19 1WA

Client Ref: 2a Lane End Road, Burnage
Report Ref: GS-8ZX-HH6-WN5-XM8
Grid Ref: 385943, 391541

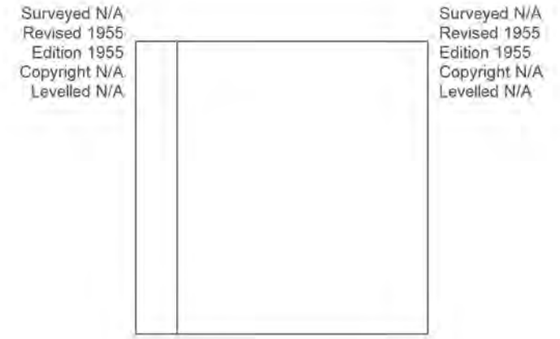
Map Name: Provisional

Map date: **1955**

Scale: 1:10,560

Printed at: 1:10,560

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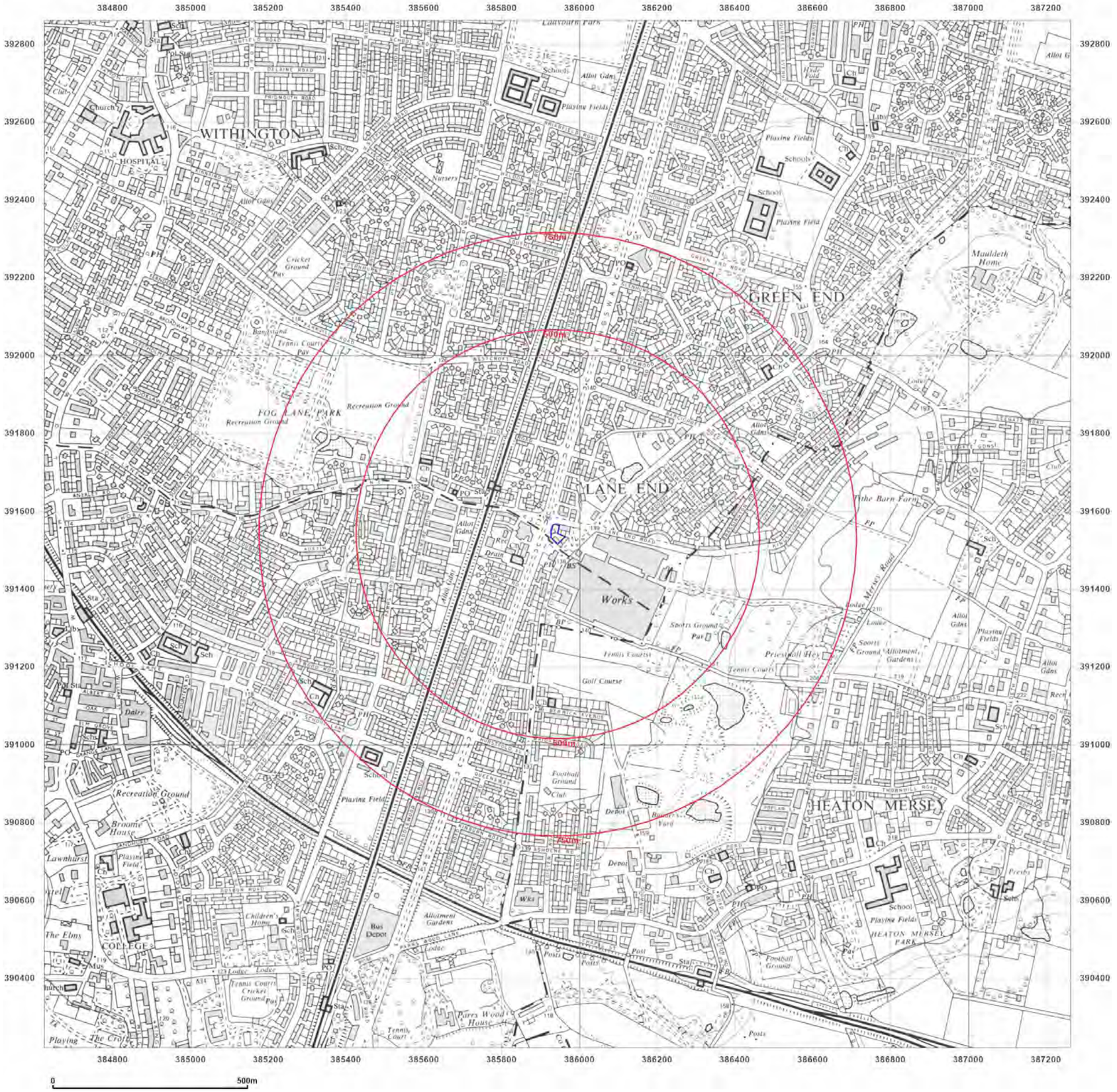
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Production date: 01 April 2025

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Groundsure INSIGHTS

Site Details:

2, LANE END ROAD,
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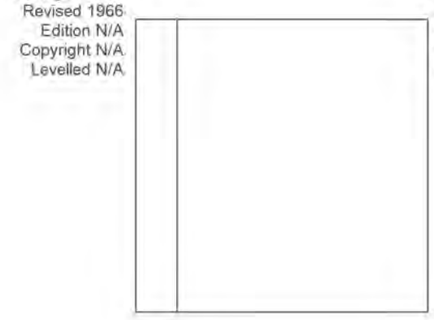
Client Ref: 2a Lane End Road, Burnage
Report Ref: GS-8ZX-HH6-WN5-XM8
Grid Ref: 385943, 391541

Map Name: Provisional
Map date: **1965-1966**
Scale: 1:10,560
Printed at: 1:10,560

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

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



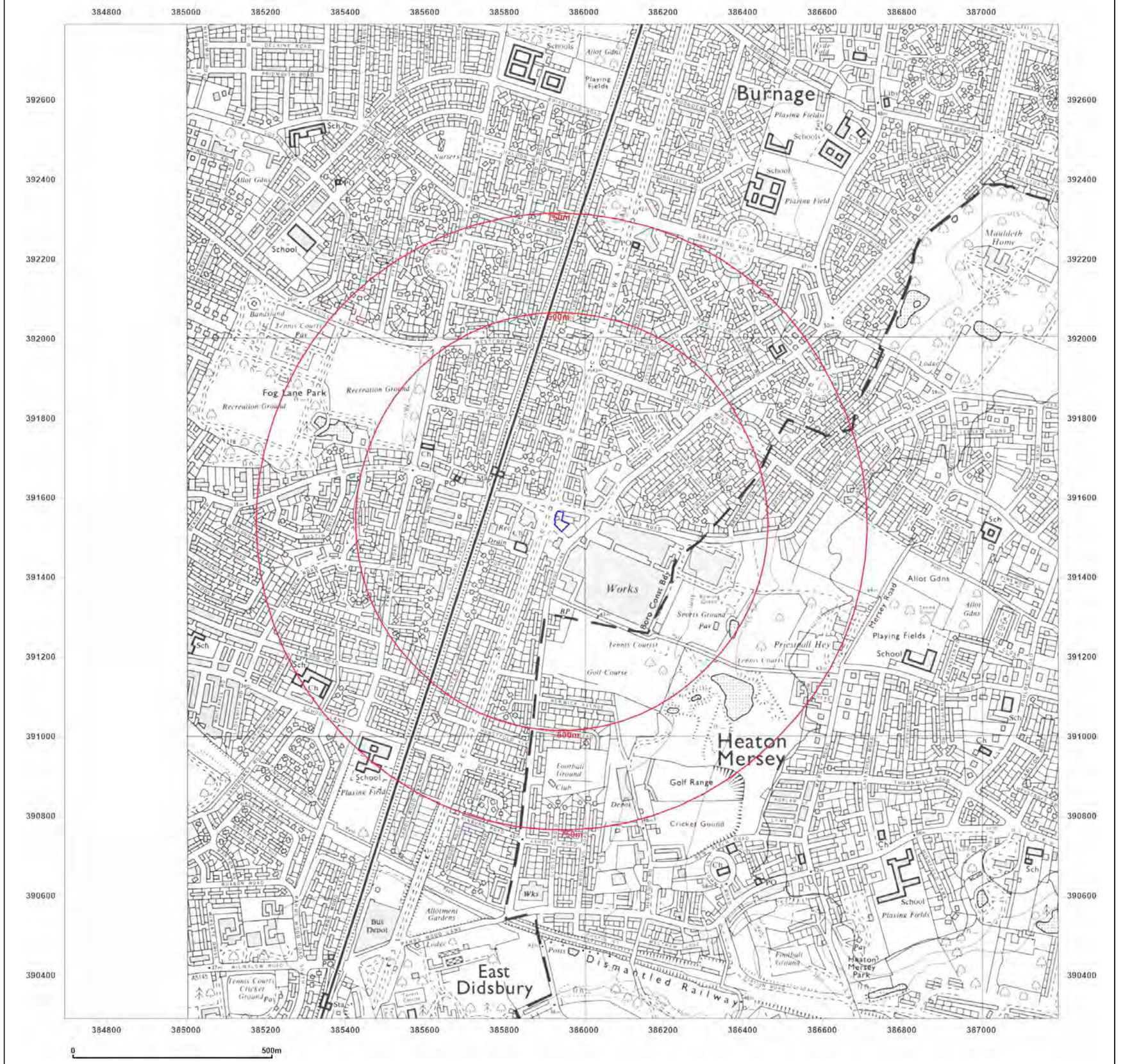
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Site Details:

2, LANE END ROAD,
MANCHESTER, M19 1WA

Client Ref: 2a Lane End Road, Burnage
Report Ref: GS-8ZX-HH6-WN5-XM8
Grid Ref: 385943, 391541

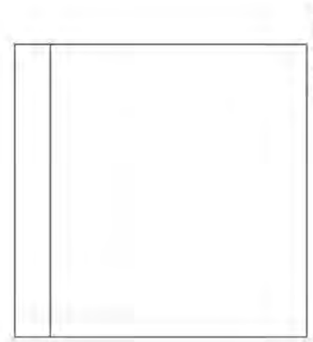
Map Name: National Grid

Map date: **1976**

Scale: 1:10,000

Printed at: 1:10,000

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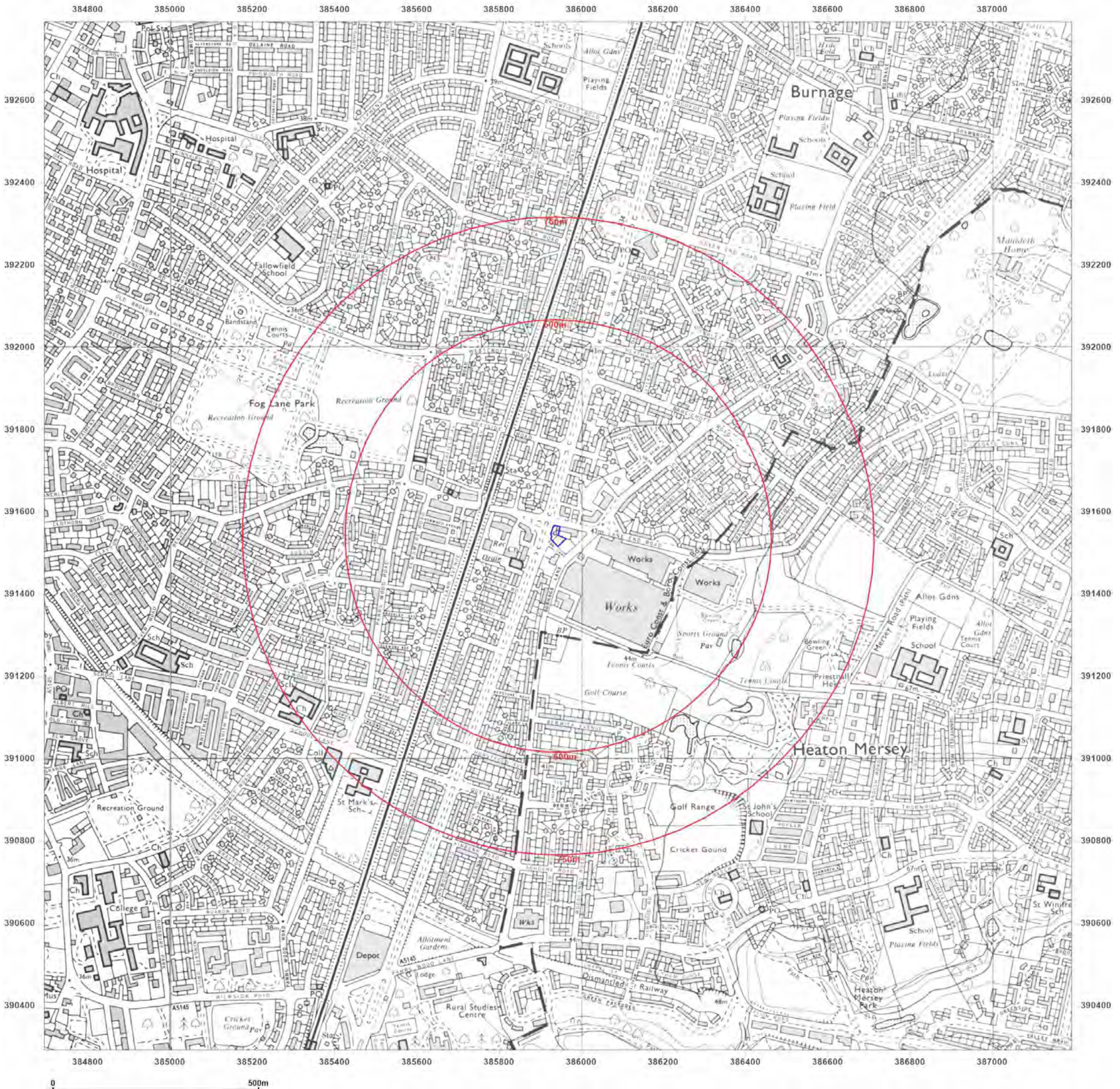
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Groundsure INSIGHTS

Site Details:

2, LANE END ROAD,
MANCHESTER, M19 1WA

Client Ref: 2a Lane End Road, Burnage
Report Ref: GS-8ZX-HH6-WN5-XM8
Grid Ref: 385943, 391541

Map Name: National Grid

Map date: **1981-1983**

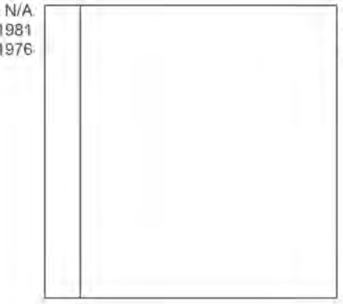
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Edition N/A
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Levelled 1976

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



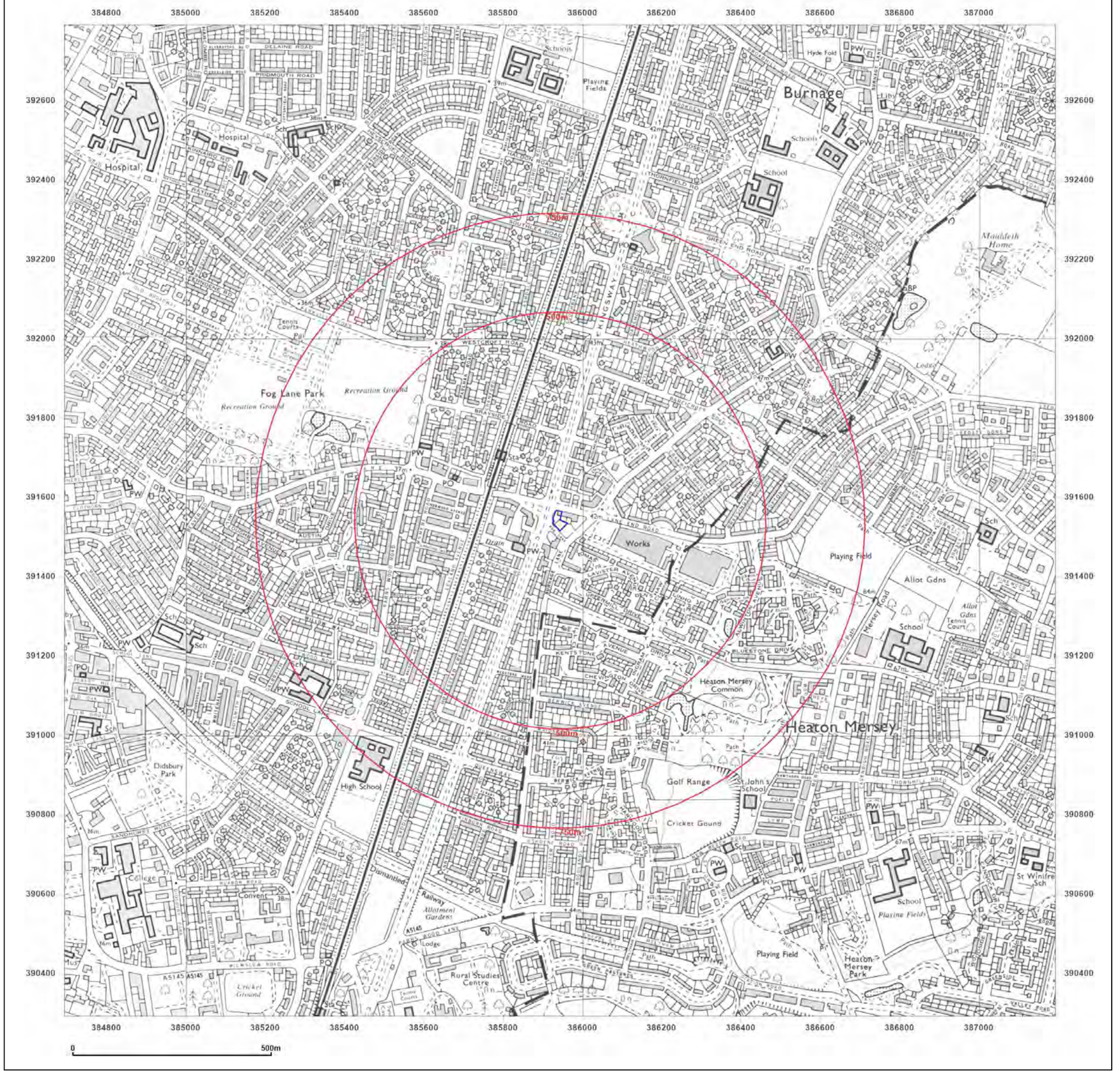
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Grid Ref: 385943, 391541

Map Name: National Grid

Map date: **1988-1989**

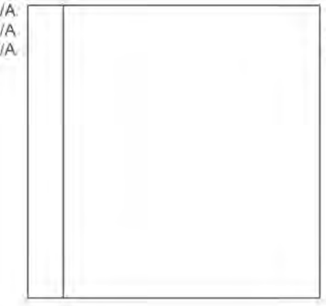
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Edition N/A
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Surveyed 1986
Revised 1989
Edition N/A
Copyright N/A
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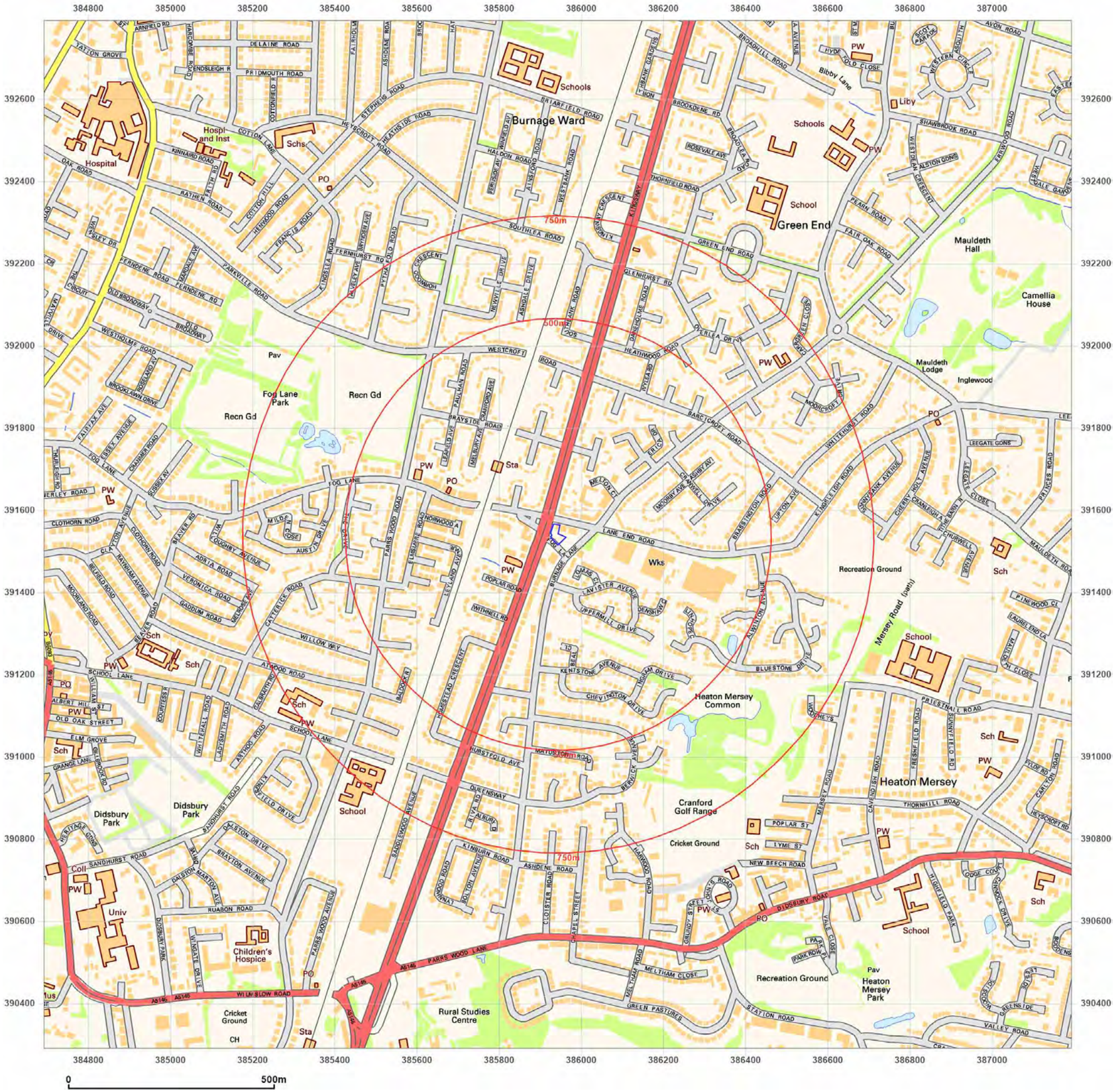
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Groundsure INSIGHTS

Site Details:

2, LANE END ROAD,
MANCHESTER, M19 1WA

Client Ref: 2a Lane End Road, Burnage
Report Ref: GS-8ZX-HH6-WN5-XM8
Grid Ref: 385943, 391541

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

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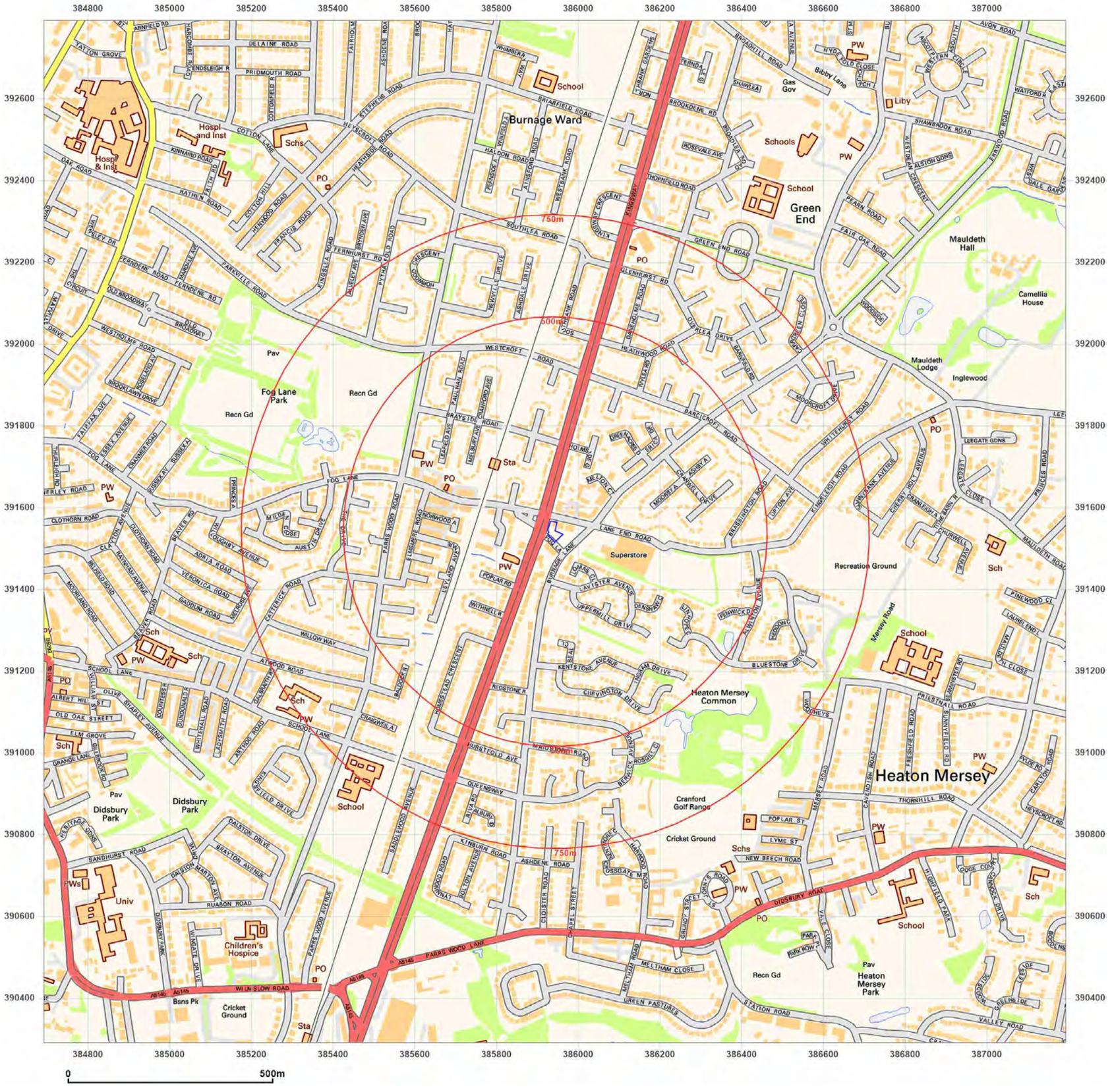
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Production date: 01 April 2025

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Groundsure INSIGHTS

Site Details:

2, LANE END ROAD,
MANCHESTER, M19 1WA

Client Ref: 2a Lane End Road, Burnage
Report Ref: GS-8ZX-HH6-WN5-XM8
Grid Ref: 385943, 391541

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

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2010

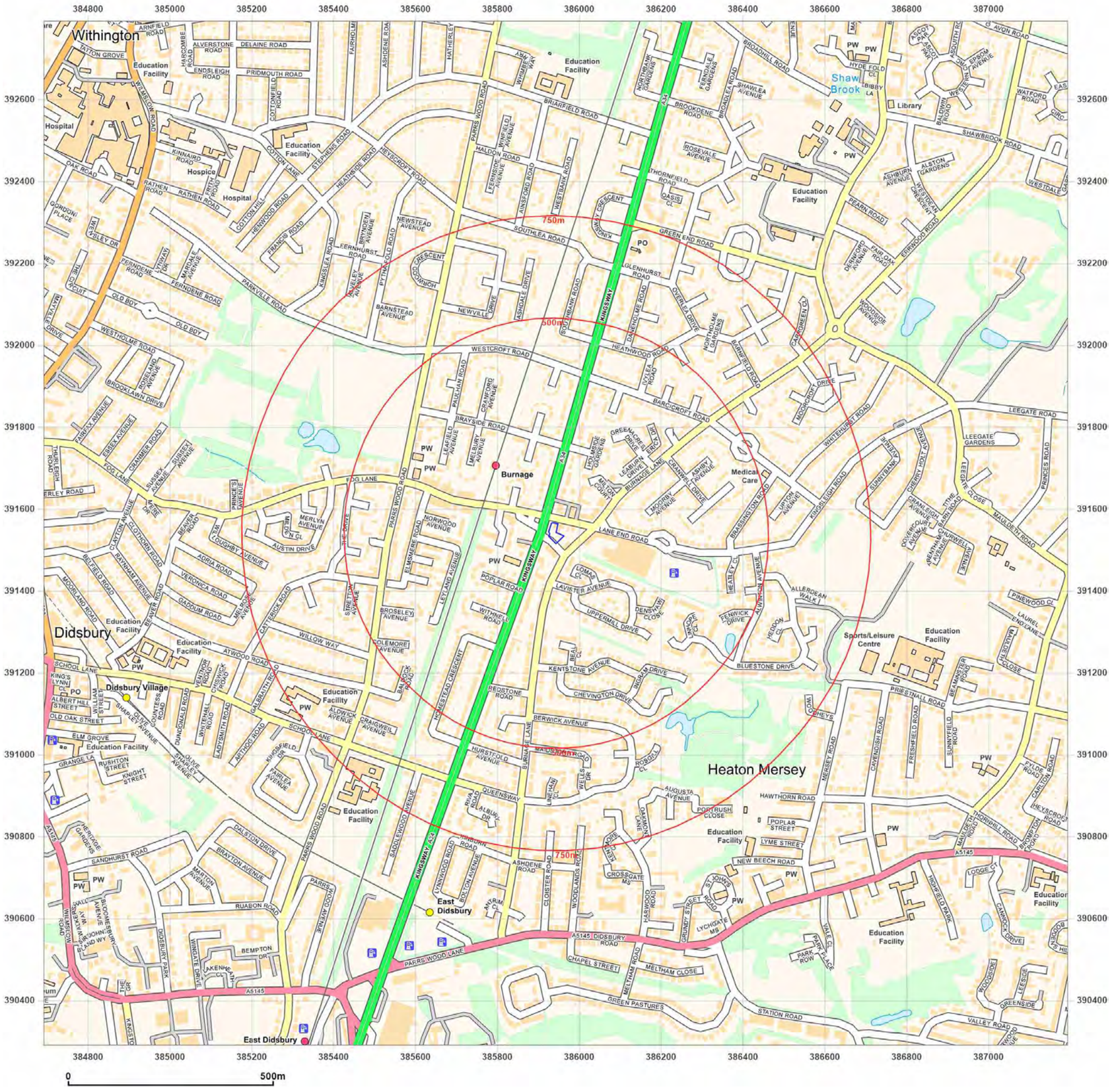
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Groundsure INSIGHTS

Site Details:

2, LANE END ROAD,
MANCHESTER, M19 1WA

Client Ref: 2a Lane End Road, Burnage
Report Ref: GS-8ZX-HH6-WN5-XM8
Grid Ref: 385943, 391541

Map Name: National Grid

Map date: **2025**

Scale: 1:10,000

Printed at: 1:10,000

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Appendix D: Groundsure Geoenvironmental Information

Groundsure LOCATION INTELLIGENCE

Enviro+Geo Insight

2, LANE END ROAD, MANCHESTER, M19 1WA

Order Details

Date: 31/03/2025

Your ref: 2a Lane End Road, Burnage

Our Ref: GS-8DJ-8AL-WAH-4PS

Site Details

Location: 385939 391541

Area: 0.1 ha

Authority: Manchester City Council ↗



Summary of findings p. 2 >

Aerial image p. 9 >

OS MasterMap site plan p.14 >

Insight User Guide ↗

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Certified B Corporation

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	9	10	35	-
18 >	1.2 >	Historical tanks >	0	0	1	8	-
18 >	1.3 >	Historical energy features >	0	0	8	8	-
19	1.4	Historical petrol stations	0	0	0	0	-
19 >	1.5 >	Historical garages >	0	1	9	0	-
20	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
21 >	2.1 >	Historical industrial land uses >	0	10	13	45	-
24 >	2.2 >	Historical tanks >	0	0	1	19	-
25 >	2.3 >	Historical energy features >	0	0	10	14	-
26	2.4	Historical petrol stations	0	0	0	0	-
26 >	2.5 >	Historical garages >	0	1	12	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
28	3.1	Active or recent landfill	0	0	0	0	-
28	3.2	Historical landfill (BGS records)	0	0	0	0	-
29	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
29 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	0	2	-
29	3.5	Historical waste sites	0	0	0	0	-
30	3.6	Licensed waste sites	0	0	0	0	-
30 >	3.7 >	Waste exemptions >	6	0	0	4	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
31 >	4.1 >	Recent industrial land uses >	0	1	11	-	-
32 >	4.2 >	Current or recent petrol stations >	0	1	1	0	-
33	4.3	Electricity cables	0	0	0	0	-
33	4.4	Gas pipelines	0	0	0	0	-
33	4.5	Sites determined as Contaminated Land	0	0	0	0	-

33	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
33	4.7	Regulated explosive sites	0	0	0	0	-
34	4.8	Hazardous substance storage/usage	0	0	0	0	-
34	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
34	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
34 >	**4.11 >**	**Licensed pollutant release (Part A(2)/B) >**	0	0	2	0	-
35	4.12	Radioactive Substance Authorisations	0	0	0	0	-
35	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
35	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
35	4.15	Pollutant release to public sewer	0	0	0	0	-
35	4.16	List 1 Dangerous Substances	0	0	0	0	-
36	4.17	List 2 Dangerous Substances	0	0	0	0	-
36	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
36	4.19	Pollution inventory substances	0	0	0	0	-
36	4.20	Pollution inventory waste transfers	0	0	0	0	-
36	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	**Hydrogeology >**	On site	0-50m	50-250m	250-500m	500-2000m
37 >	**5.1 >**	**Superficial aquifer >**	Identified (within 500m)				
38 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
39 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
40	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
40	5.5	Groundwater vulnerability- local information	None (within 0m)				
41 >	**5.6 >**	**Groundwater abstractions >**	0	0	0	0	6
43	5.7	Surface water abstractions	0	0	0	0	0
43	5.8	Potable abstractions	0	0	0	0	0
44	5.9	Source Protection Zones	0	0	0	0	-
44	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m
45 >	**6.1 >**	**Water Network (OS MasterMap) >**	0	0	2	-	-

46	6.2	Surface water features	0	0	0	-	-
46 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
46 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
47 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
48	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
48	7.2	Historical Flood Events	0	0	0	-	-
48	7.3	Flood Defences	0	0	0	-	-
49	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
49	7.5	Flood Storage Areas	0	0	0	-	-
50	7.6	Flood Zone 2	None (within 50m)				
50	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
51 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
53 >	9.1 >	Groundwater flooding >	Moderate-High (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
54	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
55	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
55	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
55	10.4	Special Protection Areas (SPA)	0	0	0	0	0
55	10.5	National Nature Reserves (NNR)	0	0	0	0	0
56 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	1	3
56	10.7	Designated Ancient Woodland	0	0	0	0	0
56	10.8	Biosphere Reserves	0	0	0	0	0
57	10.9	Forest Parks	0	0	0	0	0
57	10.10	Marine Conservation Zones	0	0	0	0	0
57 >	10.11 >	Green Belt >	0	0	0	0	3
57	10.12	Proposed Ramsar sites	0	0	0	0	0

58	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
58	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
58	10.15	Nitrate Sensitive Areas	0	0	0	0	0
58	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
59 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
60	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
61	11.1	World Heritage Sites	0	0	0	-	-
62	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
62	11.3	National Parks	0	0	0	-	-
62 >	11.4 >	Listed Buildings >	0	0	1	-	-
63	11.5	Conservation Areas	0	0	0	-	-
63	11.6	Scheduled Ancient Monuments	0	0	0	-	-
63	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
64 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
65	12.2	Open Access Land	0	0	0	-	-
65	12.3	Tree Felling Licences	0	0	0	-	-
65	12.4	Environmental Stewardship Schemes	0	0	0	-	-
65	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
66	13.1	Priority Habitat Inventory	0	0	0	-	-
66	13.2	Habitat Networks	0	0	0	-	-
66	13.3	Open Mosaic Habitat	0	0	0	-	-
66	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
67 >	14.1 >	10k Availability >	Identified (within 500m)				
68 >	14.2 >	Artificial and made ground (10k) >	0	0	3	2	-
70 >	14.3 >	Superficial geology (10k) >	1	0	0	1	-

71	14.4	Landslip (10k)	0	0	0	0	-
72 >	14.5 >	Bedrock geology (10k) >	1	1	1	0	-
73 >	14.6 >	Bedrock faults and other linear features (10k) >	0	1	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
74 >	15.1 >	50k Availability >	Identified (within 500m)				
75	15.2	Artificial and made ground (50k)	0	0	0	0	-
75	15.3	Artificial ground permeability (50k)	0	0	-	-	-
76 >	15.4 >	Superficial geology (50k) >	1	0	0	0	-
77 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
77	15.6	Landslip (50k)	0	0	0	0	-
77	15.7	Landslip permeability (50k)	None (within 50m)				
78 >	15.8 >	Bedrock geology (50k) >	2	0	1	0	-
79 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
79 >	15.10 >	Bedrock faults and other linear features (50k) >	1	0	0	0	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
80 >	16.1 >	BGS Boreholes >	0	0	9	-	-
Page	Section	Natural ground subsidence >					
82 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
83 >	17.2 >	Running sands >	Very low (within 50m)				
84 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
85 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
86 >	17.5 >	Landslides >	Very low (within 50m)				
87 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
89 >	18.1 >	BritPits >	0	0	0	1	-
90 >	18.2 >	Surface ground workings >	0	0	15	-	-
91	18.3	Underground workings	0	0	0	0	0
91	18.4	Underground mining extents	0	0	0	0	-
91 >	18.5 >	Historical Mineral Planning Areas >	0	0	0	1	-

91	18.6	Non-coal mining	0	0	0	0	0
92 >	18.7 >	JPB mining areas >	Identified (within 0m)				
92	18.8	The Coal Authority non-coal mining	0	0	0	0	-
92 >	18.9 >	Researched mining >	0	0	0	1	-
93	18.10	Mining record office plans	0	0	0	0	-
93	18.11	BGS mine plans	0	0	0	0	-
93	18.12	Coal mining	None (within 0m)				
93	18.13	Brine areas	None (within 0m)				
93	18.14	Gypsum areas	None (within 0m)				
94	18.15	Tin mining	None (within 0m)				
94	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
95	19.1	Natural cavities	0	0	0	0	-
95	19.2	Mining cavities	0	0	0	0	0
95	19.3	Reported recent incidents	0	0	0	0	-
95	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
97 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
99 >	21.1 >	BGS Estimated Background Soil Chemistry >	2	3	-	-	-
99	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
100	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m
101	22.1	Underground railways (London)	0	0	0	-	-
101	22.2	Underground railways (Non-London)	0	0	0	-	-
102	22.3	Railway tunnels	0	0	0	-	-
102	22.4	Historical railway and tunnel features	0	0	0	-	-
102	22.5	Royal Mail tunnels	0	0	0	-	-
102	22.6	Historical railways	0	0	0	-	-

102 >	22.7 >	Railways >	0	0	10	-	-
103	22.8	Crossrail 2	0	0	0	0	-
103	22.9	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 07/04/2023

Site Area: 0.1ha

Recent site history - 2019 aerial photograph



Capture Date: 22/04/2019

Site Area: 0.1ha

Recent site history - 2015 aerial photograph



Capture Date: 11/06/2015

Site Area: 0.1ha

Recent site history - 2009 aerial photograph



Capture Date: 02/06/2009

Site Area: 0.1ha

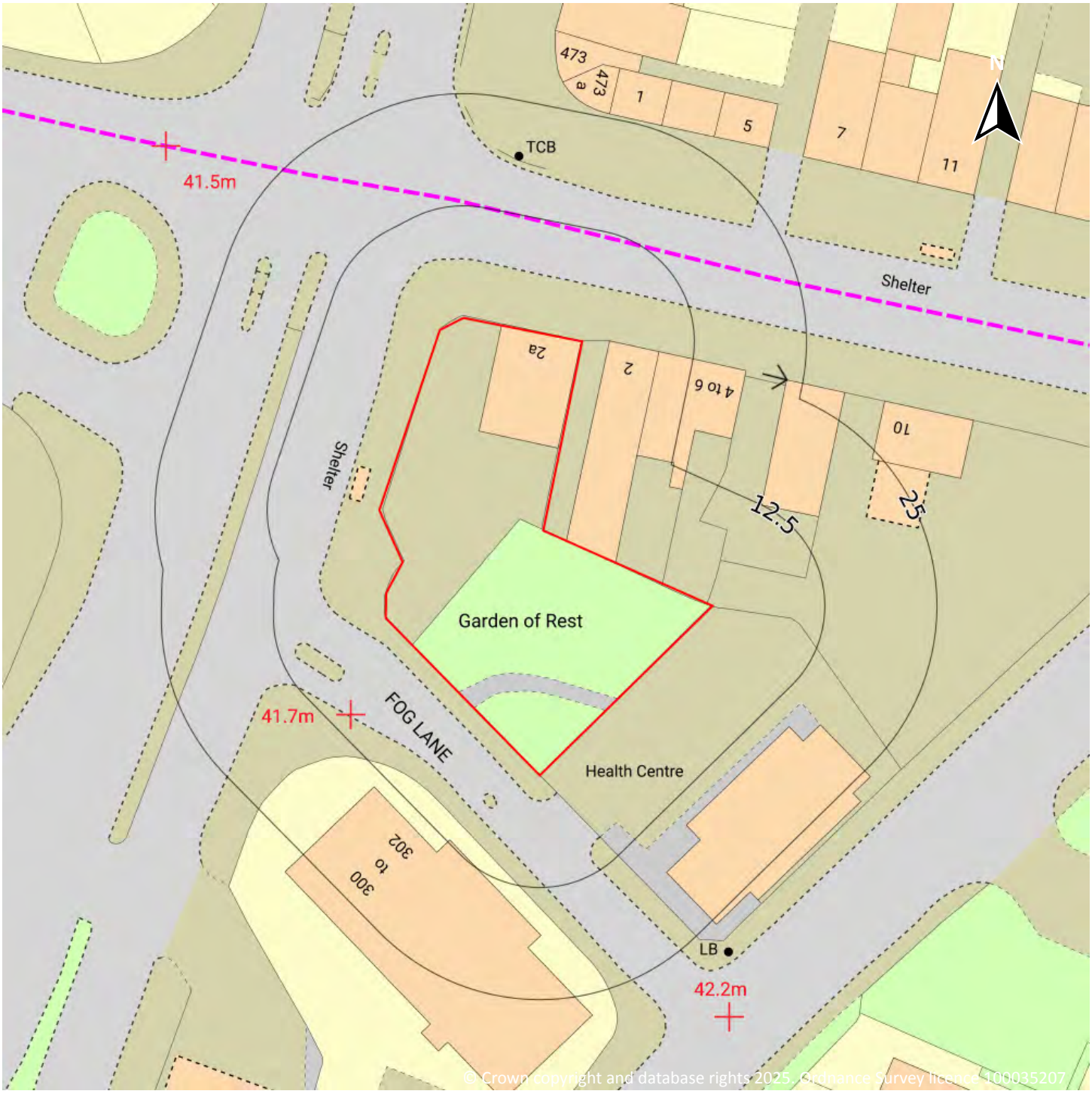
Recent site history - 2000 aerial photograph



Capture Date: 27/06/2000

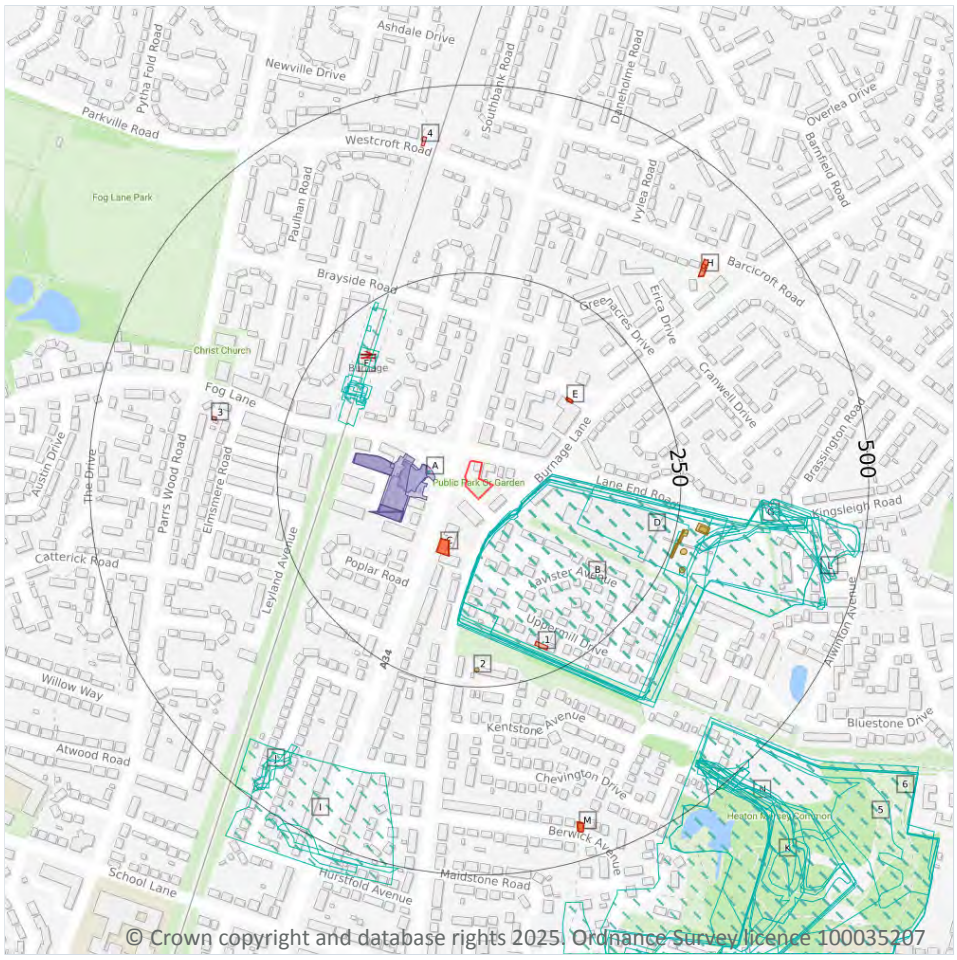
Site Area: 0.1ha

OS MasterMap site plan



Site Area: 0.1ha

1 Past land use



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

Historical garages

1.1 Historical industrial land uses

Records within 500m	54

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

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
B	41m SE	Unspecified Works	1955 - 1965	909108

ID	Location	Land use	Dates present	Group ID
B	43m SE	Unspecified Works	1976	881364
B	43m SE	Unspecified Works	1983	980738
B	43m SE	Unspecified Works	1934	953741
B	44m SE	Unspecified Works	1934	936595
B	45m SE	Unspecified Works	1938	912340
B	46m SE	Cycle and Driving Chains Works	1923	824443
A	47m W	Unspecified Tank	1849	848806
B	49m SE	Unspecified Works	1923	924980
D	123m SE	Unspecified Works	1989	924220
F	158m NW	Railway Station	1934 - 1938	892744
F	159m NW	Railway Station	1934	891983
F	160m NW	Railway Station	1965 - 1976	989055
F	161m NW	Railway Station	1955	876895
F	163m NW	Railway Station	1923	973518
F	164m NW	Railway Station	1923	935633
F	179m NW	Railway Station	1983 - 1989	909962
F	218m NW	Railway Building	1923	853334
F	237m NW	Railway Building	1923	853335
D	274m SE	Unspecified Tank	1934	1007283
D	274m SE	Unspecified Tank	1955	942008
G	280m E	Railway Sidings	1934	908642
G	282m E	Railway Sidings	1955	927576
G	282m E	Railway Sidings	1934 - 1938	903569
G	356m E	Unspecified Ground Workings	1938	955275
G	358m E	Unspecified Pit	1934	952536
G	366m E	Unspecified Pit	1911 - 1923	1004282
G	371m E	Unspecified Ground Workings	1923	931960
G	374m E	Unspecified Pit	1911	1009601

ID	Location	Land use	Dates present	Group ID
I	385m S	Brick Field	1893	806656
J	408m SW	Unspecified Ground Workings	1911 - 1923	1006987
J	420m SW	Unspecified Ground Workings	1893	983650
K	423m SE	Unspecified Yard	1965	857334
J	425m SW	Unspecified Ground Workings	1923	1009933
K	429m SE	Pottery Works	1934	836245
K	431m SE	Brick Works	1934 - 1938	896859
L	444m E	Unspecified Ground Workings	1923	813050
G	447m E	Unspecified Pit	1938	927889
N	452m SE	Unspecified Ground Workings	1923	887850
K	454m SE	Brick and Pottery Works	1911	893928
K	454m SE	Unspecified Pits	1911	917076
K	454m SE	Unspecified Ground Workings	1976	955923
K	454m SE	Unspecified Ground Workings	1965	1008854
K	455m SE	Unspecified Ground Workings	1911 - 1923	926344
K	455m SE	Brick and Pottery Works	1911	952924
K	457m SE	Unspecified Ground Workings	1938	1004534
L	461m E	Pump House	1934 - 1938	906031
N	461m SE	Unspecified Ground Workings	1955	927362
L	461m E	Pump House	1934	904946
K	474m SE	Unspecified Pit	1893	902289
5	487m SE	Clay and Sand Pits	1934	817186
6	492m SE	Unspecified Ground Workings	1934	868910
I	495m SW	Unspecified Ground Workings	1893	975694
I	498m SW	Unspecified Ground Workings	1911	866688

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	9

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

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
2	224m S	Unspecified Tank	1894	118877
D	254m E	Tanks	1976	137937
D	255m E	Tanks	1979	144372
D	257m E	Tanks	1976	151600
D	258m E	Tanks	1979	145252
D	265m E	Unspecified Tank	1957 - 1979	140948
D	272m SE	Unspecified Tank	1934	118875
D	276m E	Tanks	1989 - 1992	146129
D	280m E	Tanks	1976 - 1986	131276

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	16

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

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
C	67m SW	Electricity Substation	1992	85044
C	68m SW	Electricity Substation	1974	75633

ID	Location	Land use	Dates present	Group ID
C	68m SW	Electricity Substation	1989	88315
C	69m SW	Electricity Substation	1988	74925
E	140m NE	Electricity Substation	1982	78874
E	141m NE	Electricity Substation	1992	81221
E	141m NE	Electricity Substation	1971	82575
1	204m S	Electricity Substation	1976 - 1979	69876
3	340m W	Electricity Substation	1988 - 1992	69962
H	379m NE	Electricity Substation	1992	72856
H	380m NE	Electricity Substation	1971	84543
H	391m NE	Electricity Substation	1982	75387
4	424m N	Electricity Substation	1988 - 1992	69879
M	449m S	Electricity Substation	1976 - 1986	79246
M	449m S	Electricity Substation	1989	75588
M	450m S	Electricity Substation	1992	78318

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	10

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

grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
A	40m W	Garage	1959	26605
A	50m W	Garage	1957	23513
A	71m W	Garage	1988 - 1989	27259
A	89m SW	Garage	1974	28607
A	89m SW	Garage	1992	23573
A	90m SW	Garage	1985 - 1988	24767
A	91m SW	Garage	1958	26499
A	91m SW	Garage	1992	28149
A	95m W	Garage	1992	27205
A	96m W	Garage	1958	29653

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m	**0**

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

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

2 Past land use - un-grouped



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

Historical garages

2.1 Historical industrial land uses

Records within 500m	68

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

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

ID	Location	Land Use	Date	Group ID
B	41m SE	Unspecified Works	1955	909108
B	41m SE	Unspecified Works	1965	909108
B	43m SE	Unspecified Works	1976	881364

ID	Location	Land Use	Date	Group ID
B	43m SE	Unspecified Works	1983	980738
B	43m SE	Unspecified Works	1934	953741
B	44m SE	Unspecified Works	1934	936595
B	45m SE	Unspecified Works	1938	912340
B	46m SE	Cycle and Driving Chains Works	1923	824443
A	47m W	Unspecified Tank	1849	848806
B	49m SE	Unspecified Works	1923	924980
D	123m SE	Unspecified Works	1989	924220
F	158m NW	Railway Station	1934	892744
F	159m NW	Railway Station	1934	891983
F	160m NW	Railway Station	1976	989055
F	160m NW	Railway Station	1965	989055
F	161m NW	Railway Station	1955	876895
F	161m NW	Railway Station	1938	892744
F	163m NW	Railway Station	1923	973518
F	164m NW	Railway Station	1923	935633
F	179m NW	Railway Station	1983	909962
F	179m NW	Railway Station	1989	909962
F	218m NW	Railway Building	1923	853334
F	237m NW	Railway Building	1923	853335
D	274m SE	Unspecified Tank	1934	1007283
D	274m SE	Unspecified Tank	1955	942008
D	280m E	Railway Sidings	1934	908642
D	282m E	Railway Sidings	1955	927576
D	282m E	Railway Sidings	1938	903569
D	284m E	Railway Sidings	1934	903569
D	356m E	Unspecified Ground Workings	1938	955275
D	358m E	Unspecified Pit	1934	952536

ID	Location	Land Use	Date	Group ID
D	366m E	Unspecified Pit	1923	1004282
D	366m E	Unspecified Pit	1911	1004282
D	371m E	Unspecified Ground Workings	1923	931960
D	374m E	Unspecified Pit	1911	1009601
D	374m E	Unspecified Pit	1911	1009601
J	385m S	Brick Field	1893	806656
K	408m SW	Unspecified Ground Workings	1911	1006987
K	408m SW	Unspecified Ground Workings	1911	1006987
K	413m SW	Unspecified Ground Workings	1923	1006987
K	413m SW	Unspecified Ground Workings	1911	1006987
K	420m SW	Unspecified Ground Workings	1893	983650
L	423m SE	Unspecified Yard	1965	857334
K	425m SW	Unspecified Ground Workings	1923	1009933
L	429m SE	Pottery Works	1934	836245
L	431m SE	Brick Works	1934	896859
N	444m E	Unspecified Ground Workings	1923	813050
D	447m E	Unspecified Pit	1938	927889
P	452m SE	Unspecified Ground Workings	1923	887850
L	454m SE	Unspecified Pits	1911	917076
L	454m SE	Brick and Pottery Works	1911	893928
L	454m SE	Unspecified Pits	1911	917076
L	454m SE	Brick and Pottery Works	1911	893928
L	454m SE	Unspecified Ground Workings	1976	955923
L	454m SE	Unspecified Ground Workings	1965	1008854
L	455m SE	Unspecified Ground Workings	1911	926344
L	455m SE	Brick and Pottery Works	1911	952924
L	457m SE	Unspecified Ground Workings	1938	1004534
N	461m E	Pump House	1938	906031

ID	Location	Land Use	Date	Group ID
P	461m SE	Unspecified Ground Workings	1955	927362
N	461m E	Pump House	1934	904946
N	464m E	Pump House	1934	906031
L	474m SE	Unspecified Pit	1893	902289
2	487m SE	Clay and Sand Pits	1934	817186
3	492m SE	Unspecified Ground Workings	1934	868910
J	495m SW	Unspecified Ground Workings	1893	975694
J	498m SW	Unspecified Ground Workings	1911	866688
J	498m SW	Unspecified Ground Workings	1911	866688

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	**20**

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

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

ID	Location	Land Use	Date	Group ID
1	224m S	Unspecified Tank	1894	118877
D	254m E	Tanks	1976	137937
D	255m E	Tanks	1979	144372
D	255m E	Tanks	1979	144372
D	257m E	Tanks	1976	151600
D	258m E	Tanks	1979	145252
D	258m E	Tanks	1979	145252
D	265m E	Unspecified Tank	1976	140948
D	265m E	Unspecified Tank	1957	140948
D	265m E	Unspecified Tank	1959	140948
D	266m E	Unspecified Tank	1979	140948

ID	Location	Land Use	Date	Group ID
D	266m E	Unspecified Tank	1979	140948
D	272m SE	Unspecified Tank	1934	118875
D	276m E	Tanks	1989	146129
D	277m E	Tanks	1992	146129
D	280m E	Tanks	1976	131276
D	282m E	Tanks	1979	131276
D	282m E	Tanks	1979	131276
D	282m E	Tanks	1986	131276
D	282m E	Tanks	1986	131276

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	**24**

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

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

ID	Location	Land Use	Date	Group ID
C	67m SW	Electricity Substation	1992	85044
C	68m SW	Electricity Substation	1974	75633
C	68m SW	Electricity Substation	1989	88315
C	69m SW	Electricity Substation	1988	74925
E	140m NE	Electricity Substation	1982	78874
E	141m NE	Electricity Substation	1992	81221
E	141m NE	Electricity Substation	1971	82575
G	204m S	Electricity Substation	1979	69876
G	204m S	Electricity Substation	1979	69876
G	204m S	Electricity Substation	1976	69876
H	340m W	Electricity Substation	1992	69962

ID	Location	Land Use	Date	Group ID
H	341m W	Electricity Substation	1988	69962
I	379m NE	Electricity Substation	1992	72856
I	380m NE	Electricity Substation	1971	84543
I	391m NE	Electricity Substation	1982	75387
M	424m N	Electricity Substation	1992	69879
M	430m N	Electricity Substation	1988	69879
O	449m S	Electricity Substation	1979	79246
O	449m S	Electricity Substation	1979	79246
O	449m S	Electricity Substation	1986	79246
O	449m S	Electricity Substation	1986	79246
O	449m S	Electricity Substation	1989	75588
O	450m S	Electricity Substation	1976	79246
O	450m S	Electricity Substation	1992	78318

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	13

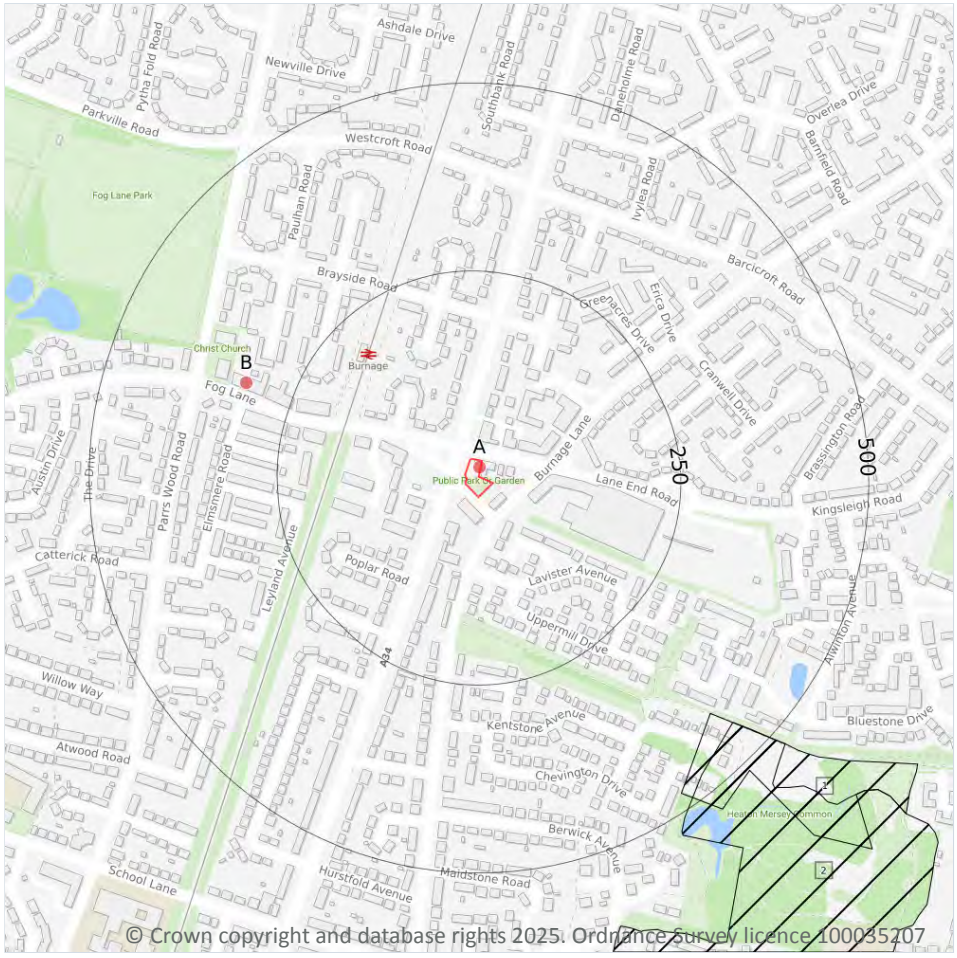
Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

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

ID	Location	Land Use	Date	Group ID
A	40m W	Garage	1959	26605
A	50m W	Garage	1957	23513
A	71m W	Garage	1988	27259
A	89m SW	Garage	1974	28607
A	89m SW	Garage	1989	27259
A	89m SW	Garage	1992	23573
A	90m SW	Garage	1985	24767
A	90m SW	Garage	1988	24767
A	91m SW	Garage	1988	27259
A	91m SW	Garage	1958	26499
A	91m SW	Garage	1992	28149
A	95m W	Garage	1992	27205
A	96m W	Garage	1958	29653

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



3.1 Active or recent landfill

Records within 500m	0

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

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

3.2 Historical landfill (BGS records)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	2

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

Features are displayed on the Waste and landfill map on **page 28 >**

ID	Location	Details		
1	421m SE	Site Address: Rear of Renolds Works, Burnage Lane, Didsbury, Manchester Licence Holder Address: Renold Works, Burnage Lane, Didsbury, Manchester	Waste Licence: Yes Site Reference: RD/LIC/011/76, J025 Waste Type: Inert, Special, Liquid sludge Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 13/06/1978 Licence Surrender: -	Operator: - Licence Holder: Renold Limited First Recorded 31/12/1937 Last Recorded: -
2	451m SE	Site Address: Heaton Mersey Common, Greater Manchester Licence Holder Address: -	Waste Licence: - Site Reference: J052 Waste Type: Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded - Last Recorded: -

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

3.5 Historical waste sites

Records within 500m	0

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

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

3.6 Licensed waste sites

Records within 500m	0

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

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

3.7 Waste exemptions

Records within 500m	10

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

Features are displayed on the Waste and landfill map on **page 28 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	**On site**	**2a, Lane End Road, Manchester, M19 1wa**	**WEX141557**	**Storing waste exemption**	**Not on a farm**	**Storage of waste in a secure place**
A	**On site**	**2a, Lane End Road, Manchester, M19 1wa**	**WEX141557**	**Treating waste exemption**	**Not on a farm**	**Sorting and de-naturing of controlled drugs for disposal**
A	**On site**	**2a, Lane End Road, Manchester, M19 1wa**	**WEX141557**	**Storing waste exemption**	**Not on a farm**	**Storage of waste in secure containers**
A	**On site**	**2a, Lane End Road, Manchester, M19 1wa**	**WEX280474**	**Treating waste exemption**	**Not on a farm**	**Sorting and de-naturing of controlled drugs for disposal**
A	**On site**	**2a, Lane End Road, Manchester, M19 1wa**	**WEX280474**	**Storing waste exemption**	**Not on a farm**	**Storage of waste in a secure place**
A	**On site**	**2a, Lane End Road, Manchester, M19 1wa**	**WEX280474**	**Storing waste exemption**	**Not on a farm**	**Storage of waste in secure containers**
B	315m W	155, Fog Lane, Manchester, M20 6fj	WEX356019	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	315m W	155, Fog Lane, Manchester, M20 6fj	WEX405676	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	315m W	155, Fog Lane, Manchester, M20 6fj	WEX239491	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	315m W	155, Fog Lane, Manchester, M20 6fj	WEX242422	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal

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

4 Current industrial land use



Site Outline

Search buffers in metres (m)

Recent industrial land uses

Current or recent petrol stations

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

4.1 Recent industrial land uses

Records within 250m	12

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 31 >**

ID	Location	Company	Address	Activity	Category
1	28m E	Enterprise Rent-A-Car	10, Lane End Road, Manchester, Greater Manchester, M19 1WA	Vehicle Hire and Rental	Hire Services
A	66m S	Shell Kingsburn	Kingsway Lancashire, Manchester, Greater Manchester, M19 1RD	Petrol and Fuel Stations	Road and Rail
3	77m SE	Electricity Sub Station	Greater Manchester, M19	Electrical Features	Infrastructure and Facilities

ID	Location	Company	Address	Activity	Category
A	79m SW	Electricity Sub Station	Greater Manchester, M19	Electrical Features	Infrastructure and Facilities
A	80m S	Mast	Greater Manchester, M19	Telecommunications Features	Infrastructure and Facilities
4	107m W	Electricity Sub Station	Greater Manchester, M19	Electrical Features	Infrastructure and Facilities
B	130m SE	Tesco Hand Car Wash	Burnage Lane, Manchester, Greater Manchester, M19 1TF	Vehicle Cleaning Services	Personal, Consumer and Other Services
6	146m NE	Electricity Sub Station	Greater Manchester, M19	Electrical Features	Infrastructure and Facilities
B	168m E	Waves Hand Car Wash Burnage	Burnage Lane, Manchester, Greater Manchester, M19 1TF	Vehicle Cleaning Services	Personal, Consumer and Other Services
C	191m NW	Burnage Rail Station	Greater Manchester, M19	Railway Stations, Junctions and Halts	Public Transport, Stations and Infrastructure
C	201m NW	Northern Railway Ltd	Burnage Railway Station, Fog Lane, Manchester, Greater Manchester, M20 6FJ	Railway Companies and Information	Transport, Storage and Delivery
7	234m W	Cake Away	244, Fog Lane, Manchester, Greater Manchester, M20 6EL	Baking and Confectionery	Foodstuffs

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m **2**

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 31 >**

ID	Location	Company	Address	LPG	Status
A	48m SW	SHELL	Kingsway, Burnage, Manchester, Greater Manchester, M19 1RD	No	Open
2	55m W	OBSOLETE	370, Kingsway, Fog Lane, Burnage, Manchester, Greater Manchester, M19 1AL	Not Applicable	Obsolete

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m	0

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

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

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

Records within 500m	2

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

Features are displayed on the Current industrial land use map on **page 31 >**

ID	Location	Address	Details	
A	57m SW	Shell Kingsburn, Kingsway, Burnage, M19 1RD	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
5	130m W	Total Kingsway, M19 1PL	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	0

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m	0

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

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m	0

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

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

4.15 Pollutant release to public sewer

Records within 500m	0

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m	0

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

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

4.17 List 2 Dangerous Substances

Records within 500m	0

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m	0

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

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

4.19 Pollution inventory substances

Records within 500m	0

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

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

4.20 Pollution inventory waste transfers

Records within 500m	0

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

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

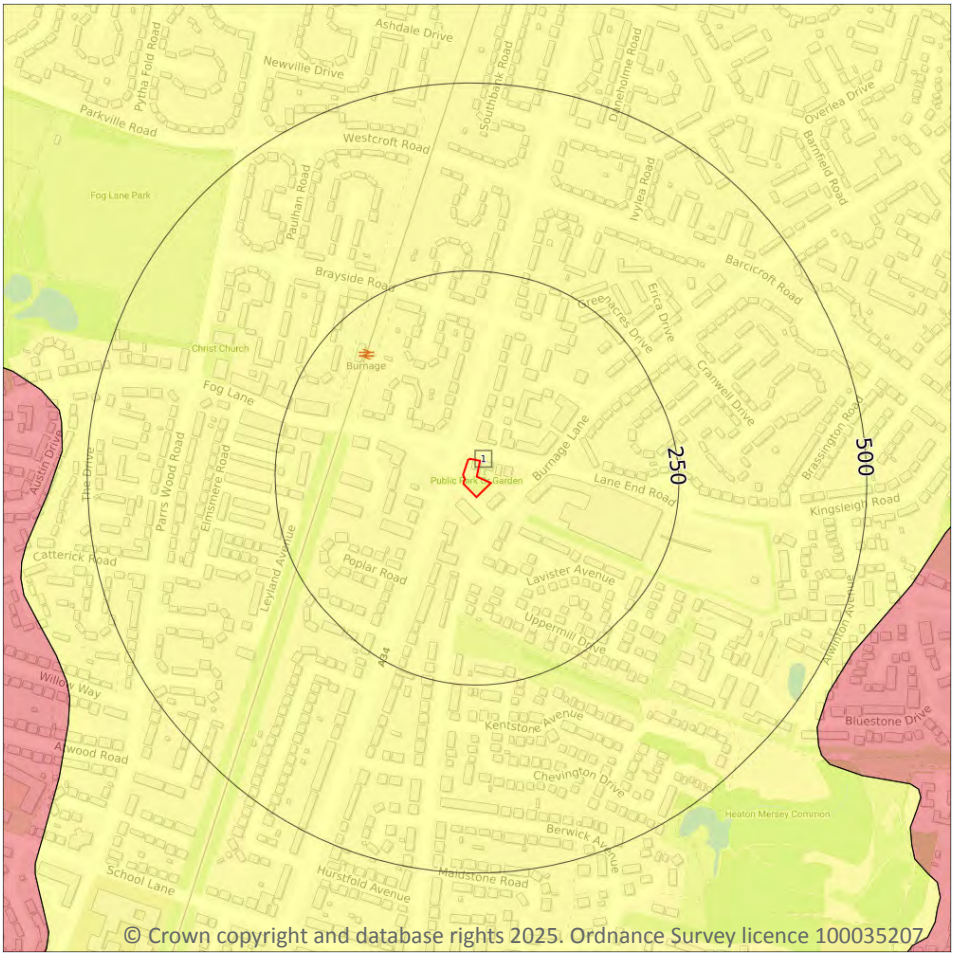
4.21 Pollution inventory radioactive waste

Records within 500m	0

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

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

5 Hydrogeology - Superficial aquifer



Site Outline

Search buffers in metres (m)

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

5.1 Superficial aquifer

Records within 500m	1

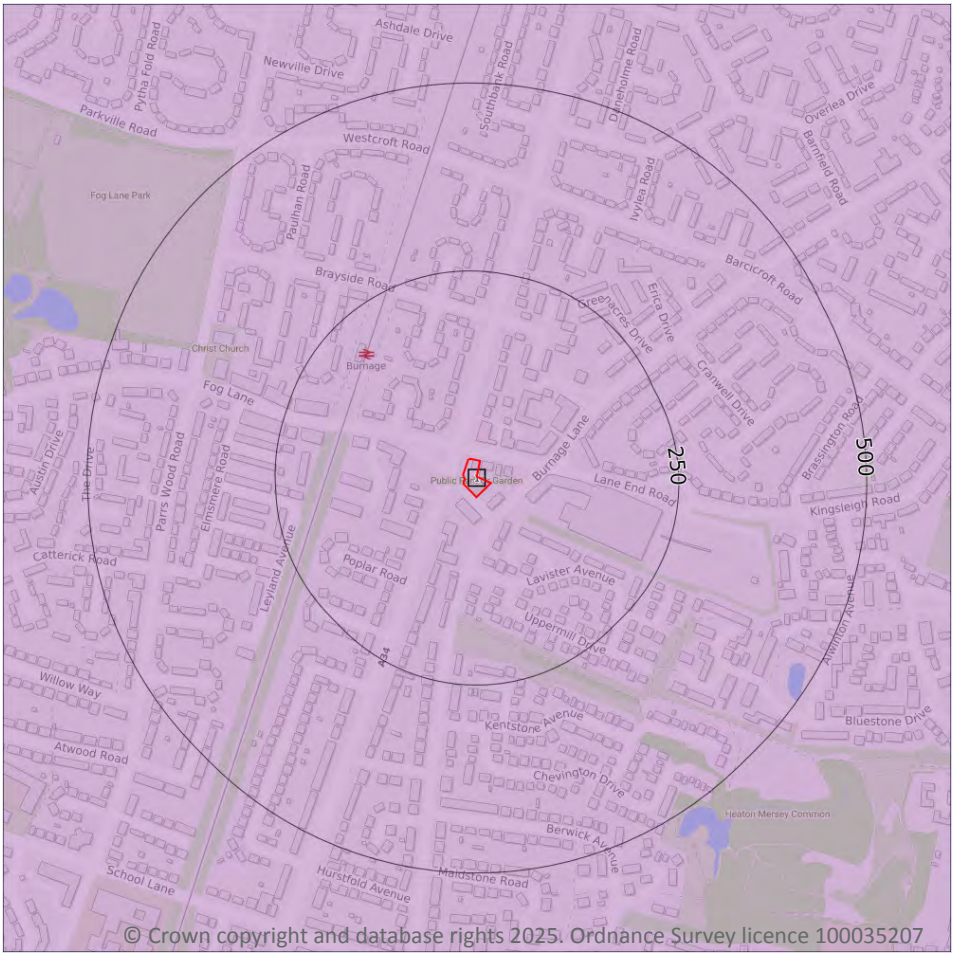
Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 37 >**

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

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

Bedrock aquifer



Site Outline

Search buffers in metres (m)

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

5.2 Bedrock aquifer

Records within 500m	1

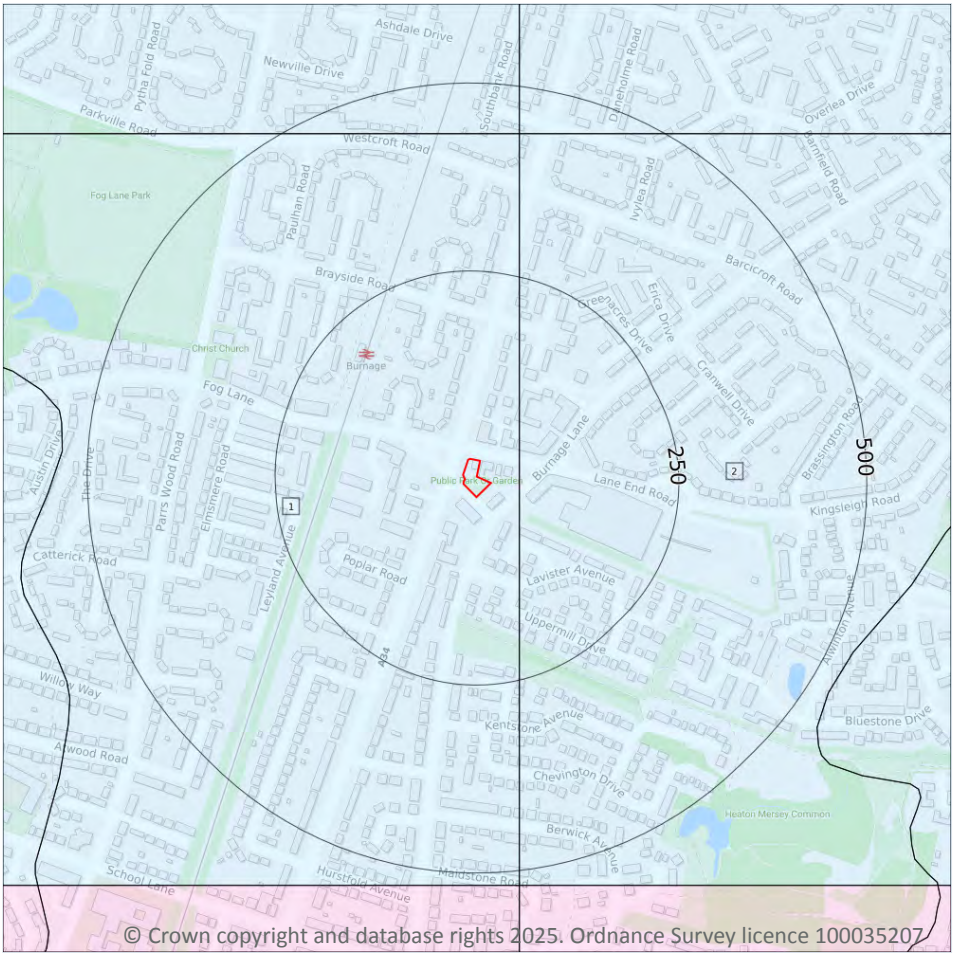
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 38 >**

ID	Location	Designation	Description
1	On site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

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

Groundwater vulnerability



Site Outline

Search buffers in metres (m)

Superficial vulnerability

- Principal superficial aquifer, high vulnerability
- Secondary superficial aquifer, high vulnerability
- Principal superficial aquifer, medium vulnerability
- Secondary superficial aquifer, medium vulnerability
- Principal superficial aquifer, low vulnerability
- Secondary superficial aquifer, low vulnerability

Bedrock vulnerability

- Principal bedrock aquifer, high vulnerability
- Secondary bedrock aquifer, high vulnerability
- Principal bedrock aquifer, medium vulnerability
- Secondary bedrock aquifer, medium vulnerability
- Principal bedrock aquifer, low vulnerability
- Secondary bedrock aquifer, low vulnerability

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	2

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

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

Features are displayed on the Groundwater vulnerability map on **page 39 >**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	**On site**	**Summary Classification: Secondary superficial aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer**	**Leaching class: Low Infiltration value: <40% Dilution value: 300-550mm/year**	**Vulnerability: Low Aquifer type: Secondary Thickness: 3-10m Patchiness value: >90% Recharge potential: Low**	**Vulnerability: Low Aquifer type: Principal Flow mechanism: Mixed**
2	38m E	Summary Classification: Secondary superficial aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: 300-550mm/year	Vulnerability: Low Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Principal Flow mechanism: Mixed

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	**0**

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

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

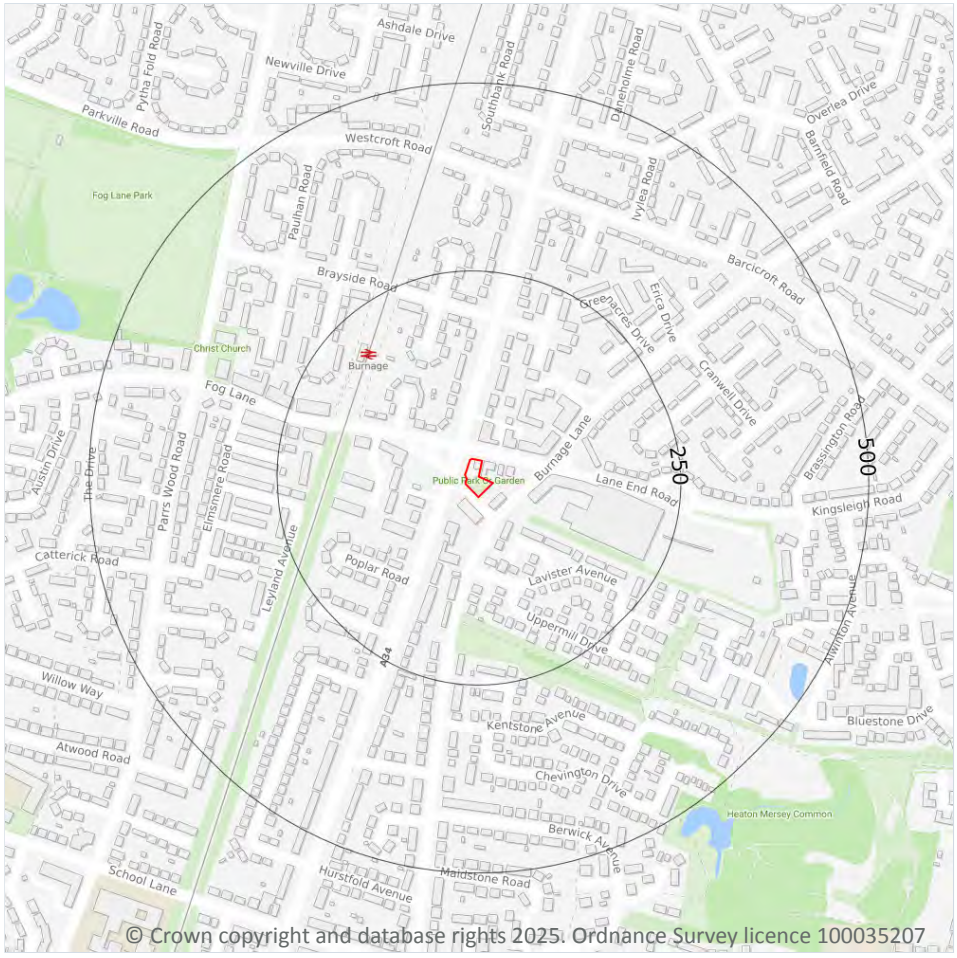
5.5 Groundwater vulnerability- local information

Records on site	**0**

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

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

Abstractions and Source Protection Zones



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Site Outline

Search buffers in metres (m)

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

5.6 Groundwater abstractions

Records within 2000m	6

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 41 >**

ID	Location	Details	
-	1424m NE	Status: Active Licence No: 2569013020 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: BOREHOLE AT HEATON MOOR GOLF CLUB, STOCKPORT Data Type: Point Name: Heaton Moor Golf Club Limited Easting: 387258 Northing: 392126	Annual Volume (m^3): 8000 Max Daily Volume (m^3): 50 Original Application No: NPS/WR/029279 Original Start Date: 18/03/1997 Expiry Date: - Issue No: 104 Version Start Date: 09/08/2018 Version End Date: -
-	1428m NE	Status: Historical Licence No: 2569013020 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: "BOREHOLE AT HEATON MOOR GOLF CLUB, STOCKPORT" Data Type: Point Name: HEATON MOOR GOLF CLUB Easting: 387260 Northing: 392130	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/03/1997 Expiry Date: - Issue No: 100 Version Start Date: 18/03/1997 Version End Date: -
-	1428m NE	Status: Historical Licence No: 2569013020 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: BOREHOLE AT HEATON MOOR GOLF CLUB, STOCKPORT Data Type: Point Name: Brian McCrae Easting: 387260 Northing: 392130	Annual Volume (m^3): 8000 Max Daily Volume (m^3): 50 Original Application No: - Original Start Date: 18/03/1997 Expiry Date: - Issue No: 102 Version Start Date: 08/04/2009 Version End Date: -
-	1482m NE	Status: Historical Licence No: 2569013021 Details: Laundry Use Direct Source: Ground Water - North West Region Point: BURNAGE LANE, LEVENSHULME, MANCHESTER Data Type: Point Name: OCS GROUP UK LTD T/A CANNON Easting: 386720 Northing: 392830	Annual Volume (m^3): 91000 Max Daily Volume (m^3): 350 Original Application No: - Original Start Date: 19/03/2004 Expiry Date: 31/03/2014 Issue No: 2 Version Start Date: 17/01/2008 Version End Date: -

ID	Location	Details	
-	1657m SE	Status: Historical Licence No: 2569013019 Details: Lake & Pond Throughflow Direct Source: Ground Water - North West Region Point: "A BOREHOLE AT HEATON MERSEY LODGE,VALE ROAD, STOCKPORT" Data Type: Point Name: SHAW Easting: 386880 Northing: 390150	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 24/12/1996 Expiry Date: - Issue No: 100 Version Start Date: 24/12/1996 Version End Date: -
-	1657m SE	Status: Historical Licence No: 2569013019 Details: Lake & Pond Throughflow Direct Source: Ground Water - North West Region Point: A BOREHOLE AT HEATON MERSEY LODGE,VALE ROAD, STOCKPORT Data Type: Point Name: SHAW Easting: 386880 Northing: 390150	Annual Volume (m^3): 4860 Max Daily Volume (m^3): 18 Original Application No: - Original Start Date: 24/12/1996 Expiry Date: - Issue No: 100 Version Start Date: 24/12/1996 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	**0**

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

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

5.8 Potable abstractions

Records within 2000m	**0**

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

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

5.9 Source Protection Zones

Records within 500m	0

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

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

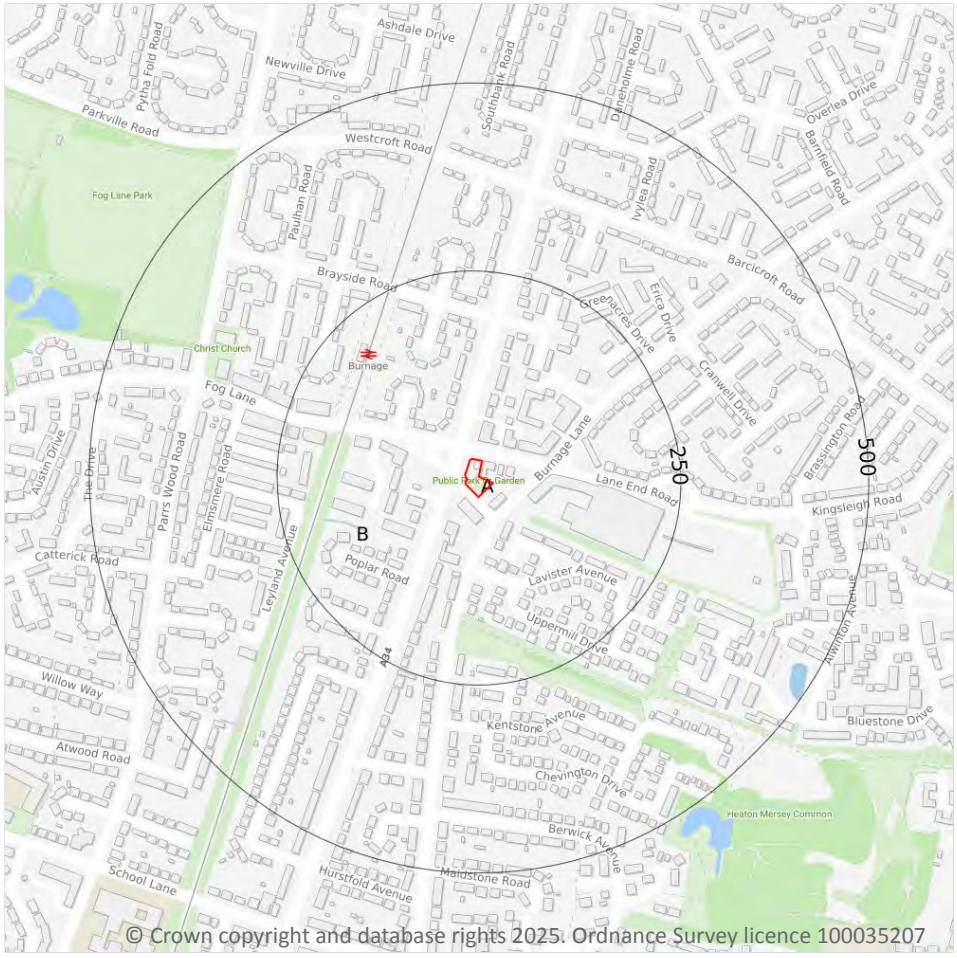
5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

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

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

6 Hydrology



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Site Outline

Search buffers in metres (m)

Water Network (OS MasterMap)

Surface water features (wider than 5m)

Surface water features (narrower than 5m)

WFD River, canal and surface water transfer water bodies

WFD Lake water bodies

WFD Transitional and coastal water bodies

WFD Surface water body catchments boundaries

WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m	2

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

Features are displayed on the Hydrology map on **page 45 >**

ID	Location	Type of water feature	Ground level	Permanence	Name
B	145m SW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
B	177m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	0

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

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	1

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

Features are displayed on the Hydrology map on **page 45 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	**On site**	**River**	**Chorlton Brook (Princess Parkway to Mersey)**	**GB112069061040**	**Bollin Dean Mersey Upper**	**Mersey Upper**

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

6.4 WFD Surface water bodies

Records identified	1

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

Features are displayed on the Hydrology map on **page 45 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	2837m NW	River	Chorlton Brook (Princess Parkway to Mersey)	GB112069061040 ↗	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site	**1**

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

Features are displayed on the Hydrology map on **page 45 >**

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

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

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

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

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

7.2 Historical Flood Events

Records within 250m	0

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

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

7.3 Flood Defences

Records within 250m	0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

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

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

7.5 Flood Storage Areas

Records within 250m	0

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

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

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

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

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

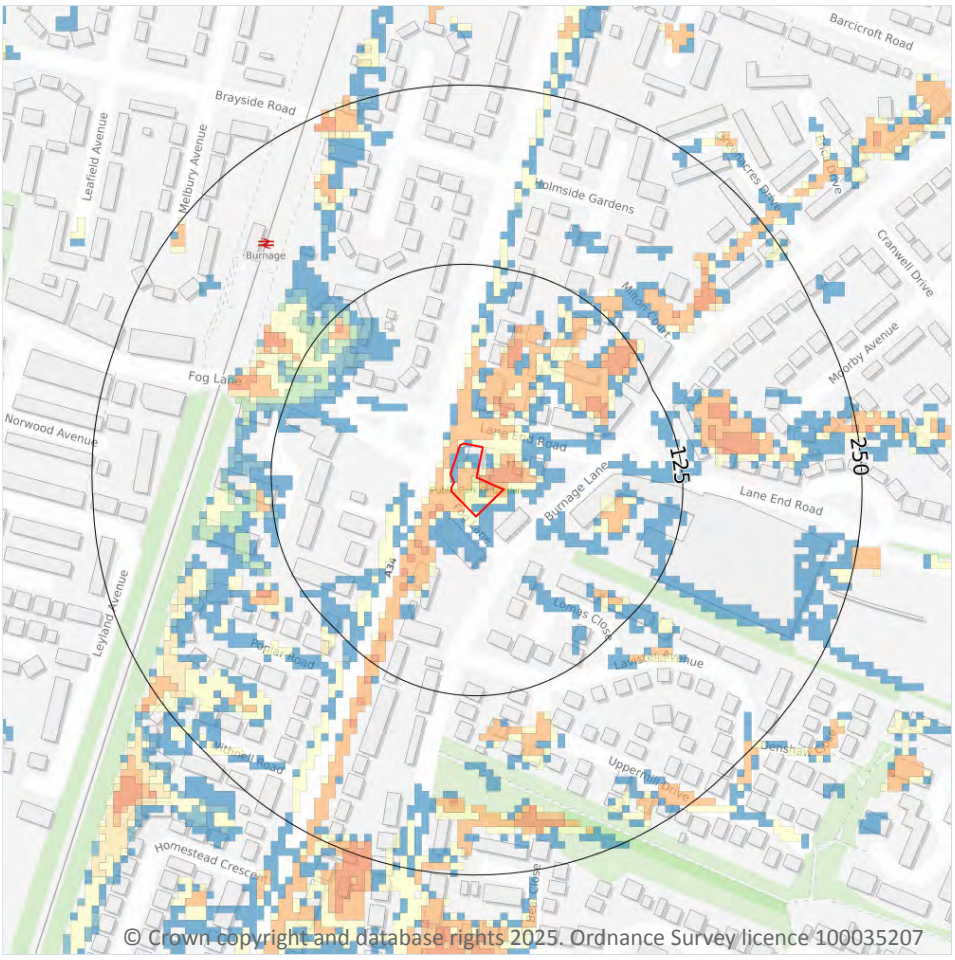
7.7 Flood Zone 3

Records within 50m	0

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

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

8 Surface water flooding



Site Outline

Search buffers in metres (m)

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

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

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

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

8.1 Surface water flooding

Highest risk on site	**1 in 30 year, 0.3m - 1.0m**
Highest risk within 50m	**1 in 30 year, 0.3m - 1.0m**

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

Features are displayed on the Surface water flooding map on **page 51 >**

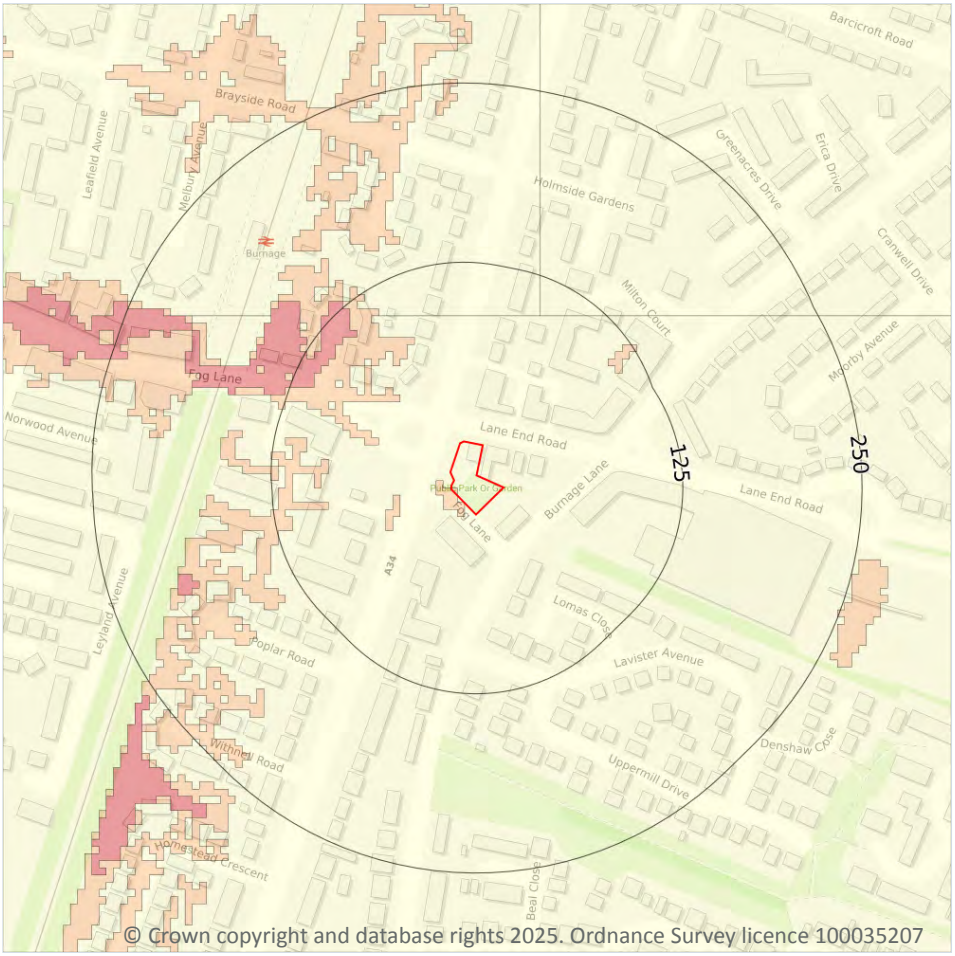
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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

Return period	Maximum modelled depth
1 in 1000 year	Between 0.3m and 1.0m
1 in 250 year	Between 0.3m and 1.0m
1 in 100 year	Between 0.3m and 1.0m
1 in 30 year	Between 0.3m and 1.0m

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



Site Outline

Search buffers in metres (m)

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

9.1 Groundwater flooding

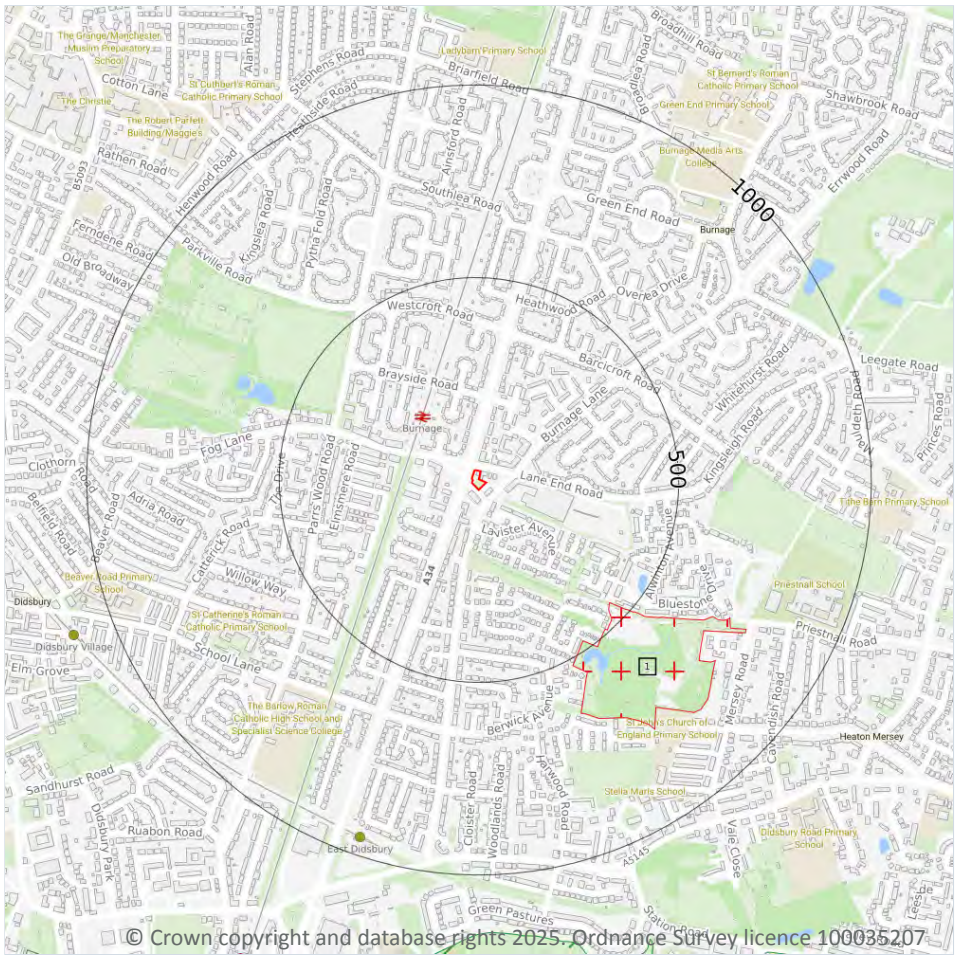
Highest risk on site	**Moderate-High**
Highest risk within 50m	**Moderate-High**

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

Features are displayed on the Groundwater flooding map on **page 53 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



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Site Outline

Search buffers in metres (m)

Local Nature Reserves (LNR)

Green Belt

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	4

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

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

ID	Location	Name	Data source
1	447m SE	Heaton Mersey Common	Natural England
-	1419m SE	Mersey Vale Nature Park	Natural England
-	1509m S	Mersey Vale Nature Park	Natural England
-	1847m SW	Stenner Woods And Milgate Fields, Didsbury	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m	0

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

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

10.8 Biosphere Reserves

Records within 2000m	0

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

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

10.9 Forest Parks

Records within 2000m	0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

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

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

10.11 Green Belt

Records within 2000m	3

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

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

ID	Location	Name	Local Authority name
2	1150m S	Merseyside and Greater Manchester Green Belt	Stockport
-	1275m S	Merseyside and Greater Manchester Green Belt	Manchester
6	1565m SW	Merseyside and Greater Manchester Green Belt	Manchester

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

10.12 Proposed Ramsar sites

Records within 2000m	0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

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

This data is sourced from Natural England.

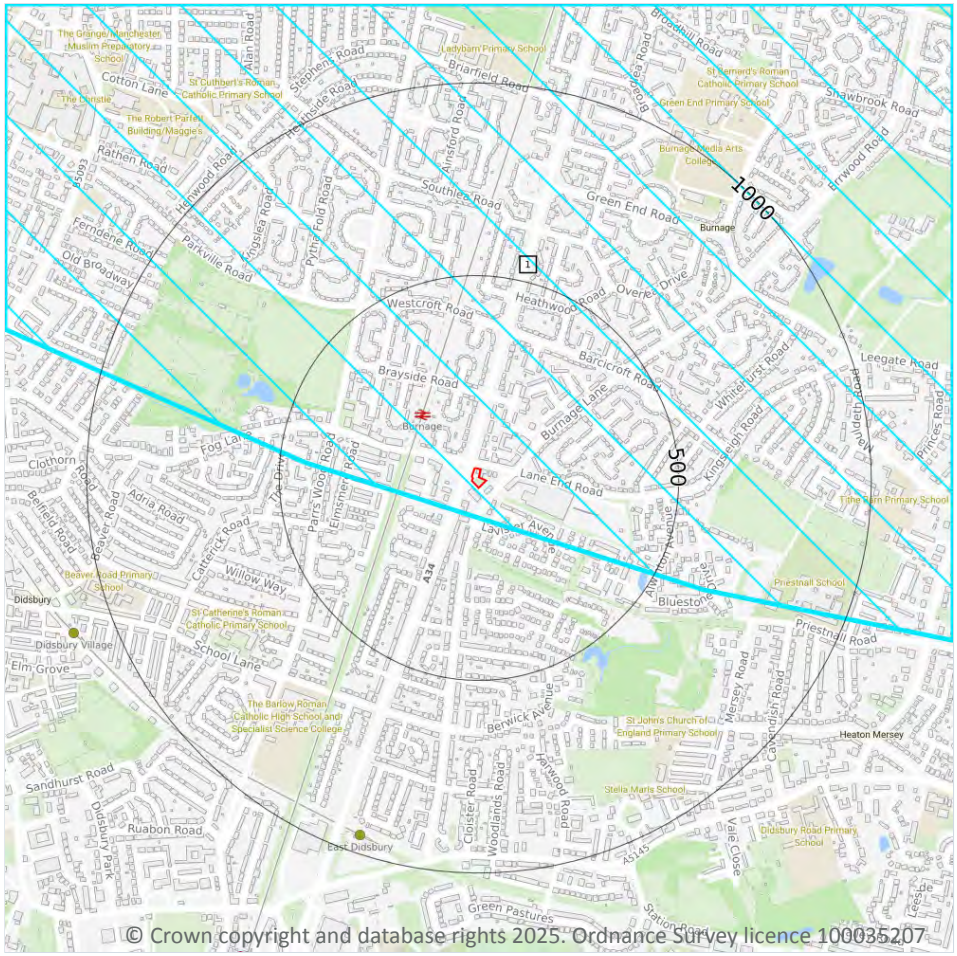
10.16 Nitrate Vulnerable Zones

Records within 2000m	0

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

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

SSSI Impact Zones and Units



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Site Outline

Search buffers in metres (m)

SSSI Impact Risk Zones

SSSI Units

- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site	1

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

Features are displayed on the SSSI Impact Zones and Units map on **page 59 >**

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

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	0

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

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

11 Visual and cultural designations



Site Outline

Search buffers in metres (m)

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

11.1 World Heritage Sites

Records within 250m	0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

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

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

11.3 National Parks

Records within 250m	0

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

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

11.4 Listed Buildings

Records within 250m	1

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

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

ID	Location	Name	Grade	Reference Number	Listed date
1	103m SW	Church Of St Nicholas	II*	1219254	10/10/1980

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

11.5 Conservation Areas

Records within 250m	0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m	0

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

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

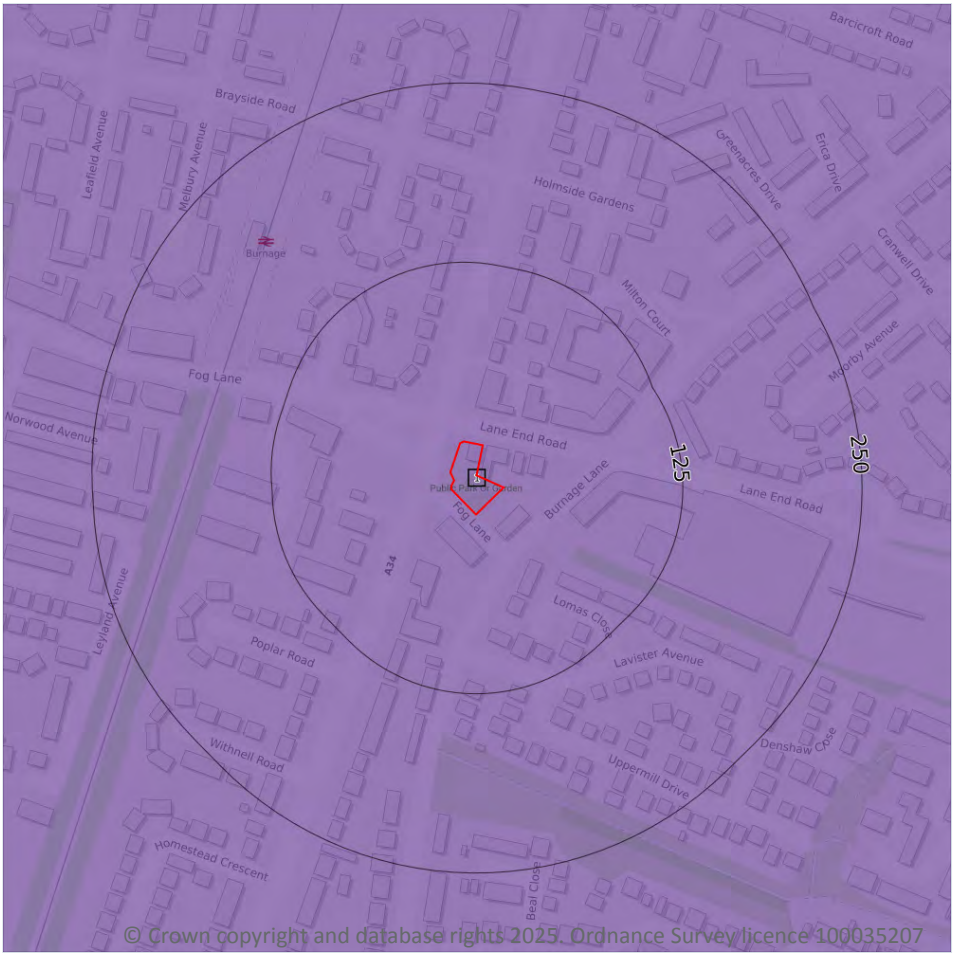
11.7 Registered Parks and Gardens

Records within 250m	0

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

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

12 Agricultural designations



Site Outline

Search buffers in metres (m)

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

12.1 Agricultural Land Classification

Records within 250m	1

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

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

ID	Location	Classification	Description
1	**On site**	**Urban**	**Non-agricultural/no quality assigned**

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

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

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

12.3 Tree Felling Licences

Records within 250m	0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m	0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

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

This data is sourced from Natural England.

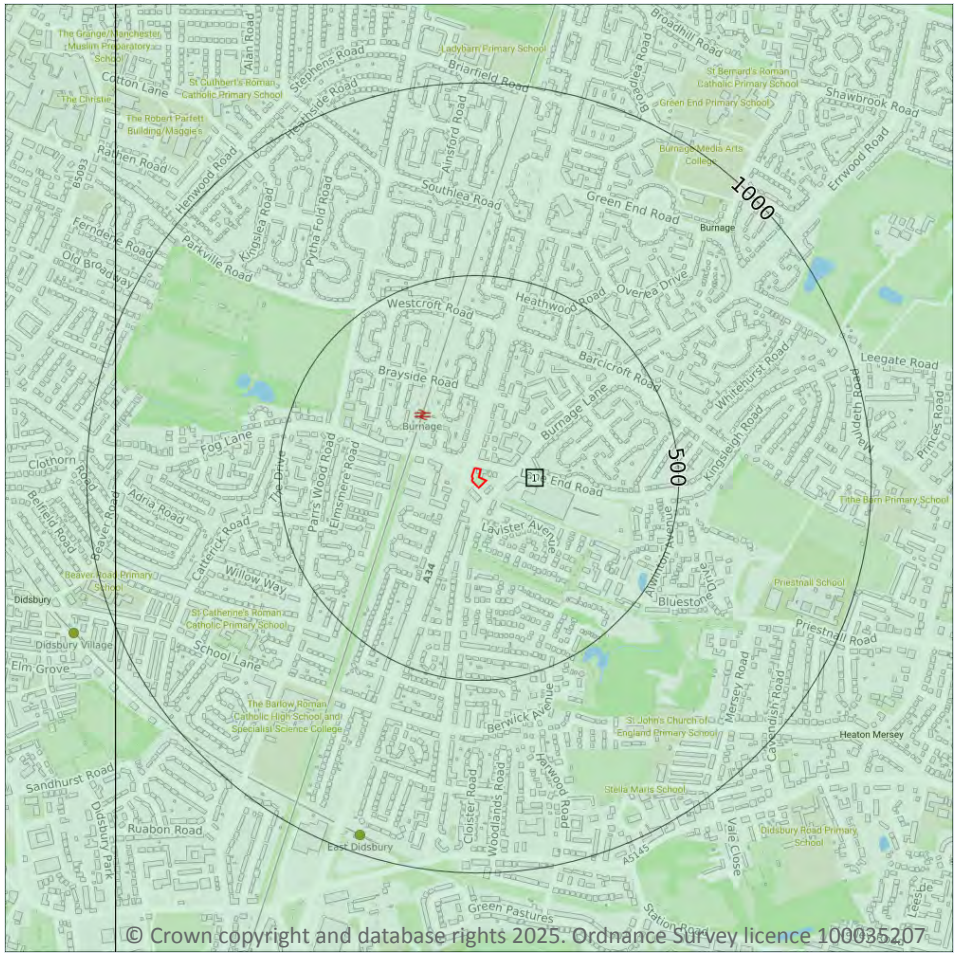
13.4 Limestone Pavement Orders

Records within 250m	0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



14.1 10k Availability

Records within 500m	1

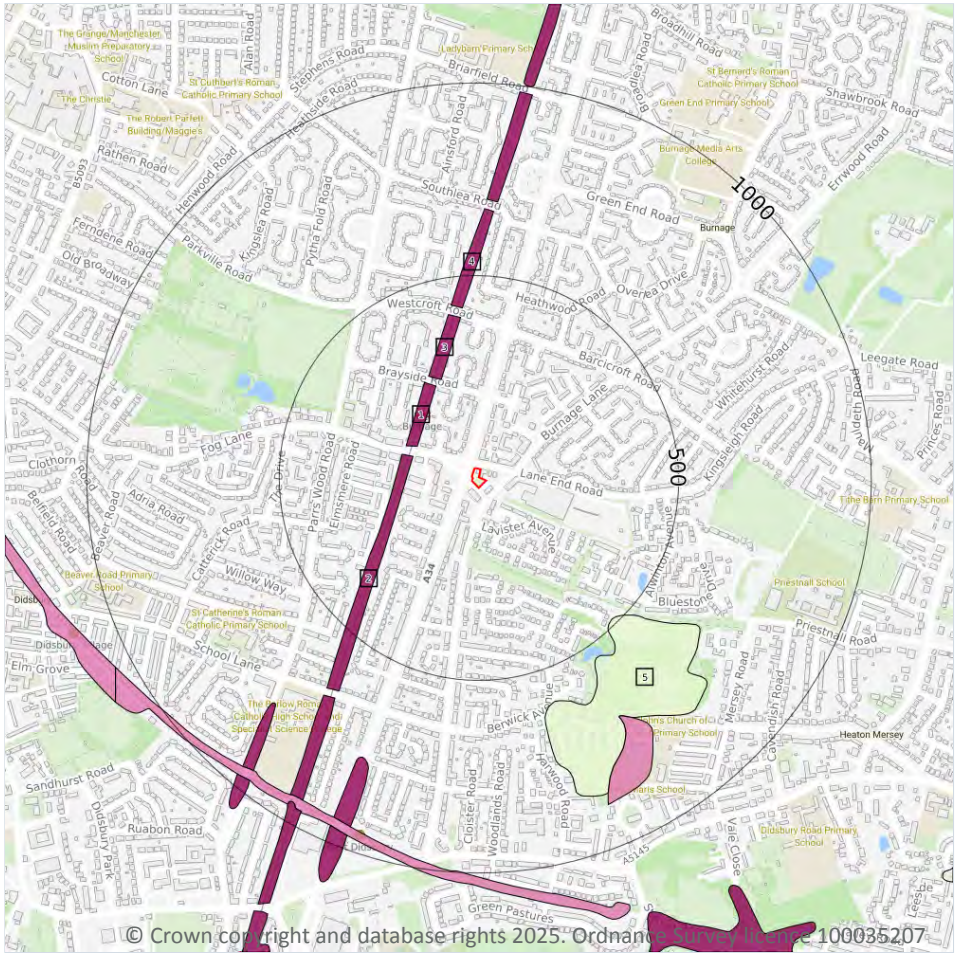
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 67 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**No coverage**	**SJ89SE**

This data is sourced from the British Geological Survey.

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



Site Outline

Search buffers in metres (m)

- Reclaimed ground
- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m	5

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

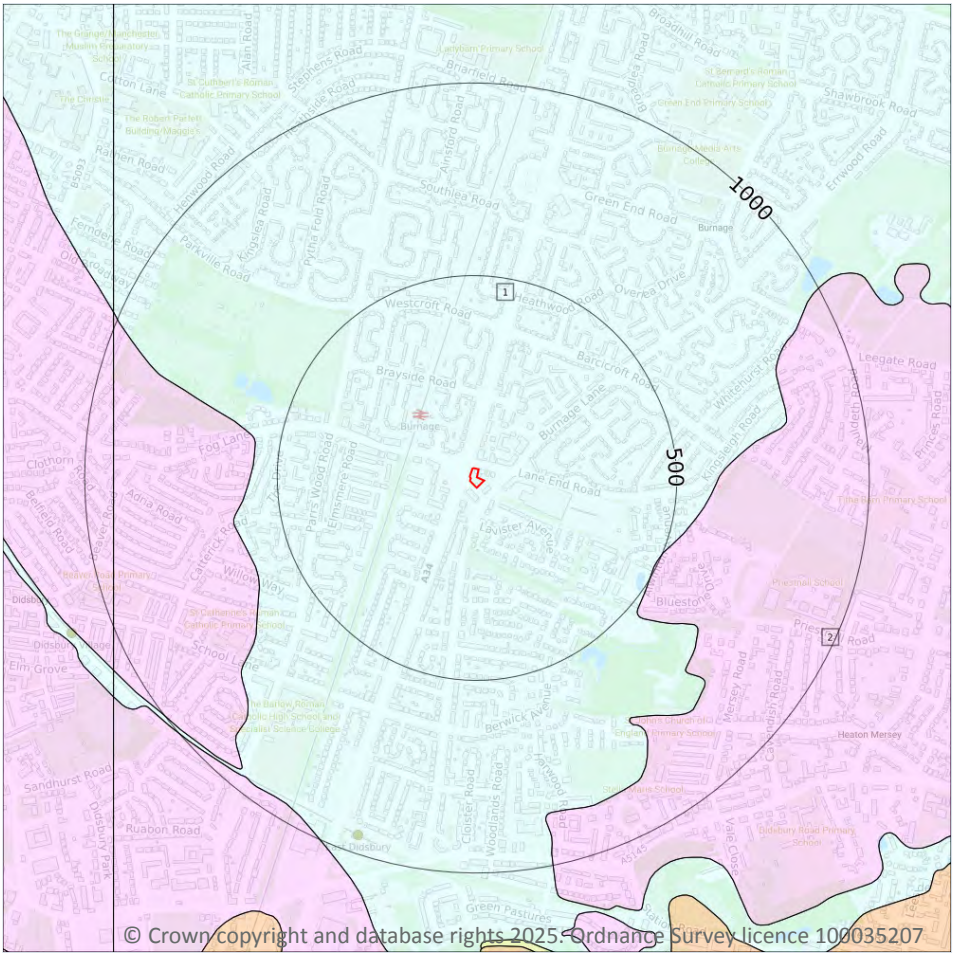
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 68 >**

ID	Location	LEX Code	Description	Rock description
1	159m NW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
2	161m W	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
3	247m N	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
4	417m N	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

ID	Location	LEX Code	Description	Rock description
5	486m SE	WMGR-ARTDP	Infilled Ground	Artificial Deposit

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m	2

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

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

ID	Location	LEX Code	Description	Rock description
1	**On site**	**TILLD-DMTN**	**Till, Devensian - Diamicton**	**Diamicton**
2	495m SE	GFSDD-XSV	Glaciofluvial Sheet Deposits, Devensian - Sand And Gravel	Sand And Gravel

This data is sourced from the British Geological Survey.

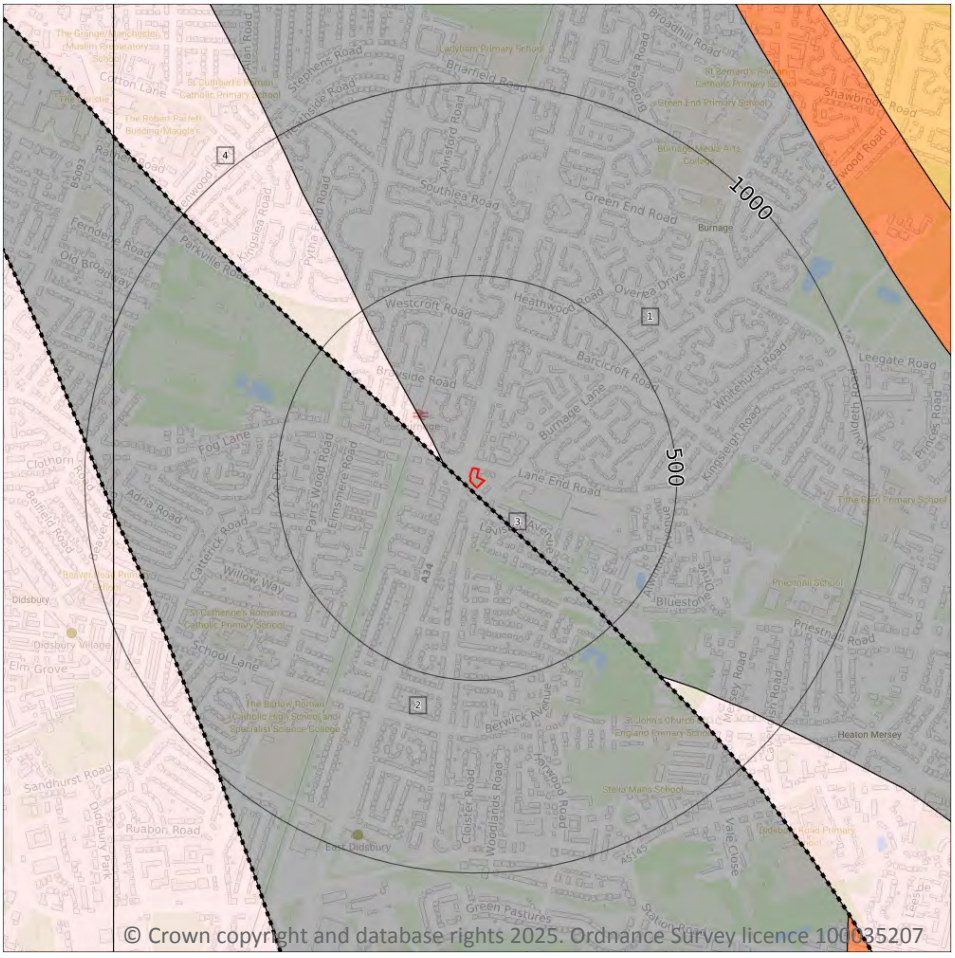
14.4 Landslip (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m	3

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

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

ID	Location	LEX Code	Description	Rock age
1	**On site**	**CPB-SDST**	**Chester Pebble Beds Formation - Sandstone**	**Early Triassic Epoch**
2	14m S	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch
4	73m NW	WLSF-SDST	Wilmslow Sandstone Formation - Sandstone	Early Triassic Epoch

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	1

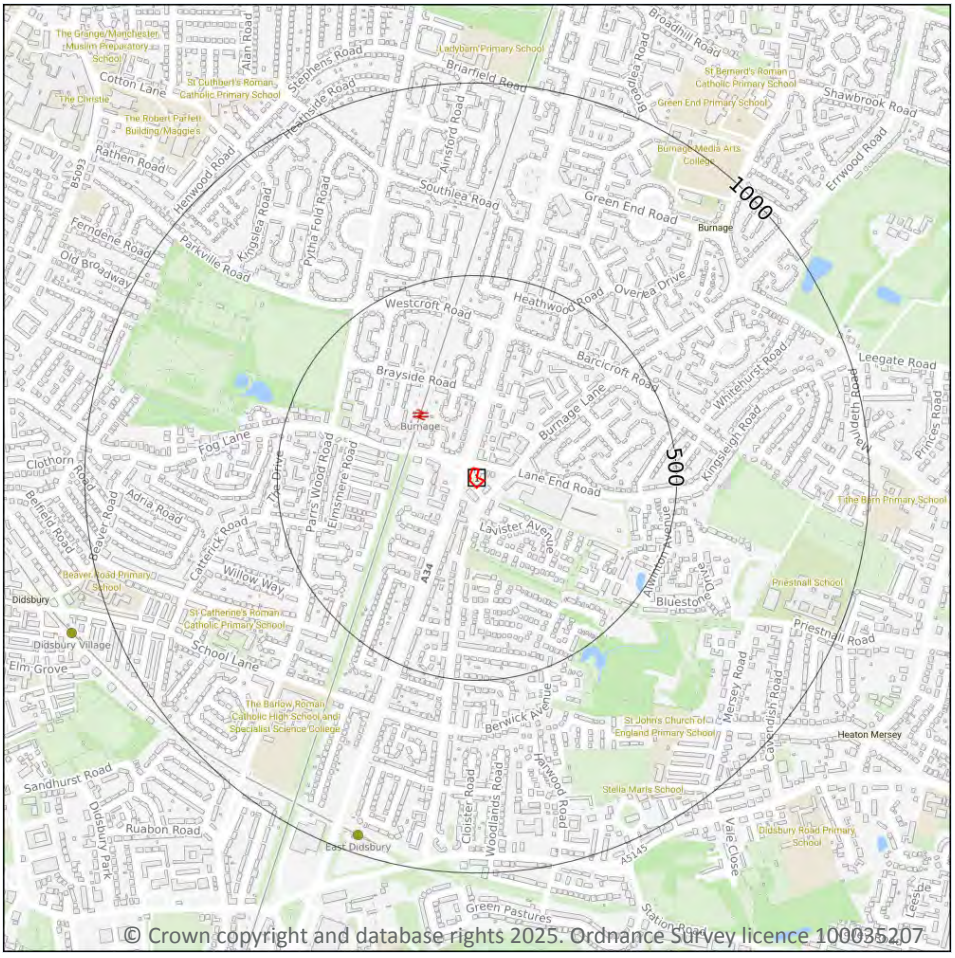
Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

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

ID	Location	Category	Description
3	14m S	FAULT	Normal fault, inferred; crossmarks on downthrow side

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



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Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	1

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

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

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

This data is sourced from the British Geological Survey.

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

15.2 Artificial and made ground (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

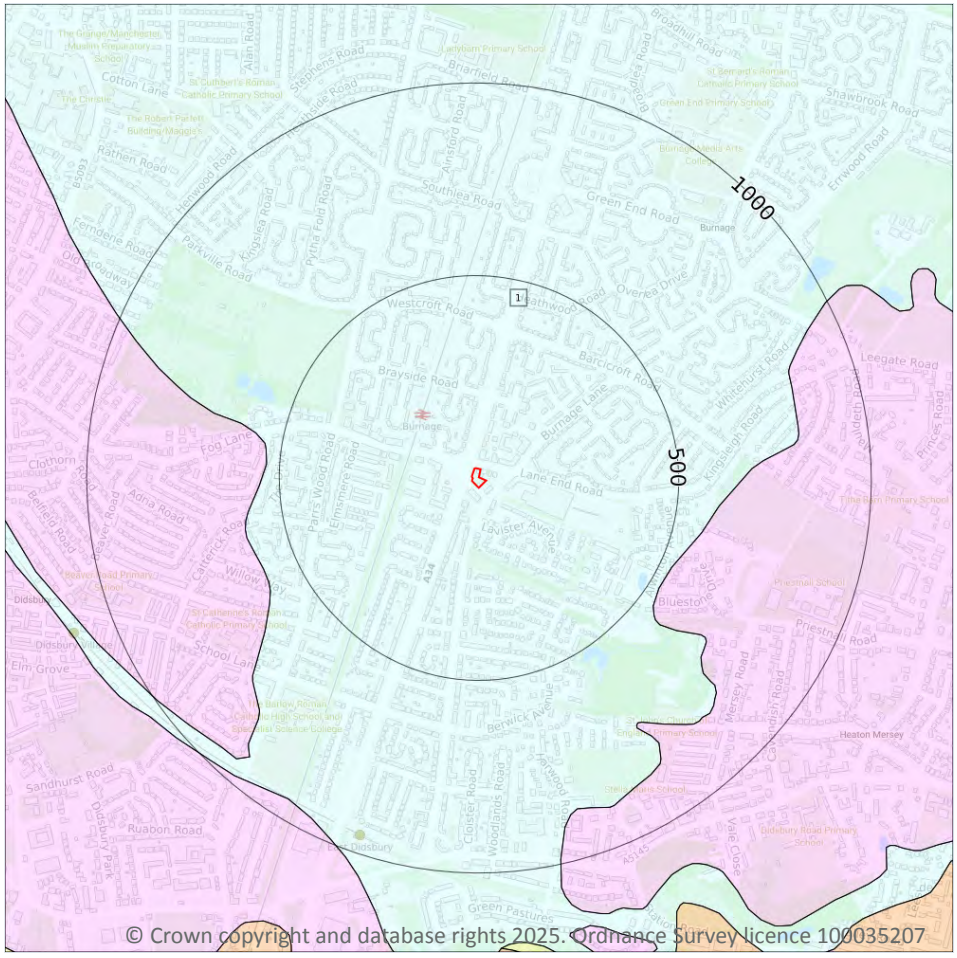
15.3 Artificial ground permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m	1

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

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

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

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	1

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

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

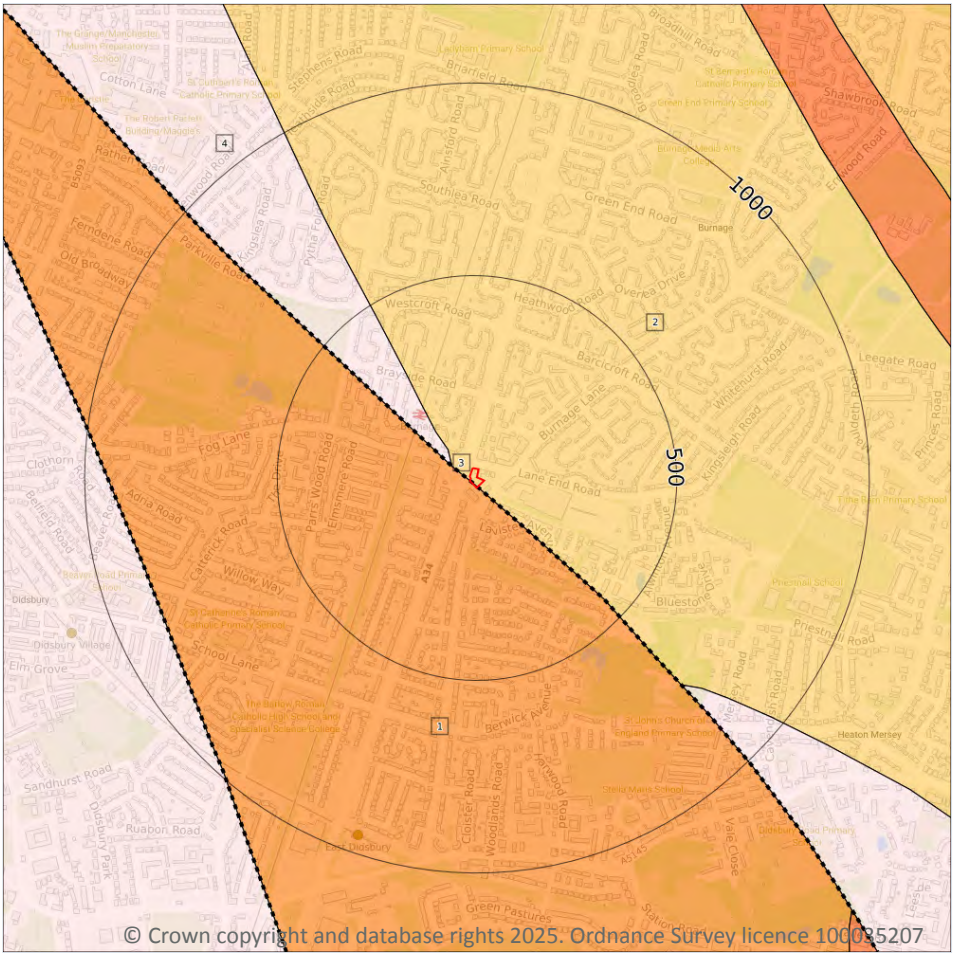
15.7 Landslip permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m **3**

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

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

ID	Location	LEX Code	Description	Rock age
1	**On site**	**CHES-PESST**	**CHESTER FORMATION - SANDSTONE, PEBBLY (GRAVELLY)**	**OLENEKIAN**
2	**On site**	**CHES-SDST**	**CHESTER FORMATION - SANDSTONE**	**OLENEKIAN**
4	52m NW	WLSF-SDST	WILMSLOW SANDSTONE FORMATION - SANDSTONE	-

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	2

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	1

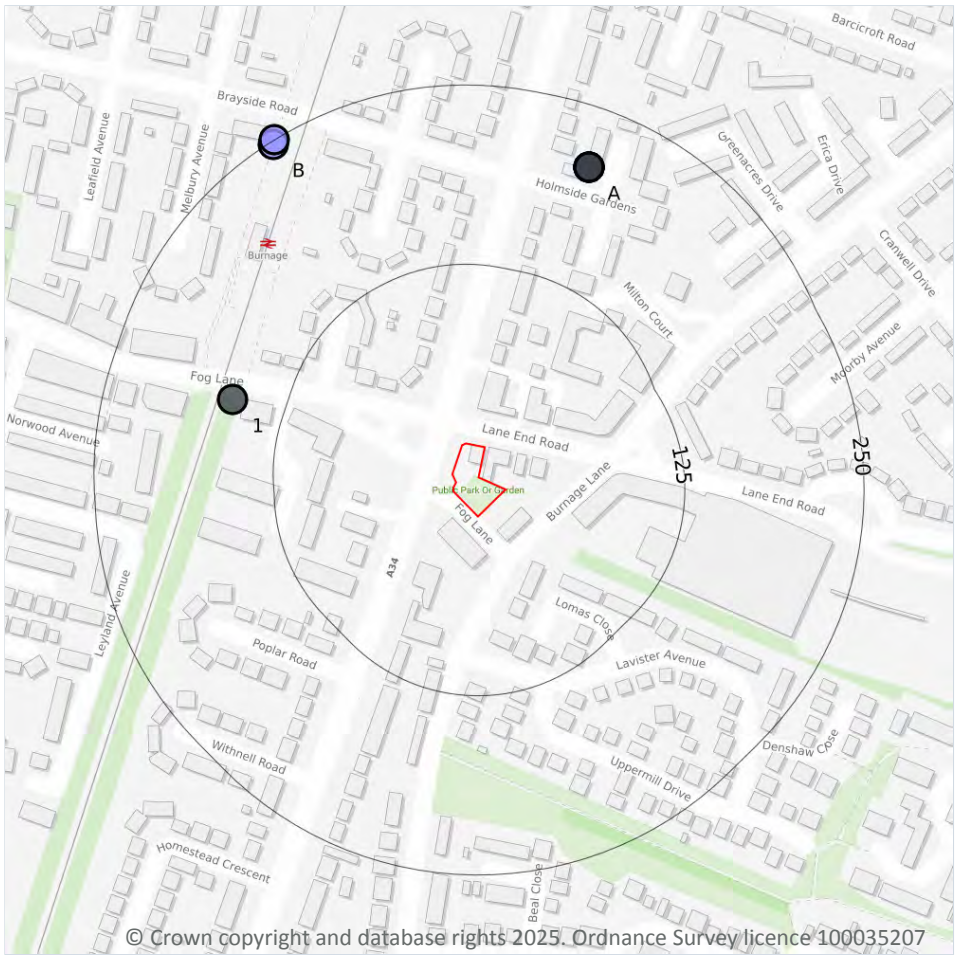
Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

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

ID	Location	Category	Description
3	**On site**	**FAULT**	**Fault, inferred**

This data is sourced from the British Geological Survey.

16 Boreholes



Site Outline

Search buffers in metres (m)

Confidential

0 - 10m

10 - 30m

30m+

Unknown

16.1 BGS Boreholes

Records within 250m	9

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

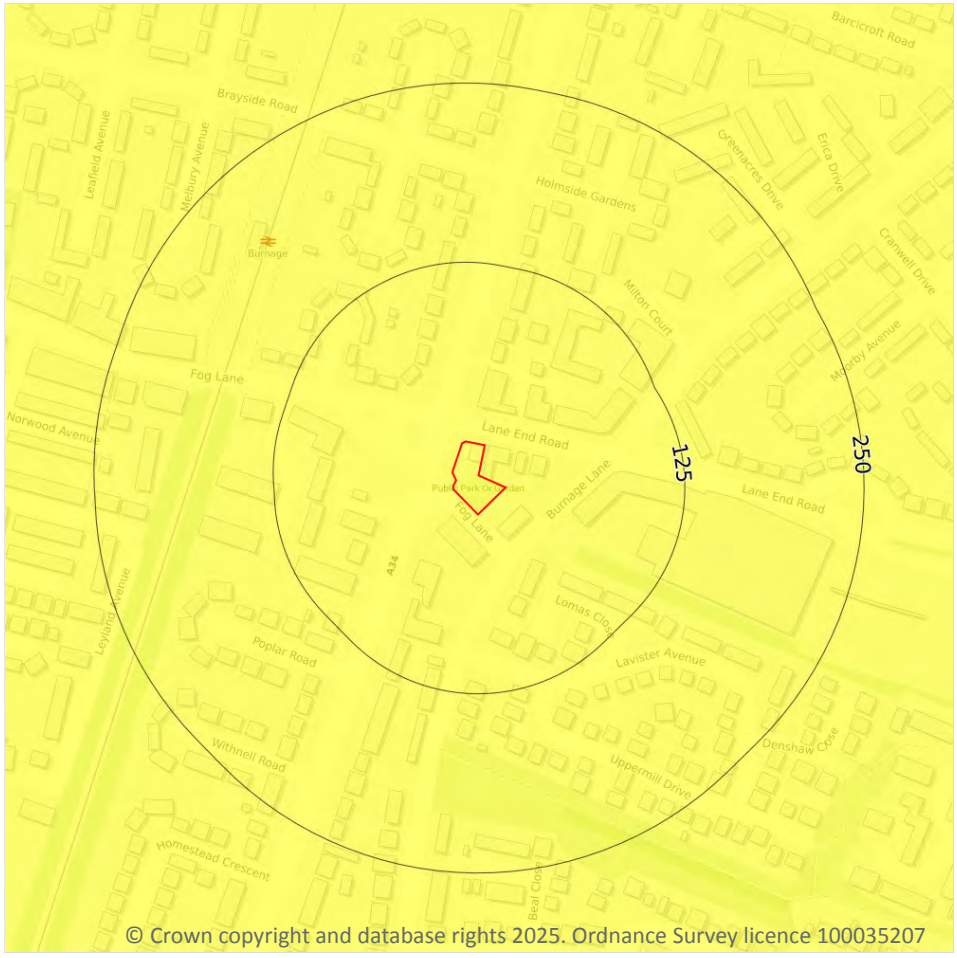
Features are displayed on the Boreholes map on **page 80 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	162m W	385772 391598	CELL SITE 3375B, BURNAGE RAIL STATION DIDSBURY 1	-	Y	N/A
A	208m N	386020 391760	5 HOLMSIDE GARDENS 1	-	Y	N/A

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	208m N	386020 391760	5 HOLMSIDE GARDENS 2	-	Y	N/A
A	208m N	386020 391760	5 HOLMSIDE GARDENS 3	-	Y	N/A
A	208m N	386020 391760	5 HOLMSIDE GARDENS TPA	-	Y	N/A
A	208m N	386020 391760	5 HOLMSIDE GARDENS A	-	Y	N/A
A	208m N	386020 391760	5 HOLMSIDE GARDENS B	-	Y	N/A
B	248m NW	385800 391776	GMN 0174 - RAILWAY EMBANKMENT 2	2.8	N	20048035 ↗
B	250m NW	385801 391779	GMN 0174 - RAILWAY EMBANKMENT 1	3.0	N	20048034 ↗

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m	1

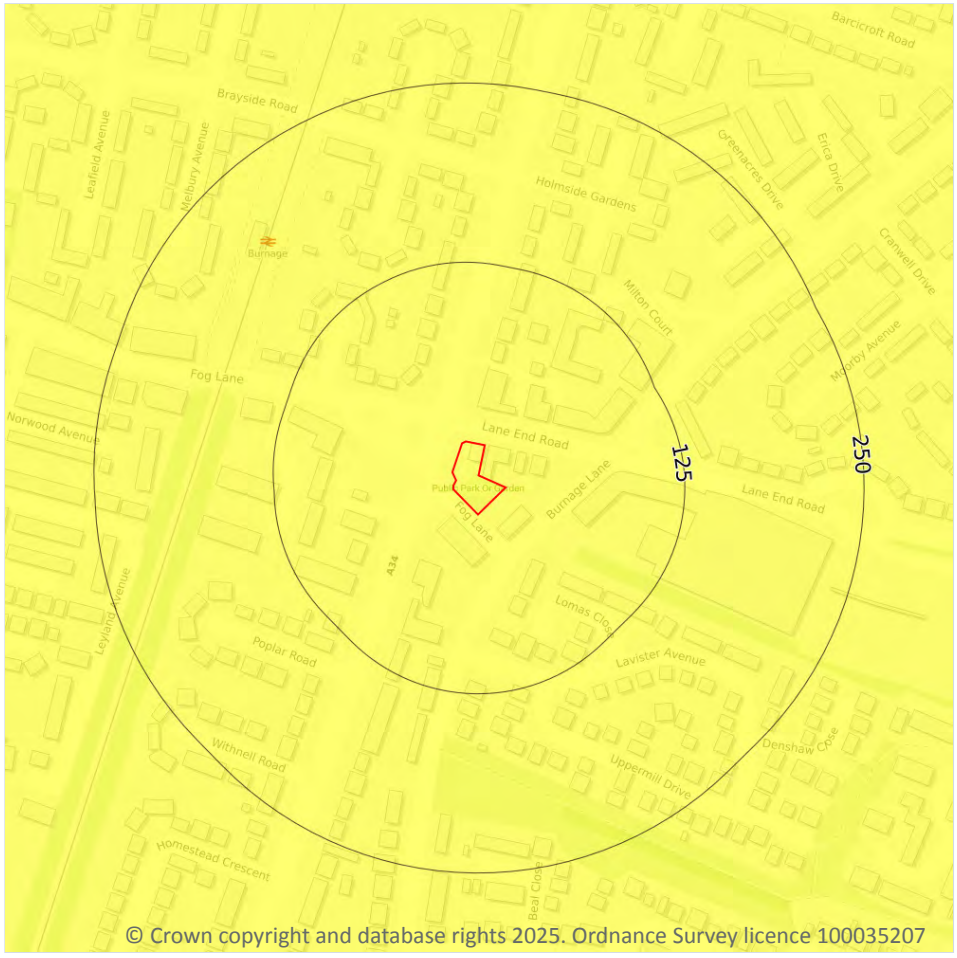
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

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

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

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

17.2 Running sands

Records within 50m	1

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

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

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m	1

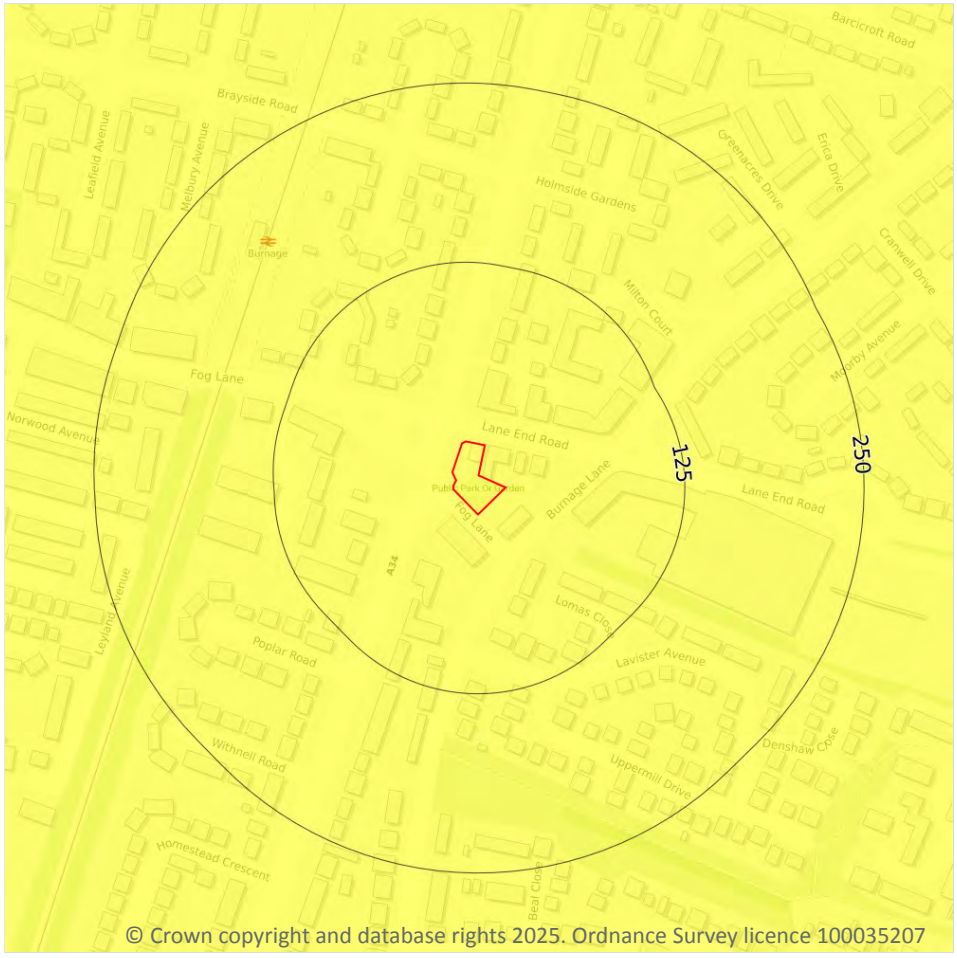
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

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

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

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

17.4 Collapsible deposits

Records within 50m	1

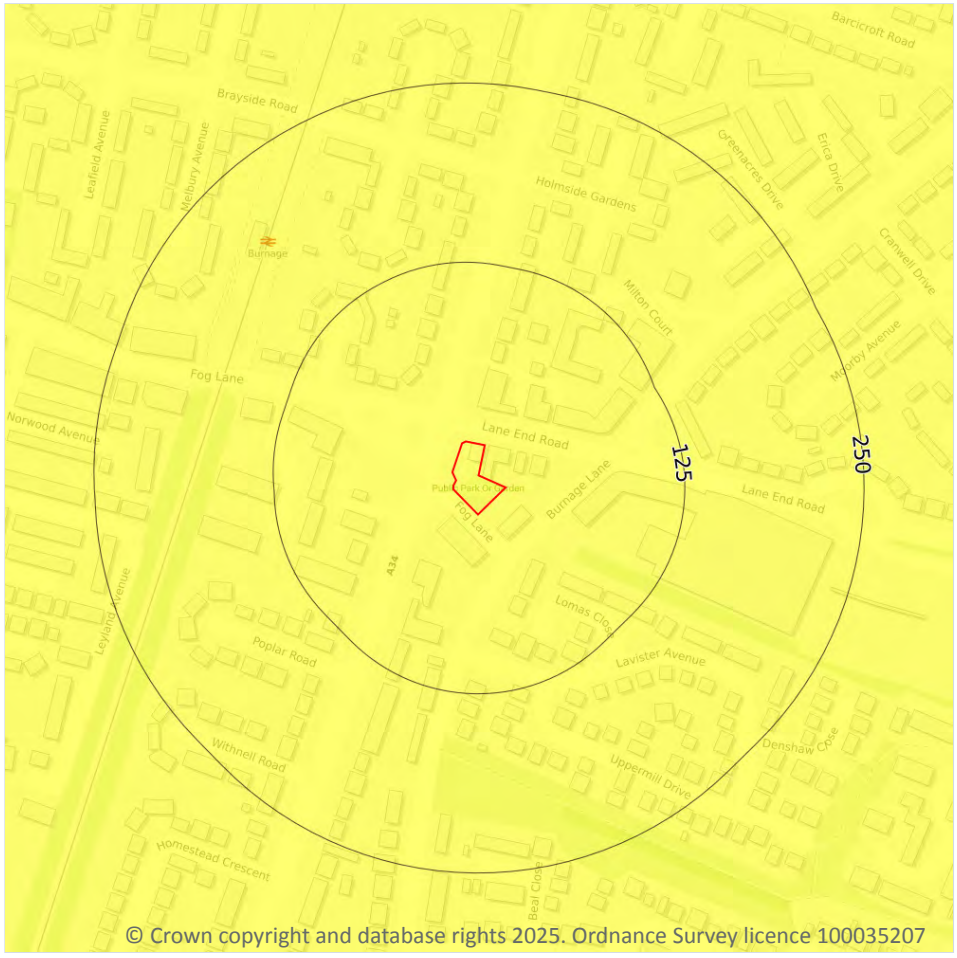
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

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

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



Site Outline

Search buffers in metres (m)

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

17.5 Landslides

Records within 50m	1

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

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

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



Site Outline

Search buffers in metres (m)

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

17.6 Ground dissolution of soluble rocks

Records within 50m	1

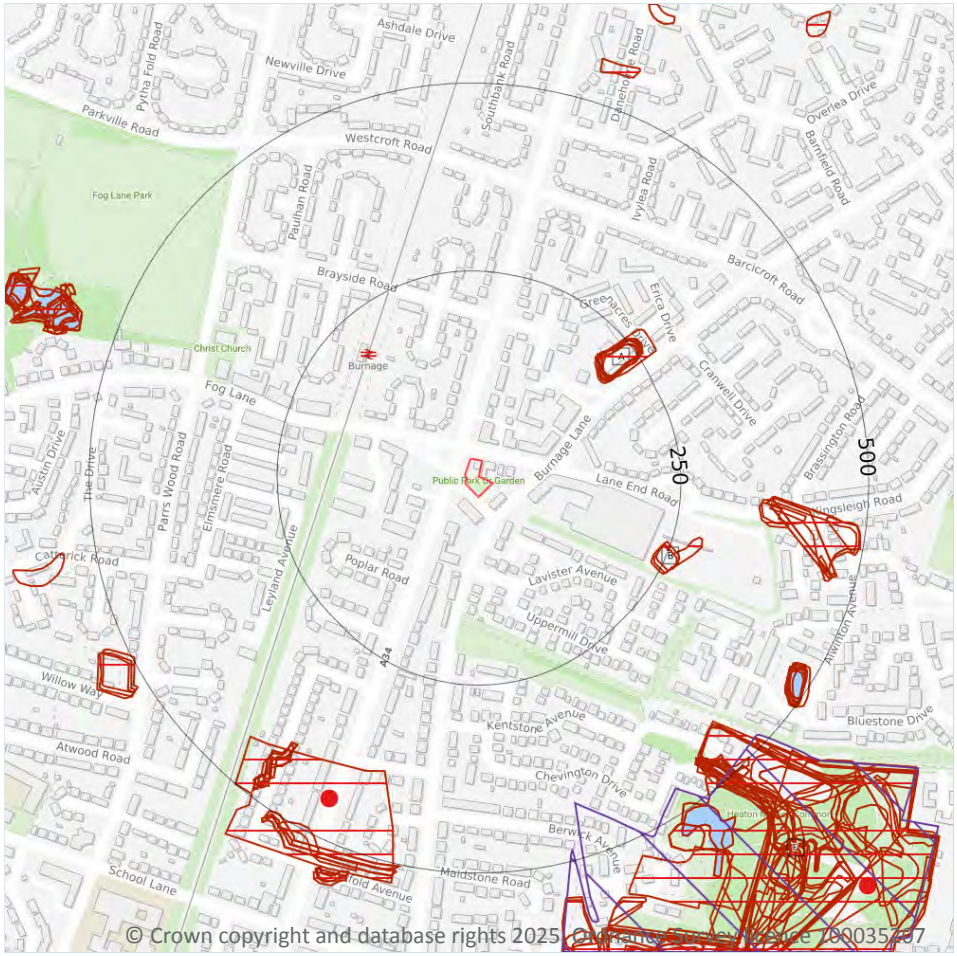
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

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

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

This data is sourced from the British Geological Survey.

18 Mining and ground workings



Site Outline

Search buffers in metres (m)

- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining

Non Coal Mining

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

18.1 BritPits

Records within 500m	1

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

Features are displayed on the Mining and ground workings map on **page 89 >**

ID	Location	Details	Description
D	447m SW	Name: Didsbury Brick Field Address: Didsbury, MANCHESTER, Lancashire Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m **15**

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

Features are displayed on the Mining and ground workings map on **page 89 >**

ID	Location	Land Use	Year of mapping	Mapping scale
A	190m NE	Pond	1938	1:10560
A	192m NE	Pond	1934	1:10560
A	193m NE	Pond	1893	1:10560
A	194m NE	Pond	1923	1:10560
A	194m NE	Pond	1923	1:10560
A	194m NE	Pond	1934	1:10560
A	194m NE	Pond	1911	1:10560
A	197m NE	Pond	1965	1:10560
A	198m NE	Pond	1955	1:10560
A	199m NE	Pond	1938	1:10560
A	201m NE	Pond	1911	1:10560
A	201m NE	Pond	1849	1:10560
B	234m SE	Ponds	1893	1:10560
B	237m SE	Pond	1911	1:10560
B	238m SE	Pond	1911	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	0

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

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m	0

This data identifies underground mine workings that could present a potential risk, including adits and seam workings. These features have been identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	1

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

Features are displayed on the Mining and ground workings map on **page 89 >**

ID	Location	Site Name	Mineral	Type	Planning Status	Planning Status Date
F	427m S	Heaton Mersey	Sand, clay	Surface mineral working	Valid	Not available

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	0

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

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	1

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

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	1

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

Location	Mineral type
425m SE	Unspecified

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	0

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0

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

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

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m	0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m	0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m	0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.

This data is sourced from Groundsure.

20 Radon



Site Outline

Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

20.1 Radon

Records on site	1

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on **page 97 >**

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

This data is sourced from the British Geological Survey and UK Health Security Agency.

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m	5

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 - 25 mg/kg**	**No data**	**300 - 600 mg/kg**	**240 - 360 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**300 - 600 mg/kg**	**240 - 360 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
16m S	15 - 25 mg/kg	No data	300 - 600 mg/kg	240 - 360 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
28m SE	15 - 25 mg/kg	No data	300 - 600 mg/kg	240 - 360 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
38m E	15 - 25 mg/kg	No data	300 - 600 mg/kg	240 - 360 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects



Site Outline

Search buffers in metres (m)

- Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

22.1 Underground railways (London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m	0

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

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	10

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

Features are displayed on the Railway infrastructure and projects map on **page 101 >**

Location	Name	Type
172m NW	Styal Line	rail
172m NW	Styal Line	rail
172m W	Not given	Multi Track
172m W	Not given	Multi Track
172m W	Styal Line	rail
177m W	Styal Line	rail
177m W	Styal Line	rail
177m NW	Styal Line	rail
247m NW	Styal Line	rail
250m NW	Styal Line	rail

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 2

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m	0

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

This data is sourced from HS2 ltd.

Data providers

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

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: www.groundsure.com/terms-and-conditions-april-2023/ ↗.

Appendix E: BGS Borehole Records

British Geological Survey

BGS ID: 865698 : BGS Reference: SJ89SE20
British National Grid (27700) : 386373,391393

98/137

SJ89/130A

98/13A

SJ 8 4/4A

New Records Country Clam Co. Ltd.

WELL BORING at Hans Renolds Chain Works, Burnage, Manchester. County Lancashire.

Geol. map 1 in. map New Series 98. 6 in. map 111SE.NW

Made by Messrs. T. Shuttleworth, Pendleton. Date 1929.

Sunk 16 feet. Bored 220 feet.

Communicated by Messrs. Shuttleworth.

Height above Ordnance Datum About 165 ft. Rest level of water 54 ft.

Yield

Quality (~~with copy of analysis on separate sheet~~)

FSM

No 140

Marked 41 on Standard

GEOLOGICAL FORMATION.	No. 1. bore. NATURE OF STRATA.	THICKNESS. Feet.	THICKNESS. Inches.	DEPTH. Feet.	DEPTH. Inches.
	Clay	33	–	33	–
	Clay with pockets of sand	14	–	47	–
	Gravel	3	–	50	–
	Red sandstone	29	–	79	–
	Marl	3	–	82	–
	Sandstone	33	–	115	–
	Marl	4	–	119	–
	Sandstone	45	–	164	–
	Marl	2	–	166	–
	Soft marl	9	–	175	–
	Sandstone	21	–	196	–
	Sandstone & marl	9	–	205	–
	Sandstone	11	–	216	–
	Sandstone & marl beds	8	–	224	–
	Sandstone	12	–	236	–

Water levels noted:
At 76 ft. W.L. rose to 54 ft.
At 79 ft. of boring W.L. rose to 55 ft.
remained at this level to 200 ft.
when it rose to 44 ft.
when dropped to its final level (54 ft.)
at 210 ft.

Tubed to 60 ft. 4 ins.

Diameter of boring: Well to 16 ft.
22" B.H. to 47 ft.
18" to 142 ft.
16½" to 236 ft.

Information from Manchester Corporation Waterworks Department 20/1/1944:—

Surface 138 ft. O.D.
Depth of well 236 ft
Rest level water below surface 20 ft.
Yield 9000 gallons per hour.
Uses for industrial purposes & drinking.

GEOLOGICAL SURVEY AND MUSEUM, JERMYN STREET, LONDON S.W. 1.

(B10619). Wt. 15824—S123. 2500. 11/25. Gp. 169. O.A.

Contact BGS: ngdc@bgs.ac.uk

British Geological Survey

BGS ID: 865698 : BGS Reference: SJ89SE20
British National Grid (27700) : 386373,391393

98/13A
SJ 8640 9138

3A

RECORD OF WELL (SHAFT OR BORE)

98/13A

1" N.S.
1" O.S.
Grid Ref. SJ89/13OA

At Messrs. Hans Renold, Burnage Works, Didsbury,
Town or Village Manchester County Lancashire Six-inch quarter sheet 111 SE/W.
Exact site
in parish of (A rough sketch-map or a tracing from a map is very desirable)
Level of ground surface above sea-level (O.D.) [redacted] ft. If well starts below ground surface, state how far ft.
Shaft ft., diameter ft. Bore ft. Diameter of bore: at top 22 ins.; at bottom 16½ ins.
Details of permanent lining tubes (internal diameters preferred) Lines with 60 ft, 4" tubes
Water struck at depths of (feet)
Rest-level of water below / above top of well feet. Suction at feet. Yield on hours' / days' test
gallons per (with pump of capacity g.p.h.); depressing water level to feet
below top. Time of recovery hrs. Amount normally pumped daily g.p.h. for hours.
Quality (attach copy of analysis if available)
Sunk by Messrs.T.Matthews for Messrs. Hans Renold Date of well 1928
Information from Messrs. Thomas Matthews, Pendleton, Manchester.

(For Survey use only). GEOLOGICAL CLASSIFICATION.	No.1. bore. NATURE OF STRATA (and any additional remarks).	THICKNESS Feet.	THICKNESS Inches.	DEPTH Feet.	DEPTH Inches.
Drift	Clay			47	-
	Gravel			50	-
Triassic / Permian Red Beds	Red sandstone			58	-
	Sandstone			79	-
	Marl			82	-
	Sandstone with thin marl beds			115	-
	Marl			119	-
	Sandstone			164	-
	Sandstone and marl			166	-
	Soft marl			175	-
	Sandstone			196	-
	Soapstone and marl			205	-
	Sandstone			216	-
	Soapstone and marl			224	-
	Sandstone			236	-

N.B. 11.4.28

This well is only pumped very occasionally, either to supplement the supply from No 2 or when the latter is out of use for any reason. No1 is used as a standby.
on Lancs 111 SG/W.
Visited & edited p. 3-5-56. E.M.C.

GEOLOGICAL SURVEY AND MUSEUM, SOUTH KENSINGTON.

For Survey use only

Date received	G.S.M. Office File No.	Site marked on 1" map (use symbol)

Contact BGS: ngdc@bgs.ac.uk

British Geological Survey

BGS ID: 865698 : BGS Reference: SJ89SE20
British National Grid (27700) : 386373,391393

98/13A Lancs 111 SE/1

(20)

ST 89 SE/20

This well is only pumped very occasionally either to supplement the supply from No. 2 or when the latter is out of use for any reason. No. 1 is used as a standby. Visited and sited on Lancs 111 SE/W. 3.5.56. E.M.C.

98/13B. Lancs 111 SE/1

Information from engineer:
R.W.L. 54 ft. P.W.L. 115 ft. pumping at 15,000 g.p.h. Submersible pump, capacity 21,000 g.p.h. Suction at 176 ft. 4 ins. down. Automatic pump. Consumption 5,000 g.p.h. in the works.

Analysis, December, 1953:

pH value	7.2	
Alkalinity to methyl orange	255	pts.per millior
Total hardness	312	"
Calcium "	210	"
Chlorides	28	"
Silica	14	"

Appearance of water: colourless byt containing a small amount of yellowish-brown insoluble matter. A soft, pale brown deposit forms on the pump which is taken up regularly for cleaning and overhaul. ~~Analysis=1944.~~

Analysis, 1944:

Silica	0.45	grains per gallon.
Oxide of iron	0.1	"
Calcium carbonate.	15.00	"
Magnesium carbonate.	5.33	"
Sodium bicarbonate.	2.71	"
Sodium sulphate	1.21	"
" chloride	4.09	"
Hardness	21.32	"
Free CO_2	3.90	"
pH value	7.28	
Suspended matter	0.55	"

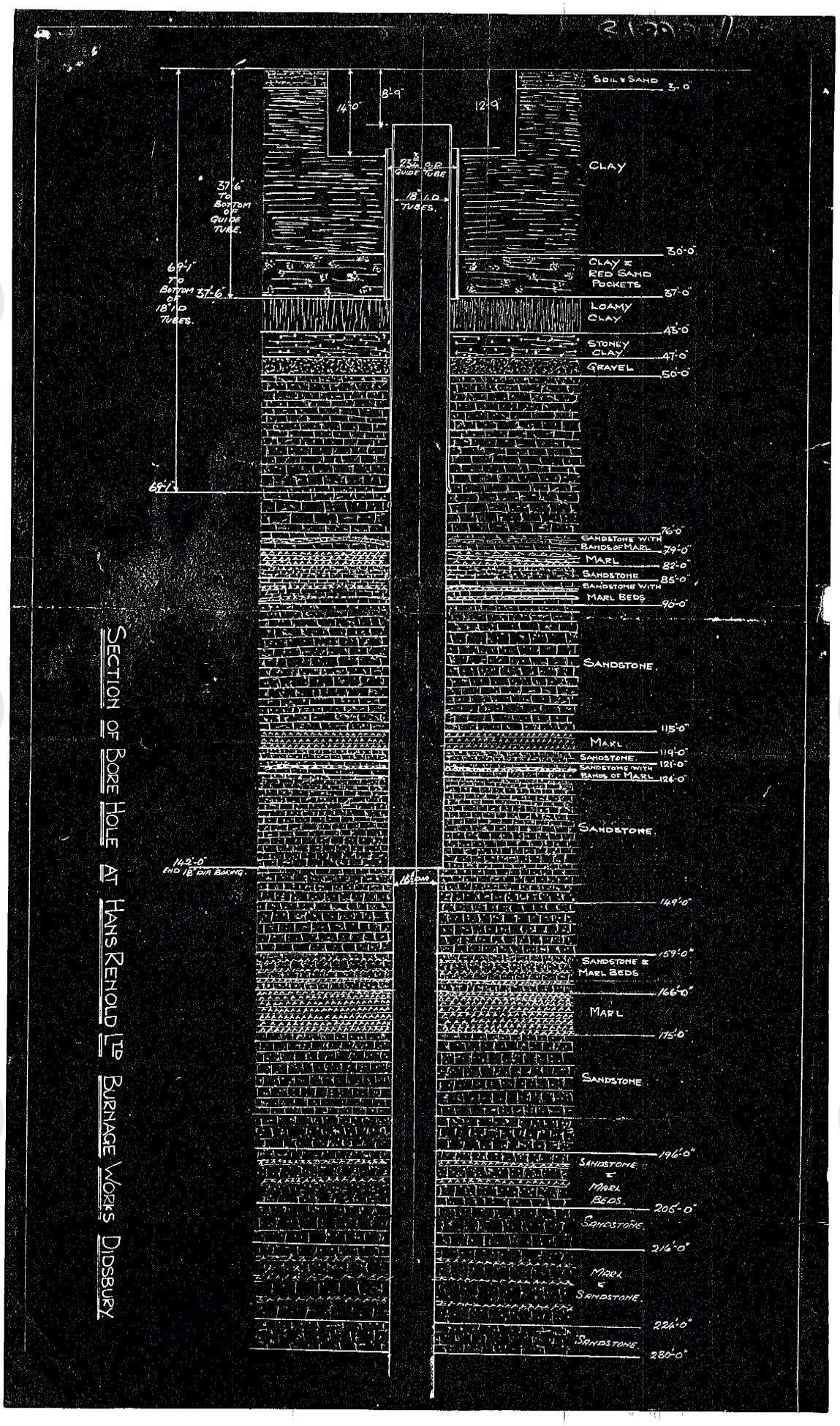
Thruplus to be

SJ 89 SE/20 D. 14/5/89

Contact BGS: ngdc@bgs.ac.uk

British Geological Survey

BGS ID: 865698 : BGS Reference: SJ89SE20
British National Grid (27700) : 386373,391393



Contact BGS: ngdc@bgs.ac.uk

British Geological Survey

BGS ID: 865713 : BGS Reference: SJ89SE35
British National Grid (27700) : 386212,391421

RECORD OF WELL (SHAFT OR BORE)

SJ89SE35/16

At Penlods & Coventry Clan Co.

Town or Village Didsbury Nr. Manchester.

County LANCASHIRE Six-inch quarter sheet 111 SE

For Mr.

Exact site of well See site map Lancashire 111 SE. (Attach a tracing from a map, or a sketch-map, if possible.)

Level of ground surface above sea-level (O.D.) feet.

Is well-top at ground level? If not, state how far above / below ; feet.

Shaft ft., diameter ft. Details of headings

Bore ft. ; diameter of bore : at top ins. ; at bottom ins.

Lengths, diameters, perforations, etc., of lining tubes 30½ x 20 ins; 4' below surface
75½ x 18 ins; 8 ft " "

Water struck at depths, below well-top, of (feet)

TEST DETAILS

Month

Year

Rest-level of water 48 ft. above / below well-top. Suction at ft. Yield on hours' / days'

pumping 15,880 gallons per (max. capacity of pump g.p.h.),

with depression of 61 feet. Recovery to in mins. / hours.

P.W.L 109

WORKING CONDITIONS

Rest-level of water in (month), (year), ft. above / below well-top.

Highest " in (month), (year), ft. above / below "

Lowest " in (month), (year), ft. above / below "

Suction at ft. Rate of pumping galls. per for hours per day.

with average depression of ft. Recovery to in mins. / hours

Quality of water (*attach copy of analysis if available*)

Well made by O. ISLER & Co. LTD. Date of well May-Oct 1943

Information from BEAR LANE, SOUTHWARK LONDON, S.E.1

ADDITIONAL NOTES.

LOG OF STRATA OVERLEAF.

GEOLOGICAL SURVEY AND MUSEUM, SOUTH KENSINGTON, LONDON, S.W.7.

Date received.	G.S.M. Office File No.	1" N.S. Map No.	1" O.S. Map No.	Site marked (use symbol) on 1" Map.	on 6" Map.
Oct 1945					

(17208) Wt.42901/0877 10,000 2/41 A.& E.W.Ltd. Gp.686

Contact BGS: ngdc@bgs.ac.uk

British Geological Survey

BGS ID: 865713 : BGS Reference: SJ89SE35
British National Grid (27700) : 386212,391421

For Survey use only GEOLOGICAL CLASSIFICATION	49 NATURE OF STRATA. If measurements start below ground surface, state how far...	THICKNESS Feet	THICKNESS Inches	DEPTH Feet	DEPTH Inches
	Made ground	5		5	
	Brown clay	24		9	
	Sandy clay and pebbles	9		38	
	Red sst & thin beds of marl	16		54	
	Red " + pebbles	6		60	
	" "	9		69	
	Soft " & pebbles	3		72	
	Yellow sst	24		96	
	Red sst + pebbles	75		171	
	Mottled sst	14		185	
	Red sst & pebbles	163		348	
	Red marl		6	348	6
	" sst & pebbles	4		352	6

Contact BGS: ngdc@bgs.ac.uk

British Geological Survey

BGS ID: 865713 : BGS Reference: SJ89SE35
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SJ89SE35

16

W. S. Ltd. 2,000/4/37

C. ISLER & Co., LTD.,
ARTESIAN & CONSULTING WELL ENGINEERS
BEAR LANE, SOUTHWARK, S.E.1.

Telegraphic Address: "ISLER, LONDON."
Telephone No.: WATERLOO 7044 (3 lines).

BIRMINGHAM BRANCH: 93, Broad Street.
LEEDS BRANCH: Bardon Chambers, King Street.

CHART

of Borehole at Renolds & Coventry Chain Co. Ltd.
Didsbury,
MANCHESTER.

Bored by ..... Date Commenced May 25th 19 43

Water Levels: Standing 48 Ft. Pumping 109 Ft. ,, Completed 19

Supply 16,140 Galls. per hour Analysis if made .....

Lined with 30 Ft. 4 Ins. of 20 Ins. Tubes 4 Ft. ~~bore~~ below Surface.
75 4 18 8 ins.

Boring Stage above / below Ground or Street Level ..... Ft. Height above Sea Level ..... Ft.

Stratum	Thickness.		Total.		Water level Rods in	Water level Rods out
BOREHOLE No.						
Made ground.	5	-	5	-		
Brown clay.	24	-	29	-		
Sandy clay and pebbles.	9	-	38	-		
Red Sandstone & thin beds of marl.	16	-	54	-		
Sandstone and pebbles.	6	-	60	-		
Red sandstone.	9	-	69	-		
Soft sandstone and pebbles.	3	-	72	-		
Yellow sandstone.	24	-	96	-		
Red sandstone and pebbles.	75	-	171	-		
Mottled sandstone.	14	-	185	-		
Red sandstone and pebbles.	163	-	348	-		
Red marl.		6	348	6		
Red sandstone and pebbles.	4	-	352	6		

Contact BGS: ngdc@bgs.ac.uk

British Geological Survey

BGS ID: 865713 : BGS Reference: SJ89SE35
British National Grid (27700) : 386212,391421

(*1192.) Wt.30370/0370 10,000 9/39 A.& E.W.Ltd. Gp.685

Name and Number of Shaft or Bore given by Geological Survey: SJ 89 SE 35 (90)

County Lancashire (1)

6" Quarter Sheet 111 SE/16

Boring for water at

Messrs Rewold & Coventry Chain Co. Ltd.

Rewold Works

DIDSBURY

nr Manchester

Geological Classification	Description	Thickness			Depth	
	1" map: 98 (Stockport).					
	6" map: Lancashire 111SE (=Cheshire 105W).					
	The works are 300 yds. E.S.E. of Burnage Railway Station. L.M.S. (Manchester to Wilmslow Branch)					
	Actual site of bore shown on plan attached.					
	Surface. Approximately 150ft. O.D.					
	Boring made by Messrs C. Isles & Co.					
	Cores examined by D.A. Wray. 1/IX/1943.					
	18-inch diameter cores.					
Glacial 38ft.	Made ground	–	5	0	– 5	0 (1.52m)
	Brown clay	–	24	0	– 29	0 (8.83m)
	Sandy clay and pebbles	–	9	0	– 38	0 (11.58m)
Bunter Pebble Beds 314ft. 6ins.	Red sandstone and thin beds of marl	–	16	0	– 54	0 (16.45m)
	Red even-grained sandstone with occasional rounded quartzite pebbles	–	22	0	– 76	0 (23.14m)
	Red even-grained sandstone with very abundant rounded quartzite pebbles and very occasional rounded chocolate coloured marl pellets	–	4	0	– 80	0 (24.38)
	Red sandstone with occasional quartzite pebbles	–	10	0	– 90	0 (27.43m)
	Red sandstone with occasional quartzite pebbles and numerous hardened (barytic?) concretions scattered throughout it	–	24	0	– 114	0 (34.74m)
	Red sandstone with very occasional small quartzite pebbles	–	6	0	– 120	0 (36.57m)
	Red sandstone with very occasional quartzite pebbles, strongly false bedded	–	10	0	– 130	0 (39.62m)
	Even grained red sandstone with scattered quartzite pebbles	–	24	0	– 154	0 (46.93m)
	Thin parting of chocolate coloured marl	–	–	0½	– 154	0½ (46.99m)
	Red sandstone with occasional quartzite pebbles	–	15	11½	170	0 (51.81m)

Contact BGS: ngdc@bgs.ac.uk

British Geological Survey

BGS ID: 865713 : BGS Reference: SJ89SE35
British National Grid (27700) : 386212,391421

(*11932) Wt.30370/0370 10,000 9/39 A.& E.W.Ltd. Gp.685

Name and Number of Shaft or Bore given by Geological Survey: Renold Works Bore (continued) SJ89SE35 (6)

County: Lancashire (2)

Quarter Sheet 1775 E/16

Geological Classification	Description	Thickness			Depth		
	Red sandstone with occasional quartzite pebbles and numerous oblique joint planes	-	4	0	-	174	0 (53.03m)
	Red sandstone with occasional rounded quartzite pebbles scattered throughout	-	61	0	-	235	0 (71.62m)
	Red sandstone with very abundant quartzite pebbles and rather coarser in grain	-	2	0	-	237	0 (72.23m)
	Red sandstone with scattered quartzite pebbles	-	6	0	-	243	0 (74.06)
	Band of red sandstone, coarse in grain and with very abundant rounded quartzite pebbles	-	1	0	-	244	0 (74.37m)
	Red sandstone with occasional quartzite pebbles	-	46	0	-	290	0 (88.39m)
	Red even grained sandstone with scattered pebbles throughout	-	20	0	-	310	0 (94.48m)
	Rather coarser grained sandstone with scattered quartzite pebbles and pellets of chocolate coloured marl	-	1	0	-	311	0 (94.79m)
	Even finer grained red sandstone with occasional quartzite pebbles	-	1	0	-	312	0 (95.09m)
	Coarser grained red sandstone with fairly abundant quartzite pebbles throughout	-	6	0	-	318	0 (96.92m)
	Finer grained Red sandstone with layers of quartzite pebbles at several horizons	-	14	0	-	332	0 (101.19m)
	Coarser grained red sandstone, quartzite pebbles relatively common throughout	-	8	0	-	340	0 (103.63m)
	Finer grained red sandstone with occasional quartzite pebbles	-	3	0	-	343	0 (104.54m)
	Rather coarse grained pebbly sandstone	-	5	0	-	348	0 (106.07m)
	Fine chocolate coloured marl or mudstone, unbedded	-	-	6	-	348	6 (106.22m)
	Coarser grained red sandstone with abundant quartzite pebbles, occasional marl pellets and pebble of felspathic sandstone	-	4.0		-	352	6 (107.46m)

Rawtenstall Pebble Beds 314 ft. thick.

18/IX/1943

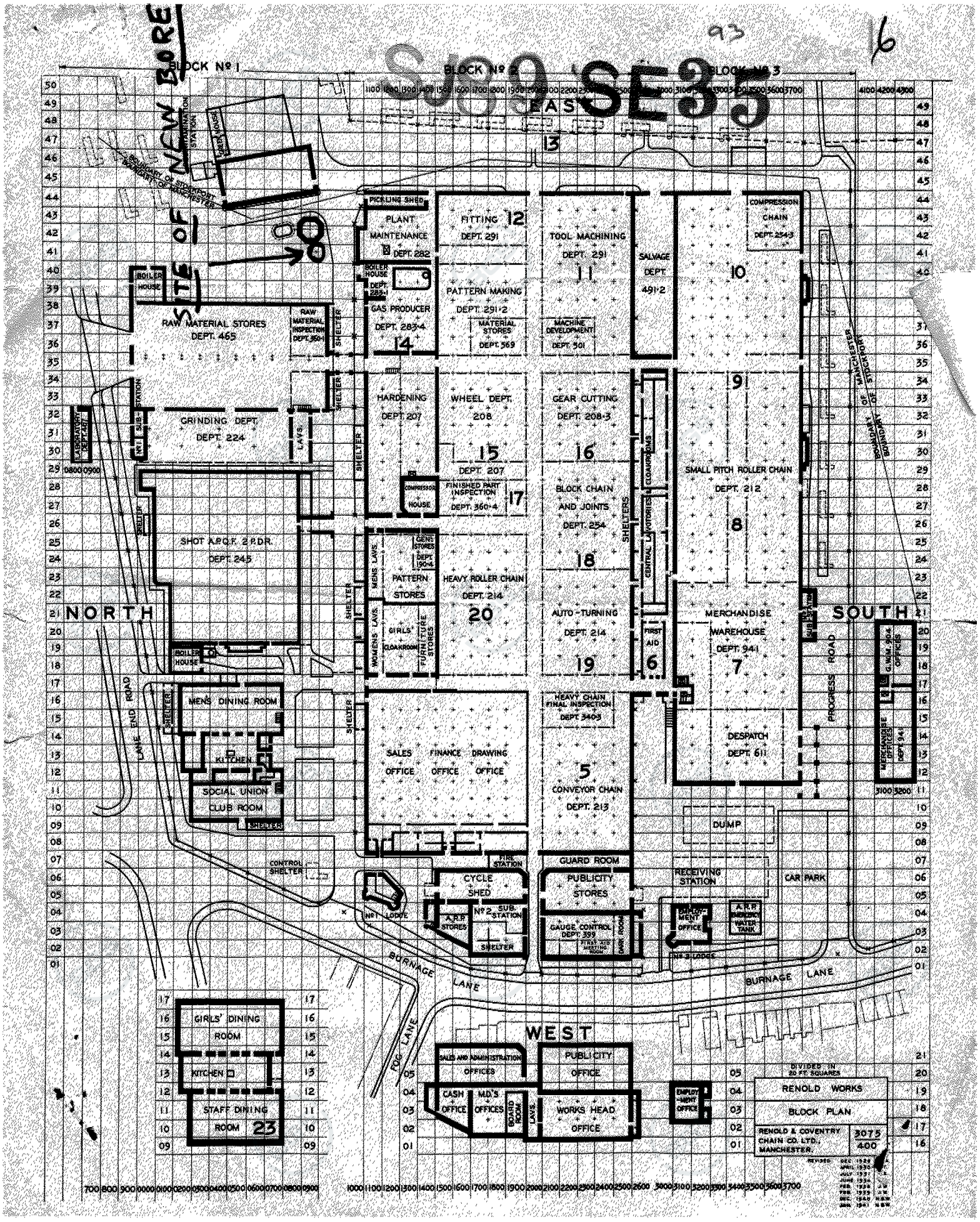
Mr Waine Engineer, Renold & Coventry Chain Co

Mr Bradshaw. Assistant Engineer.

Contact BGS: ngdc@bgs.ac.uk

British Geological Survey

BGS ID: 865713 : BGS Reference: SJ89SE35
British National Grid (27700) : 386212,391421



Contact BGS: ngdc@bgs.ac.uk

CLIENT	JOB NO	LOCATION	BOREHOLE NO
T.S.C.	C9728	GMN 0174 – RAILWAY EMBANKMENT	BH1
DATE: AUGUST 1998 / SCALE: 1 to 50	BORING METHOD: DYNAMIC SAMPLING		Sheet: 1

Drilling & Casing Progress	SAMPLE/TEST Type & No.	SAMPLE/TEST Depth(M)	SPT N – value or COHESION	DESCRIPTION	O D LEVEL	LEGEND	DEPTH
7TH				MADE GROUND – Coarse grass and black topsoil.			0.0
				MADE GROUND – Poor quality concrete.			0.15 / 0.25
				MADE GROUND – Loose dark brown/black sandy subsoil with some fine to coarse gravel and brick fragments.			0.90
				MADE GROUND – Loose dark brown/black, occasionally red, claybound soily sand with traces of coal.			1.40
7TH				Initially loose, medium to dark red/orange fine to medium grained SAND becoming more competent with depth.			3.00

DUNELM DRILLING CO
0191 626 2634 FAX 0191 617 0086

BOREHOLE LOGSHEET

Water Observations, Remarks, Etc
Borehole dry.

CLIENT	JOB NO	LOCATION	BOREHOLE NO
T.S.C.	C9728	GMN 0174 – RAILWAY EMBANKMENT	BH2
DATE: AUGUST 1998 / SCALE: 1 to 50	BORING METHOD: DYNAMIC SAMPLING		Sheet: 1

Drilling & Casing Progress	SAMPLE/TEST Type & No.	SAMPLE/TEST Depth(M)	SPT N – value or COHESION	DESCRIPTION	O D LEVEL	LEGEND	DEPTH
7TH				MADE GROUND – Coarse grass and black topsoil.			0.0 0.10
				MADE GROUND – Loose dark brown/black sandy very clayey/claybound subsoil with some fine to coarse gravel and occasional brick and concrete fragments.			1.00
				MADE GROUND – Loose dark brown/black, occasionally red, claybound slightly soily silty and with traces of coal.			1.50
7TH				Initially loose, medium to dark red/orange fine to medium grained SAND becoming more competent with depth.			2.80

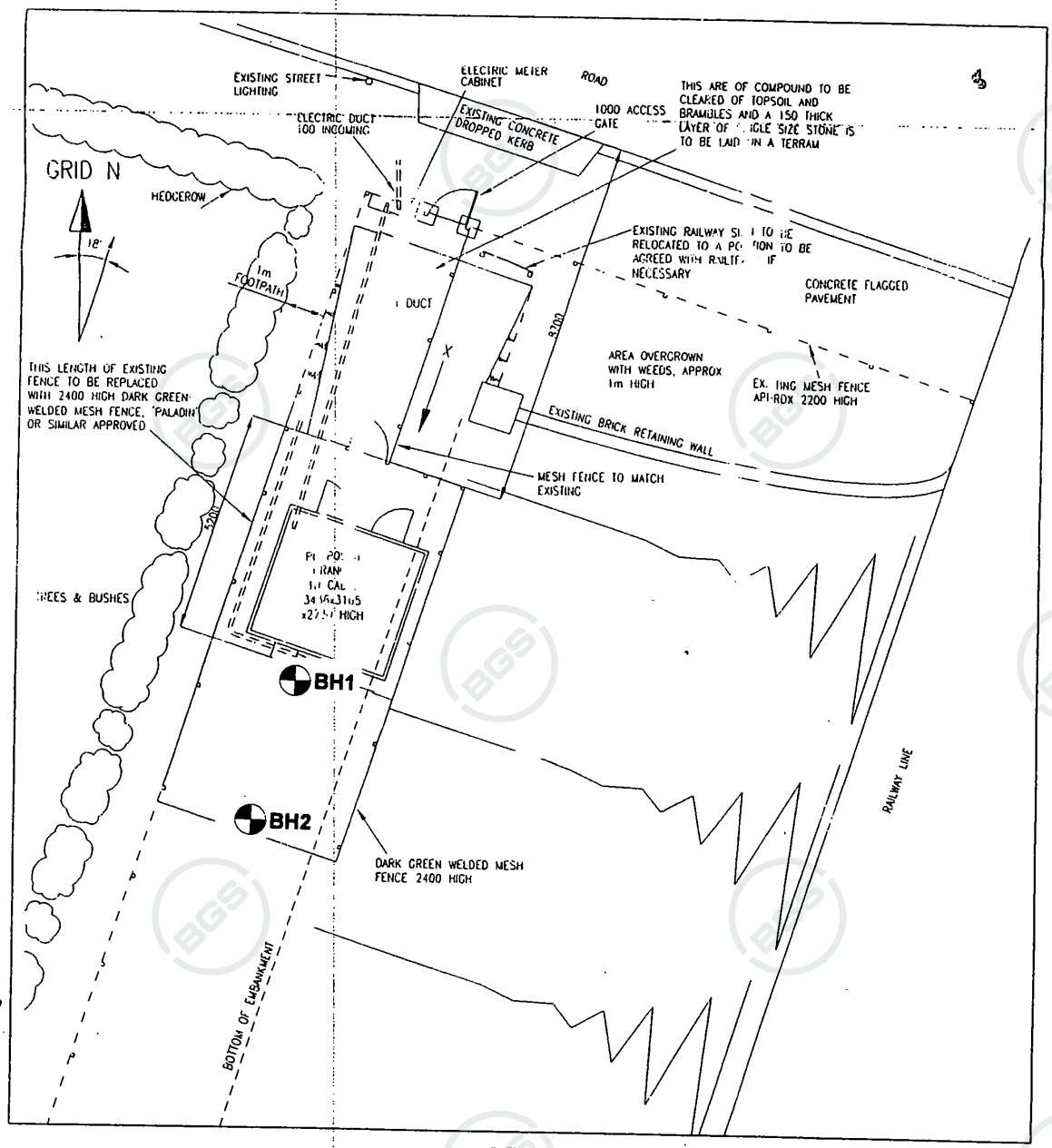
DUNELM DRILLING CO
0191 626 2634 FAX 0191 617 0086

BOREHOLE LOGSHEET

Water Observations, Remarks, Etc
Borehole dry.

British Geological Survey

BGS ID: 20048035 : BGS Reference: SJ89SE861
British National Grid (27700) : 385800,391776



SITE LAYOUT
SCALE 1:100

A1 ORIGINAL

INCHES
0 1 2
0 10 20 30 40 50 60 70
MILLIMETRES

REV	DESCRIPTION	SITE CONTROLLER	DATE	DESIGN	DATE
C	SITE COMPOUND RE-DESIGNED	[illegible]	19.3.98	GC	19.3.98
B	MINOR AMENDMENTS TO SITE PLANS	RS	7.12.97	GC	4.12.97
A	SECURITY FENCE AMENDED	RS	25.9.97	GC	25.9.97
0	PROVISIONAL ISSUE	RS	25.7.97	GC	25.7.97

SCALE	AS SHOWN	DRAWN	DJC.	SITE CONTROLLER	R.S.	DESIGNER	G.C.
		DATE	24.7.97	DATE	25.7.97	DATE	25.7.97

SITE ADDRESS
BRAYSIDE R(
BURNAGE
DIDSBURY
MANCHESTER

Contact BGS: ngdc@bgs.ac.uk

Appendix F: Zetica UXO Risk Map

UNEXPLODED BOMB RISK MAP

SITE LOCATION

Location: M19 1WA,
Map Centre: 385990,391589



This map principally indicates a hazard from Unexploded Bombs (UXB) due to WWII bombardment. Other sources of Unexploded Ordnance (UXO) may be present. It should be noted that this map does not represent UXO risk and should not be reported as such when reproduced.

LEGEND

- **High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- **Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- **Low:** Areas indicated as having 15 bombs per 1000acre or less.

Miltary | **Industry** | **UXO find** | **Other**
Transport | **Docks** | **Luftwaffe targets**
Utilities | **Bombing decoy** | **Airfields**

How to use your Unexploded Bomb (UXB) risk map?

This map indicates the potential for UXBs to be present because of World War Two (WWII) bombing. It can be incorporated into a technical report, such as a Phase 1 Desk Study, or similar document as an indication of the potential for UXO encounter on a Site. Other sources of UXO may also be indicated, although note that these are not comprehensive and more detailed research is required to confirm their presence.

What if my Site is in a moderate or high density area?

We typically recommend that a detailed UXO desk study and risk assessment is undertaken for sites in an area with a moderate or high bombing density.
Additionally, if your site is in close proximity to a strategic target, military establishment, airfield or bombing decoy, then additional detailed research is recommended.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirm that there is a low potential for UXO to be present on your site, then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

If you are unsure whether other sources of UXO may be present, you can request one of our pre-desk study assessments (PDSA) by emailing a site boundary and location to pdsa@zetica.com.

You should never plan site work or undertake a risk assessment using these maps alone. More detail is required, to include an assessment of the likelihood of a source of UXO hazard from other military activity not reflected on these maps.

If I have any questions, who do I contact?

tel: +44 (0) 1993 886682 **email:** uxo@zetica.com **web:** www.zeticauxo.com

The information in this UXB risk map is derived from a range of sources and should be used with the accompanying notes on our website.

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