

MANCHESTER BUSINESS PARK, AVIATOR WAY

FLOOD RISK ASSESSMENT

Project No: 2501-01

December 2025

Rev: P02

MBP-REN-00-ZZ-RP-C-00001

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Author **SELVANA AHMAD**
BEng

Date **21.11.2025**

Approved **PATRICK CLAYTON**
CEng MIStructE AMICE

Date **21.11.2025**

Contact Details:

2nd Floor Tribeca House, 21-27 Dale Street,

Manchester M1 1EY

t: 0161 393 6509

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CONTENTS

1.0 INTRODUCTION ***1***
1.1 Purpose of this Report *1*
2.0 THE SITE ***2***
2.1 Site Location *2*
2.2 Site Description *2*
2.3 Existing Site Drainage *3*
2.4 Geology *3*
2.5 Hydrogeology & Hydrology *4*
2.6 Proposed Development *4*
3.0 SUITABILITY OF DEVELOPMENT PROPOSALS ***5***
3.1 National Planning Policy *5*
3.2 Flood Risk Vulnerability *5*
3.3 Flood Zone Compatibility *5*
3.4 Application of Sequential Test *6*
3.5 Exception Test *7*
4.0 SURFACE OF FLOODING ***8***
4.1 Flood Map for Planning (Rivers and Seas) *8*
4.2 Flooding from Land (Pluvial Flooding) *9*
4.3 Flooding from Groundwater *10*
4.4 Flooding from Sewers *12*
4.5 Flooding from Reservoirs *13*
4.6 Summary of Flooding Risks *14*
5.0 DRAINAGE STRATEGY ***15***
5.1 Drainage Hierarchy *15*
5.2 Climate Change *15*
6.0 CONCLUSION ***16***
7.0 REFERENCES ***17***

APPENDIX A – TOPOGRAPHICAL SURVEY
APPENDIX B – UNITED UTILITIES SEWER MAP
APPENDIX C – HISTORICAL MAPPING
APPENDIX D – PROPOSED DEVELOPMENT PLANS
APPENDIX E – GROUNDWATER FLOODING MAPS
APPENDIX F – SUSCEPTIBILITY TO SURFACE WATER FLOODING MAPS

1.0 INTRODUCTION

1.1 Purpose of this Report

This Site-Specific Flood Risk Assessment (FRA) has been prepared for proposed development at Unit 2000, Aviator Way, near Manchester Airport, Greater Manchester, M22 1GE.

The assessment investigates the potential flood risk impacts of the proposed development in accordance with the National Planning Policy Framework (NPPF) and supporting Planning Practice Guidance.

This FRA is considered proportionate to the degree of flood risk and to the scale, nature and location of the development. This FRA has been prepared in accordance with non-statutory technical standards for sustainable drainage and NPPF climate change allowances.

2.0 THE SITE

2.1 Site Location

The site is located at Manchester Business Park, Aviator Way, Wythenshawe, Manchester.

The site location is described below:

- Post Code M22 1GE
- OS X (Easting) 382628
- OS Y (Northing) 385633

The site location is illustrated in Figure 2.1 below



Google Earth 2025

Figure 2.1: Site Location

2.2 Site Description

The development site is circa 3.210 hectares and currently comprises undeveloped grassland with dense vegetation nearer to the site boundaries.

The Site is bounded to the north by residential housing along Thornsgreen Road, to the east by existing Manchester Business Park office units, to the south by Aviator Way and the A555 Ringway Road West, and to the west by Woodhouse Lane and existing Manchester Business Park units beyond this.

The site elevation varies between circa +70.1m AOD to the northwest corner of the site rising to +72.5m AOD to the southeast corner of the site.

Refer to Appendix A for the Existing Site Topography.

2.3 Existing Site Drainage

Manchester Business Park is considered to be an entirely permeable greenfield site due to the lack of previous development.

Several open land drains once ran across the site, as evidenced by historical mapping dating from the 1960s to the early 1990s. Some physical evidence of these drains can be found at the site boundary with Aviator Way.

The available United Utilities record plans indicate that the closest surface water, foul water or combined public sewers to the site are:

- A 150mm dia. foul water sewer in Aviator way to the south of the site.
- A 300mm private culverted watercourse within the site boundary to the northwest.
- A 300mm dia. combined sewer in Woodhouse Lane to the west of the site

Refer to Appendix B for United Utilities Sewer records.

Refer to Appendix C for Historical Map Data.

2.4 Geology

BGS mapping does not display any made ground deposits on site, however based on the historical mapping and the development that has historically taken place, made ground deposits are likely to be present.

The deeper solid geology is indicated to be part of the Bollin Mudstone Member of the Sidmouth

Mudstone Formation, which typically comprises mudstone.

Two faults are shown 37m and 48m to the east, trending broadly north – south and running parallel to the eastern boundary. Any movements associated with this fault should now have stopped.

The site is indicated to be predominantly underlain by Till. This stratum typically comprises mixed clay, sand and gravel (diamicton).

2.5 Hydrogeology & Hydrology

Based on the inferred geology, a summary of the Environment Agency aquifer designations is presented in the table below:

Stratum	Coverage	Aquifer Designation
Superficial Aquifer – Till	Full site	Secondary Aquifer (Undifferentiated). The classification is assigned where it is not possible to attribute either category A or B to the aquifer.
Bedrock Aquifer – Bollin Mudstone	Full Site	Secondary (B) Aquifer. Predominantly lower permeability layers which may store / yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts off the former non-aquifers.

Table 2.1–Environment Agency (EA) Aquifer Designations

The nearest active groundwater abstraction licence is not recorded within 2000m.

The nearest named watercourse is the River Bollin (approximately 2km to the south).

The nearest surface water abstraction licence is not noted within 2000m.

The closest active licenced discharge consent is located 241m southwest of the site, this is associated to the River Bollin and its nearby tributaries from Manchester Airport.

2.6 Proposed Development

The Proposed Development comprises of 9 no. Commercial B2 (General Industry) and B8 (Storage and distribution) units to form light industrial and ancillary office space, with associated landscaping works, access and car parking.

Refer to Appendix D for Proposed Development Plans

3.0 SUITABILITY OF DEVELOPMENT PROPOSALS

3.1 National Planning Policy

The National Planning Policy Framework (NPPF) and the accompanying Planning Practice Guidance (PPG) aim to ensure that flood risk is taken into consideration at all stages of the planning process and advocates the use of a risk-based 'Sequential Test' to preferentially locate development in areas with a low risk of flooding. Where development is necessary in high-risk areas, the NPPF aims to ensure that the development is safe without increasing flood risk through the application of the Exception Test.

The PPG, defines the levels of flood risk within England as follows:

- Flood Zone 1 - Low Probability - Land having less than a 1 in 1,000 annual probability of river or sea flooding.
- Flood Zone 2 - Medium Probability - Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.
- Flood Zone 3a - High Probability - Land having a 1 in 100 or greater annual probability of river flooding; or having a 1 in 200 or greater annual probability of sea flooding.
- Flood Zone 3b - Functional Floodplain - Land where water has to flow or be stored in times of flood.

The PPG states that a site-specific FRA is required for all new development proposals located in Flood Zones 2 and 3, and for any proposal of 1 hectare or greater regardless of its flood zone classification. The flood zones as described above are shown on the Environment Agency's (EA) Flood Map for Planning, available online.

Annex 3 of the NPPF classifies development types based on their vulnerability to flooding, ranging from 'Essential Infrastructure' which has to be operational in times of flood, through 'Highly Vulnerable' (e.g. emergency service stations), 'More Vulnerable' (e.g. residential dwellings and establishments), 'Less Vulnerable' (e.g. offices/retail), to 'Water Compatible' development (e.g. open space, docks, marinas and wharves).

Table 2 of the PPG indicates which 'vulnerability classes' are acceptable in each of the Flood Zones, and when the Exception Test should be applied. This is reproduced as Table 3.1 below.

3.2 Flood Risk Vulnerability

The Flood Risk Vulnerability Classification has been determined in accordance with Planning Practice Guidance, Flood Risk and Coastal Change. For multi-occupancy sites, the Flood Risk Vulnerability should be based upon the most vulnerable part of the site. The Flood Risk Vulnerability Classification is 'Less Vulnerable', which includes 'Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure'.

3.3 Flood Zone Compatibility

The Flood Zone Compatibility has been reviewed in accordance with Planning Practice Guidance, Flood Risk and Coastal Change, paragraph 079.

Flood Zones	*Flood Risk Vulnerability Classification*				
	Essential infrastructure	Highly vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test Required	✓	✓	✓
Zone 3a	Exception Test Required	×	Exception Test Required	✓	✓
Zone 3b	Exception Test Required	×	×	×	✓*

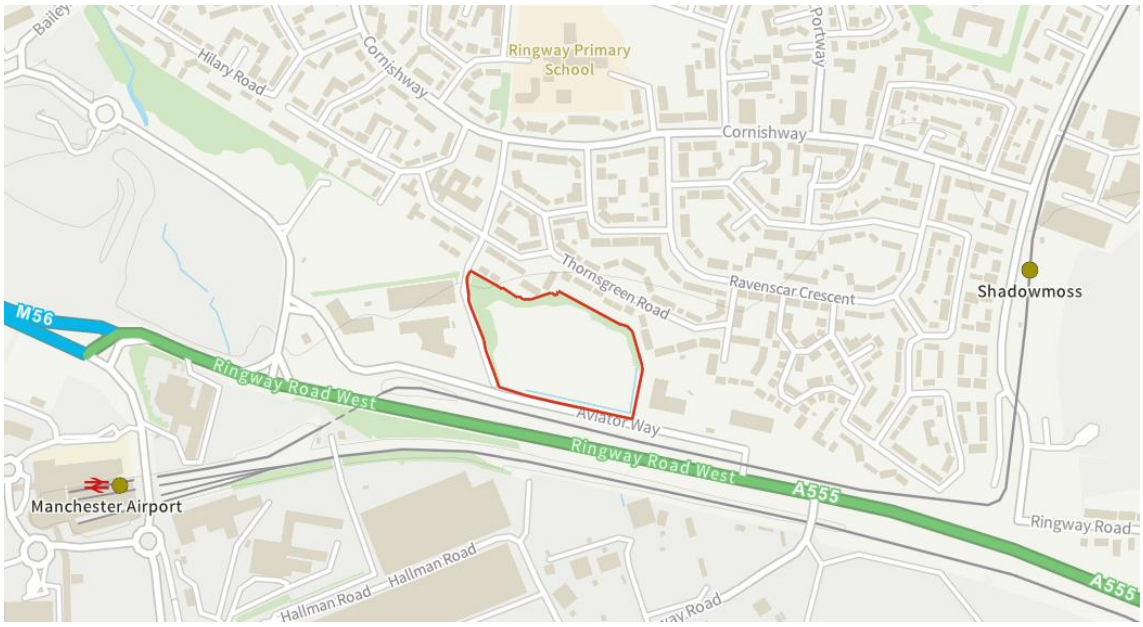
Table 3.1: Flood Risk Vulnerability and Flood Zone Compatibility Key

Key:

✓ Development is appropriate

✗ Development should not be permitted

According to EA flood maps, the site is located within Flood Zone 1. The vulnerability classification is 'Less Vulnerable'. Therefore, based on the guidance presented in Table 4.1 above, the proposal is considered to be appropriate in accordance with Planning Practice Guidance.



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Figure 3.1: EA Flood Map for planning – Flood Zones

3.4 Application of Sequential Test

The Sequential Test, as set out in the NPPF, aims to steer developments to areas with the lowest risk of flooding.

A sequential test is required for major and non-major development if any proposed building, access and escape route, land-raising or other vulnerable element will be:

- in Flood Zone 2 or 3
- in Flood Zone 3b and the development is not incompatible
- within Flood Zone 1 but is at increased risk of flooding from rivers or sea during its lifetime
- within Flood Zone 1 and the site is at risk of flooding from surface water

- in Flood Zone 1 and the LPA's SFRA shows it will be at increased risk of flooding during its lifetime
- subject to sources of flooding other than rivers or sea

Paragraph 027 of the Planning Practice Guidance notes that a proportionate approach should be taken where a site-specific flood risk assessment demonstrates clearly that the proposed layout, design, and mitigation measures would ensure that occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development (therefore addressing the risks identified e.g. by Environment Agency flood risk mapping), without increasing flood risk elsewhere, then the Sequential test need not be applied.

The site is located within Flood Zone 1 and is not at risk of flooding from other sources during its lifetime except surface water. The surface water flood risk will, however, be mitigated by the proposed drainage network that will manage run-off and restrict flows to the sewer network. It is therefore not necessary to apply the Sequential test.

3.5 Exception Test

As stated in paragraph 177 of the NPPF, the Exception Test is applied after the sequential test has concluded, in cases where it is not possible for development to be located in areas with a lower risk of flooding. The need for the exception test depends on the potential vulnerability of the site and of the development proposed, in line with the Flood Risk Vulnerability Classification set out in the NPPF, Annex 3.

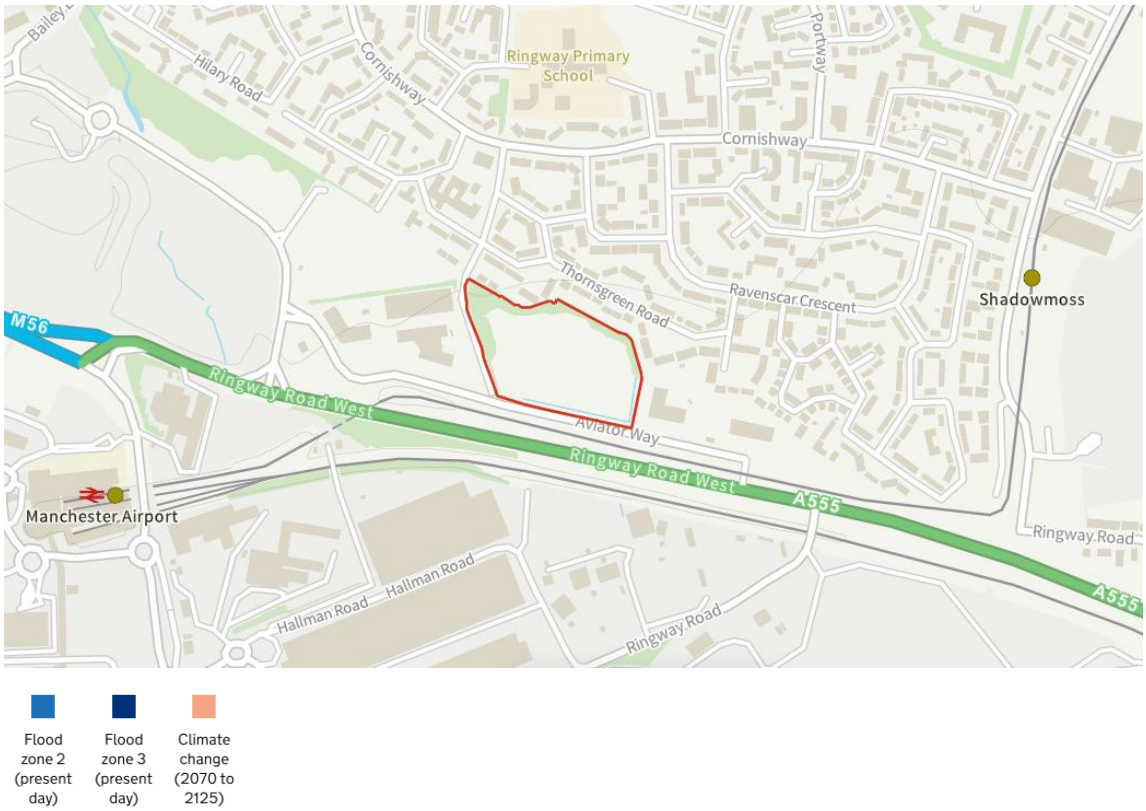
Section 4.2 of this report classifies the proposed land use at Forth Goods Yard as a 'More Vulnerable' development in accordance with Annex 3. Table 4.1 indicates that a 'More Vulnerable' development within Flood Zone 1 is appropriate, and it is therefore not necessary to apply the Exception Test.

4.0 SURFACE OF FLOODING

4.1 Flood Map for Planning (Rivers and Seas)

Fluvial flooding occurs when high flows exceed the capacity of the river channel and spill out onto the floodplain, usually after a period of prolonged or heavy rainfall.

The Environmental Agency (EA) Flood Map for planning (rivers and sea) has been reviewed (Figure 4.1). The site falls completely within Flood Zone 1; land assessed as having a less than 1 in 1,000 annual probabilities of river or sea flooding (<0.1%). The risk of flooding from rivers and sea is therefore very low.



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Figure 4.1: EA Flood Map for Planning – River and Sea with Defences Flood Extent Climate Change

4.2 Flooding from Land (Pluvial Flooding)

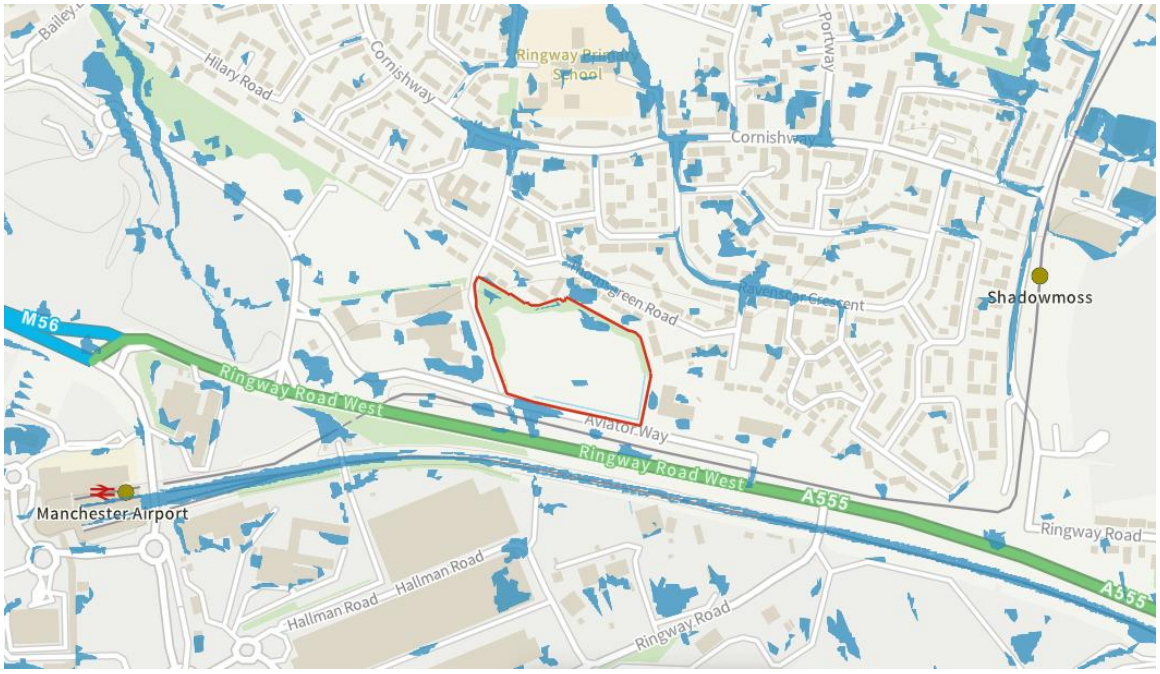
This type of flooding can be difficult to predict, much more so than river or sea flooding as it is hard to forecast exactly where or how much rain will fall in any storm.

The EA Map flood map for planning showing the risk of flooding from surface water for the 1-in-100-year event is presented in Figure 4.2 below and the 1-in-30-year event is shown in Figure 4.3. As illustrated by these figures, the site is typically at very low (<0.1%) risk of surface water flooding. However, some areas show a low (between 0.1% and 1%) chance of surface water flooding each year.

Figure 4.3 shows that there are some areas of medium (between 1% and 3.3%) risk of surface water flooding.

These maps are not definitive and is based on the best information available to the EA, such as ground levels and drainage.

To mitigate any risk associated with surface water flood risk, the new development will have a dedicated surface water drainage network which will provide surface water attenuation and reduce flows to the public sewer network. In addition to this, external landscaping to fall surface water away from the buildings will reduce the consequence of localised flooding should it occur.



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Figure 4.2: EA Flood Map for Planning – 1 in 100 Year Surface Water Flood Extent



Figure 4.2: EA Flood Map for Planning – 1 in 100 Year Surface Water Flood Extent

4.3 Flooding from Groundwater

Groundwater flooding tends to occur sporadically in both location and time. When groundwater flooding does occur, it tends to mostly affect low-lying areas, below surface infrastructure and buildings (for example, tunnels, basements and car parks) underlain by permeable rocks (aquifers).

During site investigation, groundwater was encountered on site between 0.44m and 5.35m bgl.

The British Geological Survey indicates that there is a potential for groundwater flooding at the subject site, with a low-risk rating.

The Manchester, Salford and Trafford Councils Level 2 Hybrid SFRA and Manchester City Council Local Flood Risk Management Strategy indicate that the site is at risk of groundwater flooding. The general location of the Manchester Business Park site has been marked with a red square in Figure 4.3.

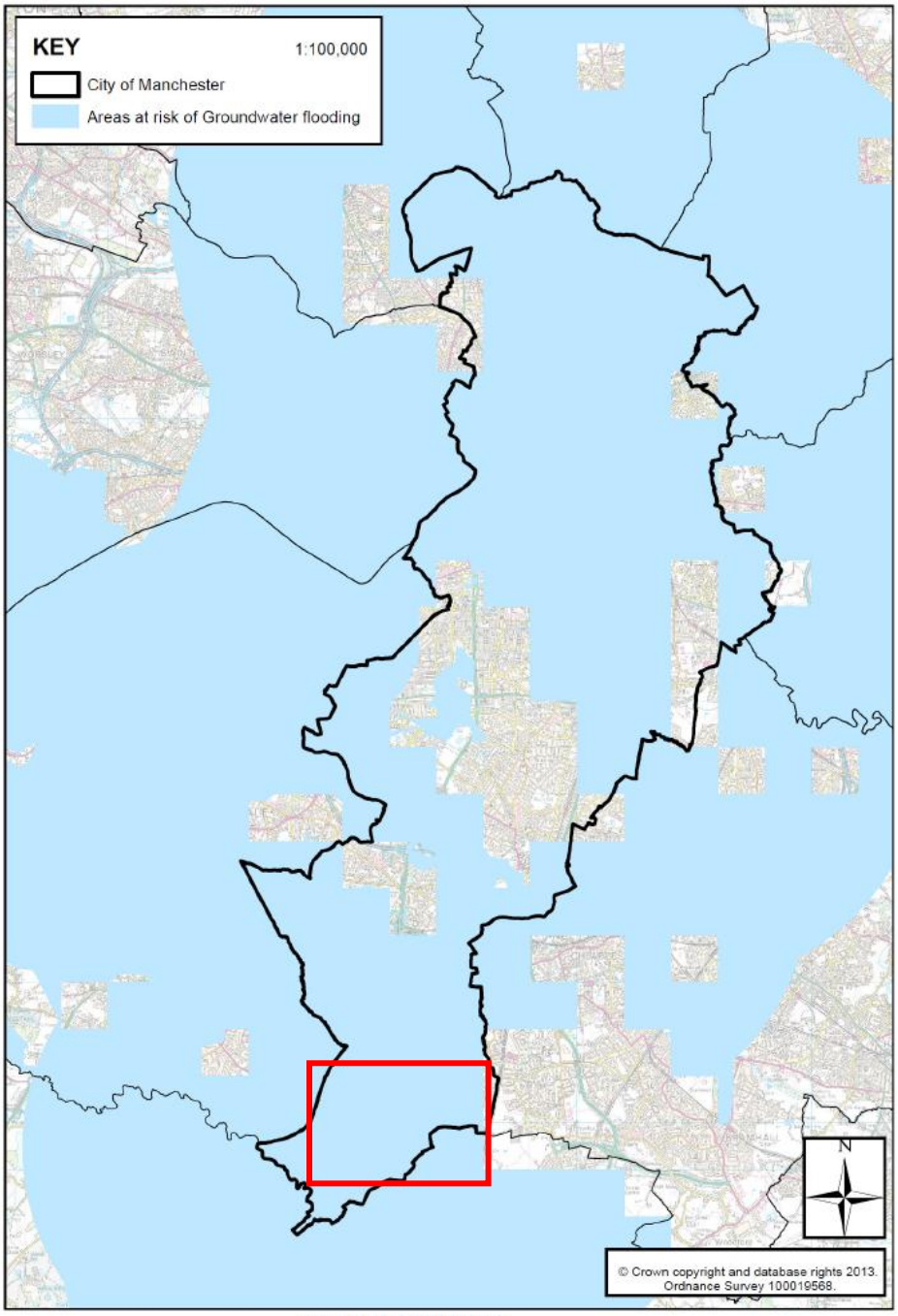


Figure 4: Groundwater

Figure 4.3: Manchester, Salford and Trafford Hybrid SFRA – Areas at Risk of Groundwater Flooding

However, the Manchester, Salford and Trafford Councils Level 2 Hybrid SFRA map of groundwater flooding shows that site is at a very low at risk of groundwater flooding.

See Appendix E for Level 2 SFRA Groundwater Flooding Maps.

Groundwater flooding risk is attributed to the poor rates of infiltration on site, as the ground is underlain by mostly firm to stiff clay with a low permeability.

The site is therefore considered to be at a low to moderate risk from groundwater flooding.

Any risk of groundwater flooding will be mitigated by a general increase in surface levels across the site, with finished floor levels being mostly placed above external ground levels. The design of external finishes with ensure that water will fall away from buildings.

4.4 Flooding from Sewers

Sewer flooding occurs when urban drainage networks become overwhelmed and maximum capacity is reached. This can occur if there is a blockage in the network causing water to back up behind it or if the sheer volume of water draining into the system is too great to be handled. This type of flooding tends to occur sporadically in both location and time. The majority of sewers are built to the guidelines within Sewers for Adoption. These sewers have a design standard to the 1 in 30-year flood event and therefore it is likely that most sewer systems will surcharge during rainstorm events with a return period greater than 30 years.

The Manchester, Salford and Trafford Councils Level 2 Hybrid SFRA Susceptibility to Surface Water Flooding map indicates that, although the majority of the site is indicated to be at no risk of surface water flooding, some areas to the north of the site have a low susceptibility of surface water risk.

See Appendix F for the Susceptibility to Surface Water Flooding map.

The United Utilities Strom Overflow Map indicates the location and status of all Combined Sewer Overflows (CSOs) in the local area. As can be seen in Figure 4.4 highlights the location of the Manchester Business Park site and the closest CSOs. There are no CSO sites within a 2km distance from the site, and therefore potential future discharges at these locations would not affect the development.

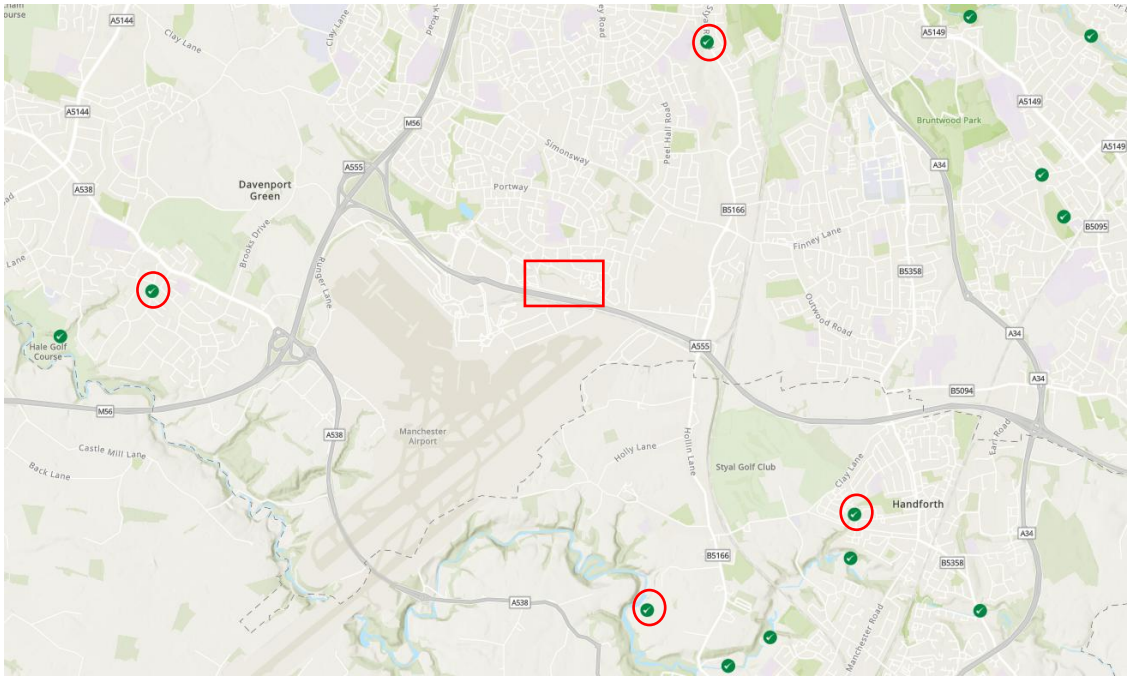


Figure 4.3: United Utilities – Storm Overflow Map Extract

The development proposals intend to reduce the rate of surface water discharge from the site and accommodate the balance of flows up to and including the 1-in-100-year critical event plus climate change allowance. This restriction and attenuation of flows will have a positive impact on the surrounding existing drainage and hence work to mitigate the long-term risk of flooding from sewers.

Based on the above, the risk of flooding from sewers can be considered to be low.

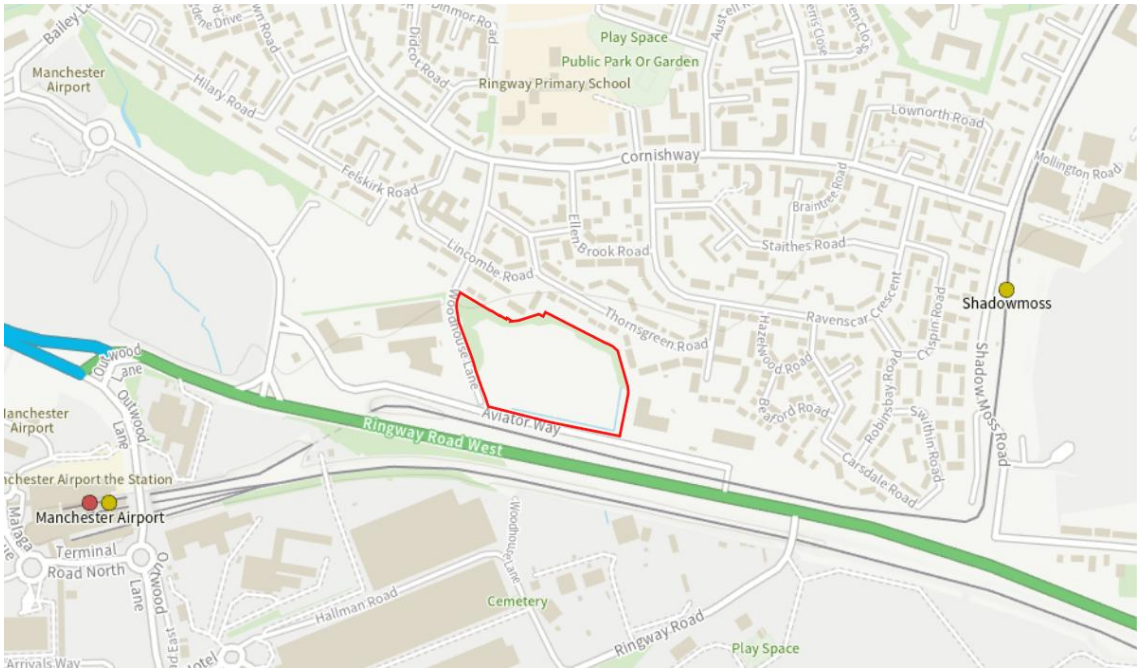
4.5 Flooding from Reservoirs

The Environment Agency Reservoir flood risk map indicates that the site is located outside of the maximum flood extent of a breach to any local reservoir. The site is therefore not considered to be at risk from this kind of flooding.

As the enforcement authority for the Reservoirs Act 1975 in England, the EA ensure that reservoirs are inspected regularly, and essential safety work is carried out.

Reservoir flooding is extremely unlikely to happen. There has been no loss of life in the UK from reservoir flooding since 1925. All large reservoirs must be inspected and supervised by reservoir panel engineers.

Based on all the above, the risk of flooding from a reservoir breach is considered to be low to negligible.



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Extent

When river levels are normal

When there is also flooding from rivers

Figure 4.3: Risk of Flooding from Reservoirs

4.6 Summary of Flooding Risks

Source	Flood Risk	Comments
Fluvial	Very Low	Proposed development located within flood zone 1
Pluvial	Low	New surface water drainage network and external landscaping to fall water away from buildings will mitigate against this type of flooding.
Sewers	Low	Site is shown to be at a low susceptibility of surface water flooding and there are no CSOs within 2km of the site.
Groundwater	Low-moderate	Site is shown to be at a moderate risk of groundwater flooding, with shallow groundwater encountered on site in site investigations. Risk of groundwater flooding will be mitigated by a general increase in surface levels across the site, with the design of external finishes with ensure that water will fall away from buildings.
Reservoirs	Very Low	Site is outside maximum extent of reservoir breach.

5.0 DRAINAGE STRATEGY

For detailed Drainage Strategy refer to renaissance Drainage Strategy document (MBP-REN-00-ZZ-RP-C-00002). A brief summary of the principles to be adopted is included below:

5.1 Drainage Hierarchy

In accordance with NPPF, runoff from the development shall be discharged to the following final destinations, to the maximum extent practicable, in accordance with the below hierarchy

- Priority 1: collected for non-potable use
- Priority 2: infiltrated to ground
- Priority 3: discharged to an above ground surface water body
- Priority 4: discharged to a surface water sewer, or another piped surface water drainage system
- Priority 5: discharged to a combined sewer

5.2 Climate Change

The post development discharge rates will include for an increase in the rainfall intensity of 40% and 45% for the 1 in 30-year and 1 in 100-year storm events respectively to allow for climate change. This is consistent with a design life for the development of 100 years, as outlined by the National Planning Practice Framework (NPPF).

6.0 CONCLUSION

The study has investigated alternative mechanisms for flooding at the site and has concluded that the site is not at risk of flooding and will not cause any increase in flood risk elsewhere once the development is operational.

The site is located within flood zone 1 and the probability of flooding is very low.

Development on the site is considered appropriate under the Planning Practice Guidance.

The site is typically at a low risk of flooding from surface water with some areas at medium risk. The sustainable drainage developments, including a new dedicated surface water drainage network and external landscaping, will mitigate the risk associated with surface water flooding.

The site is not at risk of flooding from reservoirs.

The site is considered to be at low to moderate risk of groundwater flooding. Methods of alleviating this risk will include a general increase in surface levels across the site and the design of external finishes to ensure that water will fall away from buildings.

Provided the recommendations outlined in this report are adopted as part of the development proposal and surface water runoff is managed effectively, the development is entirely appropriate on this site from a flood risk perspective.

7.0 REFERENCES

National Planning Policy Framework, Ministry of Housing Communities & Local Government, https://www.gov.uk/government/publications/national-planning-policy-framework--2, (February, 2025)

Planning practice guidance – Ministry of Housing Communities & Local Government, https://www.gov.uk/government/collections/planning-practice-guidance, (February, 2024)

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Flood Map for Planning, https://flood-map-for-planning.service.gov.uk/

Long term flood risk information, https://flood-warning-information.service.gov.uk/long-term-flood-risk/map

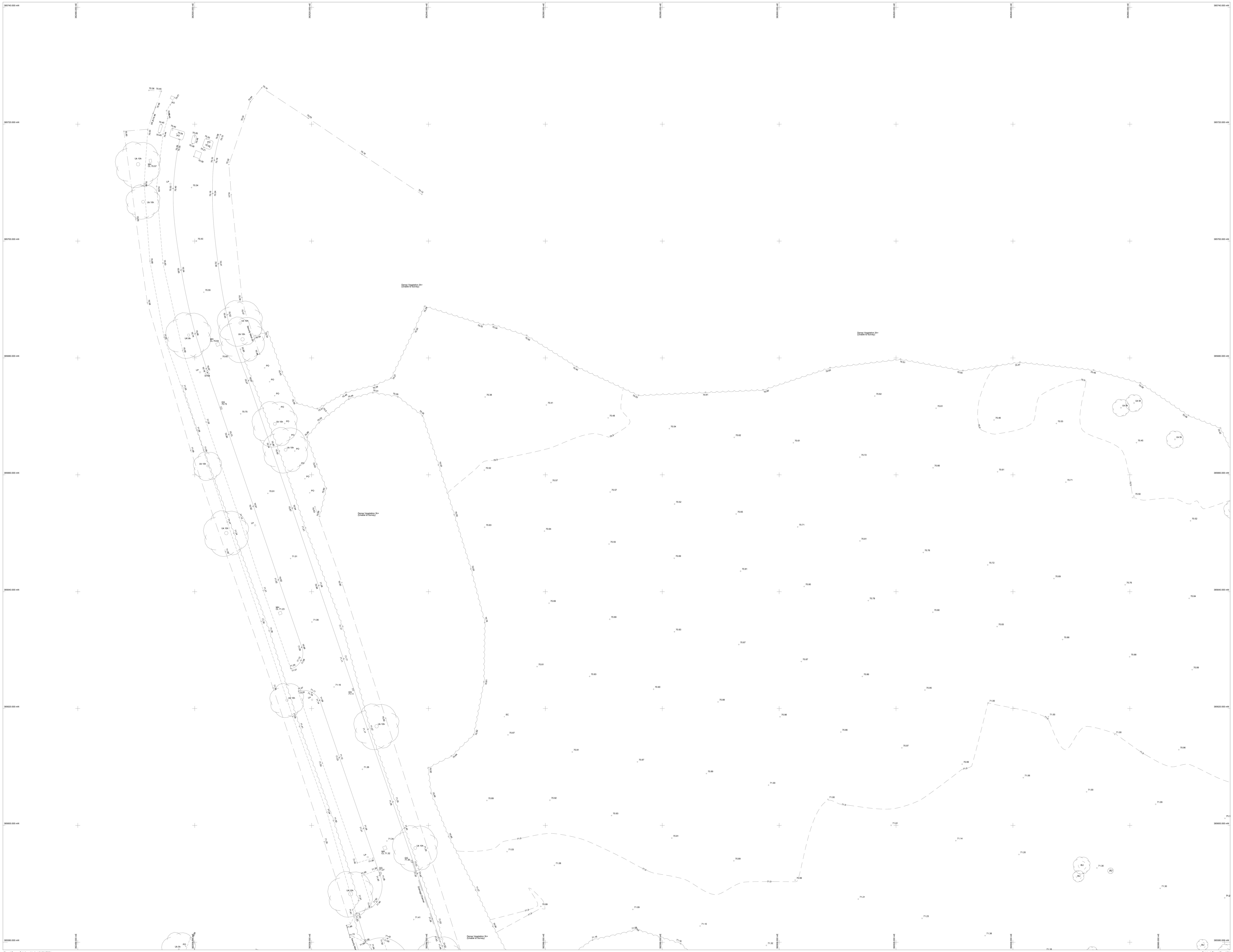
Greater Manchester Combined Authority, Level 2 Hybrid Strategic Flood Risk Assessment, https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/places-for-everyone/supporting-documents/?folder=%5C04%20Sustainable%20and%20Resilient%20Places#fList, (October 2020)

Salford Local Flood Risk Management Strategy, Salford City Council, 2015

Manchester, Salford and Trafford Level 2 Strategic Flood Risk Assessment, JBA Limited, (2010)

Flood Risk and Development Planning Guidance, Salford City Council (July 2008)

APPENDIX A
TOPOGRAPHICAL SURVEY



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Original Sheet Size A0H

TOPOGRAPHICAL & MEASURED BUILDING SURVEYS

ABBREVIATIONS & SYMBOLS

AH	Arch Head Level	ET	EP+Transformer	RSD	Roller Shutter Door
A/B	Air Brick	FB	Flower Bed	RSJ	Rolled Steel Joist
AR	Assumed Route	F/C-Lev	False Ceiling Level	SI	Sign Post
AV	Air Valve	FBD	Floor Board Direction	SL	Window Sill Level
BB	Belisha Beacon	FH	Fire Hydrant	SP	Arch Spring Point Level
BH	Bore Hole	FL	Floor Level	SV	Stop Valve
BL	Bed Level	FP	Flag Pole	SW	Surface Water
BO	Bollard	FW	Foul Water	SY	Cable Stay
BS	Bus Stop	GG	Gully Grate	Tac.	Tactile Paving
BU	Bush	GV	Gas Valve	TC	Telecom Cover
B/W	Barbed Wire Fence	HL	Window Head Level	TH	Trial Pit
BX	Box (Utilities)	IC	Inspection Cover	THL	Threshold Level
C/B	Close Board Fence	IL	Invert Level	TL	Traffic Light
CL	Cover Level	I/R	Iron Railings	ToF	Top of Fence
C/L	Chain Link Fence	KO	Kerb Outlet	ToW	Top of Wall
C-Lev	Ceiling Level	LP	Lamp Post	TP	Telegraph Pole
Col.	Column	MH	Manhole	TS	Traffic Signal Cover
C/P	Chestnut Paling Fence	MP	Marker Post	TV	Cable TV Cover
CR	Cable Riser	NB	Name Board	UC	Unknown Cover
C/W	Chicken Wire	OHL	Overhead Line (approx)	Uk	Unknown Tree
DC	Drainage Channel	Pan	Panel Fence	UMG	Unmade Ground
Dil.	Dilapidated	PB	Post Box	USB	Under Side Beam
DL	Door Level	PM	Parking Meter	UTL	Unable To Lift
DP	Down Pipe	PO	Post	UTS	Unable To Survey
DR	Drain	P/R	Post & Rail Fence	VP	Vent Pipe
EBx	Electric Box	P/W	Post & Wire Fence	WB	Waste Bin
EC	Electric Supply Cover	RE	Rodding Eye	WH	Weep Hole
EL	Eaves Level	RL	Ridge Level	WL	Water Level
EP	Electric Pole	RP	Reflector Post	WM	Water Meter
ER	Earth Rod	RS	Road Sign	WO	Wash Out
				△	Survey Control Station

DRAWING NOTES

Topographical Surveys

Trees are drawn to scale showing the average canopy spread. Descriptions and heights should be used as a guide only.

All building names, descriptions, number of storeys, construction type including roof line details are indicative only and taken externally from ground level.

All below ground details including drainage, voids and services have been identified from above ground and therefore all details relating to these features including; sizes, depth, description etc will be approximate only. All critical dimensions and connections should be checked and verified prior to starting work.

Detail, services and features may not have been surveyed if obstructed or not reasonably visible at the time of the survey.

Surveyed physical features may not necessarily represent the legal boundary line.

Measured Building Surveys

Measurements to internal walls are taken to the wall finishes at approx 1m above the floor level and the wall assumed to be vertical.

General

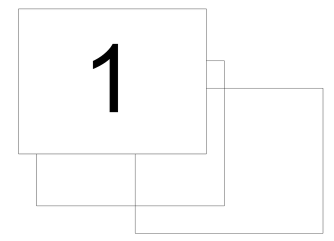
The contractor must check and verify all site and building dimensions, levels, utilities and drainage details and connections prior to commencing work. Any errors or discrepancies must be notified to Survey Solutions immediately.

The accuracy of the digital data is the same as the plotting scale implies. All dimensions are in metres unless otherwise stated.

The survey control listed is only to be used for topographical surveys at the stated scale. All control must be checked and verified prior to use.

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This drawing should only be scaled using digital methods.



SHEET LAYOUT

SURVEY STATIONS

Name	Easting	Northing	Height
STN1	382752.488	385513.441	72.736
STN2	382649.556	385534.418	72.190
STN3	382541.937	385561.445	71.946
STN4	382502.158	385677.477	70.791

SURVEY GRID AND LEVEL DATUM

The coordinate system established for this survey is related to Ordnance Survey (OS) National Grid at multiple points using GNSS with a scale factor of 1.000.

The level datum established for this survey is related to Ordnance Survey (OS) using GPS Smartnet.

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REV	DESCRIPTION	DRAWN	APPR	DATE

SURVEY SOLUTIONS

LAND SURVEYING
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UNDERGROUND SURVEYING
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PROJECT TITLE Unit 2000, Manchester Business Park, Aviator Way, Wythenshawe, M22 1GE				
DRAWING DETAIL TOPOGRAPHICAL SURVEY Sheet 1 of 3				
CLIENT Motion Project Management				SCALE 1:200
SURVEYOR ST / TV	SURVEY DATE Feb 2025	CHECKED BY SR	APPROVED BY SR	DWG STATUS Final
DRAWING NUMBER 74648MCLS-01			REVISION	ISSUE DATE 25/02/2025

chartered ices
THE SURVEY ASSOCIATION FULL MEMBER
EUROPEAN GPR ASSOCIATION
ISO 9001
BRITISH CARTOGRAPHIC SOCIETY promoting maps and mapmaking
QMS ISO 14001 : 2015 REGISTERED

TOPOGRAPHICAL & MEASURED BUILDING SURVEYS

ABBREVIATIONS & SYMBOLS

AH	Arch Head Level	ET	EPH Transformer	RSD	Roller Shutter Door
AB	Air Brick	FB	Flower Bed	RSJ	Rolled Steel Joint
ACR	Accurved Route	F/C-Lev	False Ceiling Level	SI	Sign Post
AV	Air Valve	FBD	Floor Board Direction	SL	Window Sill Level
BB	Belisha Beacon	FH	Fire Hydrant	SP	Arch Spring Point Level
BH	Bore Hole	FL	Floor Level	SV	Stop Valve
BL	Bed Level	FP	Flag Pole	SW	Surface Water
BO	Bollard	FW	Foul Water	SY	Cattle Stay
BS	Bus Stop	GG	Gully Grate	Tac	Tactile Paving
BU	Bush	GV	Gas Valve	TC	Telecom Cover
B/W	Barbed Wire Fence	HL	Window Head Level	TH	Trial Pit
BX	Box (Utilities)	IC	Inspection Cover	THL	Threshold Level
C/B	Close Board Fence	IL	Invert Level	TL	Traffic Light
CL	Cover Level	I/R	Iron Railings	TpF	Top of Fence
CL	Chain Link Fence	KO	Kerb Outlet	ToW	Top of Wall
C-Lev	Ceiling Level	LP	Lamp Post	TP	Telegraph Pole
Col.	Column	MH	Manhole	TS	Traffic Signal Cover
C/P	Chestnut Paling Fence	MP	Marker Post	TV	Cable TV Cover
CR	Cable Riser	NB	Name Board	UC	Unknown Cover
C/W	Chicken Wire	OHL	Overhead Line (approx)	Uk	Unknown Tree
DC	Drainage Channel	Pan	Panel Fence	UMG	Unmade Ground
DI	Dilapidated	PB	Post Box	USB	Under Side Beam
DL	Door Level	PM	Parking Meter	UTL	Unable To Lift
DP	Down Pipe	PO	Post	UTS	Unable To Survey
EBk	Dwarf Brick	P/R	Post & Rail Fence	VP	Vent Pipe
EB	Electric Box	P/W	Post & Wire Fence	WB	Weigh Bridge
EC	Electric Supply Cover	RE	Rodding Eye	WH	Weep Hole
EL	Eaves Level	RL	Ridge Level	WL	Water Level
EP	Electric Pole	RP	Reflector Post	WM	Water Meter
ER	Earth Rod	RS	Road Sign	WO	Wash Out
					Survey Control Station

DRAWING NOTES

Topographical Surveys

Trees are drawn to scale showing the average canopy spread. Descriptions and heights should be used as a guide only.

All building names, descriptions, number of storeys, construction type including roof line details are indicative only and taken externally from ground level.

All below ground details including drainage, voids and services have been identified from above ground and therefore all details relating to these features including, sizes, depth, description etc will be approximate only. All critical dimensions and connections should be checked and verified prior to starting work.

Detail, services and features may not have been surveyed if obstructed or not reasonably visible at the time of the survey.

Surveyed physical features may not necessarily represent the legal boundary line.

Measured Building Surveys

Measurements to internal walls are taken to the wall finishes at approx 1m above the floor level and the wall assumed to be vertical.

General

The contractor must check and verify all site and building dimensions, levels, utilities and drainage details and connections prior to commencing work. Any errors or discrepancies must be notified to Survey Solutions immediately.

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This drawing should only be scaled using digital methods.

2

SHEET LAYOUT

SURVEY STATIONS

Name	Easting	Northing	Height
STN1	382752.488	385513.441	72.736
STN2	382649.556	385534.418	72.190
STN3	382541.937	385561.445	71.946
STN4	382502.158	385677.477	70.791

SURVEY GRID AND LEVEL DATUM

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REV	DESCRIPTION	DRAWN	APPR	DATE

SURVEY SOLUTIONS

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PROJECT TITLE
Unit 2000, Manchester Business Park,
Aviator Way, Wythenshawe, M22 1GE

DRAWING DETAIL
TOPOGRAPHICAL SURVEY
Sheet 2 of 3

CLIENT			SCALE
Motion Project Management			1:200
SURVEYOR	SURVEY DATE	CHECKED BY	APPROVED BY	DWG STATUS
ST / TV	19/02/2025	SR	SR	Final
DRAWING NUMBER		REVISION	ISSUE DATE
74648MCLS-01			25/02/2025

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Original Sheet Size A2H

TOPOGRAPHICAL & MEASURED BUILDING SURVEYS

ABBREVIATIONS & SYMBOLS

AH	Arch Head Level	ET	EPH Transformer	RSD	Roller Shutter Door
AB	Air Brick	FB	Flower Bed	RSJ	Rolled Steel Joist
ACL	Approved Route	F/C Lev	False Ceiling Level	SI	Sign Plate
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PROJECT TITLE	Unit 2000, Manchester Business Park, Aviator Way, Wythenshawe, M22 1GE			
DRAWING DETAIL	TOPOGRAPHICAL SURVEY Sheet 3 of 3			
CLIENT	Motion Project Management			SCALE 1:200
SURVEYOR ST / TV	SURVEY DATE 19/02/2025	CHECKED BY SR	APPROVED BY SR	DWG STATUS Final
DRAWING NUMBER 74648MCLS-01			REVISION	ISSUE DATE 25/02/2025

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Original Sheet Size A0H

APPENDIX B

UNITED UTILITIES SEWER MAP

United Utilities
Water for the North West

[redacted]

FAO:

How to contact us:

United Utilities Water Limited
Property Searches
Haweswater House
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP

Telephone: 0370 7510101

E-mail: propertysearches@uuplc.co.uk

Your Ref: Manchester Business Park
Our Ref: UUPS-ORD-679253
Date: 23/09/2025

Dear Sirs

Location: AVANT GARDE A V LTD 3000 AVIATOR WAY, MANCHESTER, M22 5TG

I acknowledge with thanks your request dated 22/09/2025 for information on the location of our services.

Please find enclosed plans showing the approximate position of United Utilities' apparatus known to be in the vicinity of this site.

The enclosed plans are being provided to you subject to the United Utilities terms and conditions for both the wastewater and water distribution plans which are shown attached.

If you are planning works anywhere in the North West, please read United Utilities' access statement before you start work to check how it will affect our network. http://www.unitedutilities.com/work-near-asset.aspx .

I trust the above meets with your requirements and look forward to hearing from you should you need anything further.

If you have any queries regarding this matter please contact us .

Yours Faithfully,

[redacted]

Karen McCormack
Property Searches Manager

United Utilities Water Limited
Registered In England & Wales No. 2366678
Registered Office Haweswater House, Lingley Mere Business Park,
Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP

Water for the North West

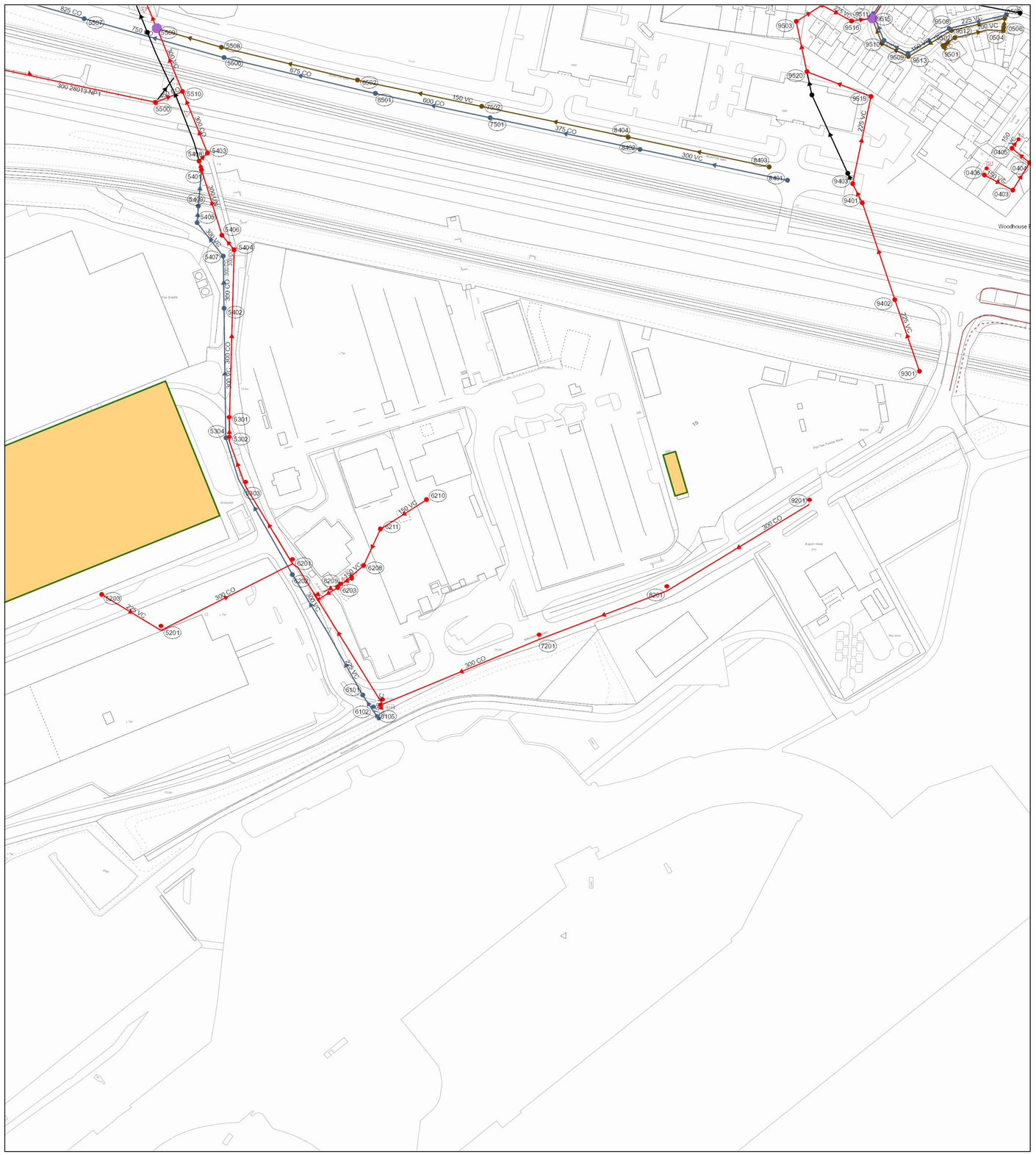
TERMS AND CONDITIONS - WASTEWATER AND WATER DISTRIBUTION PLANS

These provisions apply to the public sewerage, water distribution and telemetry systems (including sewers which are the subject of an agreement under Section 104 of the Water Industry Act 1991 and mains installed in accordance with the agreement for the self construction of water mains) (UUWL apparatus) of United Utilities Water Limited "(UUWL)".

TERMS AND CONDITIONS:

- This Map and any information supplied with it is issued subject to the provisions contained below, to the exclusion of all others and no party relies upon any representation, warranty, collateral contract or other assurance of any person (whether party to this agreement or not) that is not set out in this agreement or the documents referred to in it.
- This Map and any information supplied with it is provided for general guidance only and no representation, undertaking or warranty as to its accuracy, completeness or being up to date is given or implied.
- In particular, the position and depth of any UUWL apparatus shown on the Map are approximate only. UUWL strongly recommends that a comprehensive survey is undertaken in addition to reviewing this Map to determine and ensure the precise location of any UUWL apparatus. The exact location, positions and depths should be obtained by excavation trial holes.
- The location and position of private drains, private sewers and service pipes to properties are not normally shown on this Map but their presence must be anticipated and accounted for and you are strongly advised to carry out your own further enquiries and investigations in order to locate the same.
- The position and depth of UUWL apparatus is subject to change and therefore this Map is issued subject to any removal or change in location of the same. The onus is entirely upon you to confirm whether any changes to the Map have been made subsequent to issue and prior to any works being carried out.
- This Map and any information shown on it or provided with it must not be relied upon in the event of any development, construction or other works (including but not limited to any excavations) in the vicinity of UUWL apparatus or for the purpose of determining the suitability of a point of connection to the sewerage or other distribution systems.
- No person or legal entity, including any company shall be relieved from any liability howsoever and whensoever arising for any damage caused to UUWL apparatus by reason of the actual position and/or depths of UUWL apparatus being different from those shown on the Map and any information supplied with it.
- If any provision contained herein is or becomes legally invalid or unenforceable, it will be taken to be severed from the remaining provisions which shall be unaffected and continue in full force and affect.
- This agreement shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts, save that nothing will prevent UUWL from bringing proceedings in any other competent jurisdiction, whether concurrently or otherwise.

United Utilities Water Limited
Registered In England & Wales No. 2366678
Registered Office Haweswater House, Lingley Mere Business Park,
Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP



Refno	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad
6211		CO		150			VC	22.39642	
6202		SW	73.07	300			VC	84.94319	1 in 106
5402	72.96	SW	71.54	300			VC	23.66789	1 in 37
8401	74	SW	71.2	300			VC	83.69702	1 in 87
8401	74	SW	71.2	300			VC	83.69702	1 in 87
8403	74	FO	72.6	150			VC	79.96465	1 in 80
8403	74	FO	72.6	150			VC	79.96465	1 in 80
5509	71.8	CO	69.33	300			VC	12.48333	1 in 46
5509	71.8	CO	69.33	300			VC	12.48333	1 in 46
9502		FO		100			VC	27.43905	
9502		FO		100			VC	27.43905	
0504		FO		100			VC	1.821391	
0504		FO		100			VC	1.821391	
9516	73.07	CO	69.15	225			VC	11.57619	1 in 145
9516	73.07	CO	69.15	225			VC	11.57619	1 in 145
5302	73.65	CO	71.01	300			CO	11	1 in 52
9515	72.76	CO	69.07	225			VC	31.59321	1 in 150
9515	72.76	CO	69.07	225			VC	31.59321	1 in 150
6501	72	SW	68.87	675			CO	86.52443	1 in 509
6501	72	SW	68.87	675			CO	86.52443	1 in 509
8201	75.83	CO	73.89	300			CO	75.96052	1 in 117
6102	75.46	SW	73.88	225			CO	10.81665	1 in 57
6502	71.9	FO	70.28	150			VC	77.78274	1 in 132
6502	71.9	FO	70.28	150			VC	77.78274	1 in 132
6101		SW	73.69	225			VC	38.94868	1 in 126
5401	72.34	CO	70.88	300			CO	5.08905	1 in 8
5401	72.34	CO	70.88	300			CO	5.08905	1 in 8
8402	73	SW	70.24	375			CO	85.0125	1 in 90
8402	73	SW	70.24	375			CO	85.0125	1 in 90
5201	74.57	CO	72.19	300			CO	81.84131	1 in 149
5401	72.34	CO	70.88	300			CO	6.394175	1 in 10
5401	72.34	CO	70.88	300			CO	6.394175	1 in 10
5303	73.99	CO	71.21	300			CO	26.57066	1 in 148
9503	71.97	CO	69.42	225			VC	16.93513	1 in 121
9503	71.97	CO	69.42	225			VC	16.93513	1 in 121
6105	75.45	CO	74.62	150			VC	3.162278	
6101	74.86	CO	71.63	300			CO	50.24938	1 in 126
9509	73.3	SW	71.11	225			VC	15.17418	1 in 63
9509	73.3	SW	71.11	225			VC	15.17418	1 in 63
9513	73.27	FO	71.11	150			VC	16.36872	1 in 20
9513	73.27	FO	71.11	150			VC	16.36872	1 in 20
9510	73.02	SW	70.87	225			VC	15.91029	1 in 9
9510	73.02	SW	70.87	225			VC	15.91029	1 in 9
0406		CO		150			VC	17.80006	
0406		CO		150			VC	17.80006	
6209		CO		150			VC	12.96301	
9512	73.62	FO	71.05	150			VC	27.75175	1 in 71
9512	73.62	FO	71.05	150			VC	27.75175	1 in 71
9514	72.98	FO	70.28	150			VC	15.00083	1 in 12
9514	72.98	FO	70.28	150			VC	15.00083	1 in 12
9511	72.76	SW	70.63	225			VC	27.62269	1 in 64
9511	72.76	SW	70.63	225			VC	27.62269	1 in 64
5203		CO	0	225			VC	38.58756	
5203		CO	0	225			VC	38.58756	
0506		FO		100			VC	5.108209	
0506		FO		100			VC	5.108209	
9201	76.2	CO	74.73	300			CO	92.43917	1 in 113
9519		CO		225			VC	38.136	
9519		CO		225			VC	38.136	
9301	76.14	CO	0	225			VC	42.09003	
6208		CO		150			VC	18.77858	
7502	72.3	FO	70.8	150			VC	70.51776	1 in 136
7502	72.3	FO	70.8	150			VC	70.51776	1 in 136
9403		CO		225			VC	49.61541	
9403		CO		225			VC	49.61541	
9520		CO	72.39	225			VC	28.46455	1 in 26
9520		CO	72.39	225			VC	28.46455	1 in 26
5402	72.96	SW	71.54	300			VC	9.153651	1 in 14
5506	71.7	SW	68.63	750			CO	80.53249	1 in 503
5506	71.7	SW	68.63	750			CO	80.53249	1 in 503
5402	72.96	SW	71.54	300			CO	28.87746	1 in 45
5403	72.65	CO	69.71	300			CO	24.58371	1 in 137
5403	72.65	CO	69.71	300			CO	24.58371	1 in 137
5402	72.96	SW	71.54	300			UN	20.23834	1 in 32
0505	73.57	FO	71.47	150			VC	30.54023	1 in 73
0505	73.57	FO	71.47	150			VC	30.54023	1 in 73
5301	73.42	CO	70.78	300			CO	95.51629	1 in 143
5508	71.7	FO	69.69	150			VC	37.36032	1 in 149
5508	71.7	FO	69.69	150			VC	37.36032	1 in 149
6210		CO		150			VC	30.3481	
5304		SW	72.27	300			VC	72.00694	1 in 101
9402	75.69	CO		225			VC	11.95169	
9402	75.69	CO		225			VC	56.68638	
9508	73.61	SW	71.5	225			VC	26.61387	1 in 68
9508	73.61	SW	71.5	225			VC	26.61387	1 in 68
7501	72.3	SW	69.08	600			CO	65.00063	1 in 500
7501	72.3	SW	69.08	600			CO	65.00063	1 in 500
7201	75.8	CO	73.22	300			CO	94.15413	
9517	72.2	CO	69.28	225			VC	18.57114	1 in 143
0503	73.57	SW	71.94	225			VC	32.71663	1 in 74
0503	73.57	SW	71.94	225			VC	32.71663	1 in 74
5500	72.07	CO	69.43	450			CO	16.07119	1 in 201
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8404	73	FO	71.6	150			VC	82.95797	1 in 104
8404	73	FO	71.6	150			VC	82.95797	1 in 104
5507	71.78	SW	68.39	825			CO	78.02978	1 in 520
5507	71.78	SW	68.39	825			CO	78.02978	1 in 520
5507	71.78	SW	68.39	825			CO	78.02978	1 in 520
5507	71.78	SW	68.39	825			CO	78.02978	1 in 520
6104	75.48	CO	73.12	300			CO	92.96438	1 in 63
0403		CO		150			VC	17.87203	
0403		CO		150			VC	17.87203	
5404	72.63	CO	70.09	300			UN	10.5474	1 in 29
5404	72.63	CO	70.09	300			UN	10.5474	1 in 29
0404		CO		150			VC	12.83337	
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5404	72.63	CO	70.09	300			UN	37.88619	1 in 106
5404	72.63	CO	70.09	300			UN	37.88619	1 in 106
0405		CO		150			VC	6.217504	
0405		CO		150			VC	6.217504	

Refno	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad

LEGEND

Abandoned | Foul | Surface Water | Combined

- Public Sewer
- Private Sewer
- Section 104
- Rising Main
- Sludge Main
- Overflow
- Water Course
- Highway Drain

All point assets follow the standard colour convention:
red - combined blue - surface water
brown - foul purple - overflow

- Manhole
- Head of System
- Extent of Survey
- Rodding Eye
- Inlet
- Discharge Point
- Vortex
- Penstock
- Washout Chamber
- Valve
- Air Valve
- Non Return Valve
- Soakaway
- Gully
- Cascade
- Flow Meter
- Hatch Box
- Oil Interceptor
- Summit
- Drop Shaft
- Orifice Plate
- Side Entry Manhole
- Outfall
- Screen Chamber
- Inspection Chamber
- Bifurcation Chamber
- Lamp Hole
- T Junction / Saddle
- Catchpit
- Valve Chamber
- Vent Column
- Vortex Chamber
- Penstock Chamber
- Network Storage Tank
- Sewer Overflow
- Ww Treatment Works
- Ww Pumping Station
- Septic Tank
- Control Kiosk
- DNM Network Monitoring Point
- Change of Characteristic

MANHOLE FUNCTION

FO	Foul
SW	Surface Water
CO	Combined
OV	Overflow

SEWER SHAPE

CI	Circular	TR	Trapezoidal
EG	Egg	AR	Arch
OV	Oval	BA	Barrel
FT	Flat Top	HO	HorseShoe
RE	Rectangular	UN	Unspecified
SQ	Square		

SEWER MATERIAL

AC	Asbestos Cement
BR	Brick
PE	Polyethylene
RP	Reinforced Plastic Matrix
CO	Concrete
CSB	Concrete Segment Bolted
CSU	Concrete Segment Unbolted
CC	Concrete Box Culverted
PSC	Plastic / Steel Composite
GRC	Glass Reinforecd Plastic
DI	Ductile Iron
PVC	Polyvinyl Chloride
CI	Cast Iron
SI	Spun Iron
ST	Steel
VC	Vitrified Clay
PP	Polypropylene
PF	Pitch Fibre
MAC	Masonry, Coursed
MAR	Masonry, Random
U	Unspecified

Address or Site Reference:

AVANT GARDE A V LTD 3000 AVIATOR WAY,
MANCHESTER,
M22 5TG

OS sheet Number: SJ8285SE
Scale: 1:1250 **Date:** 23/09/2025
Nodes: 110
Sheet: 1 of 4

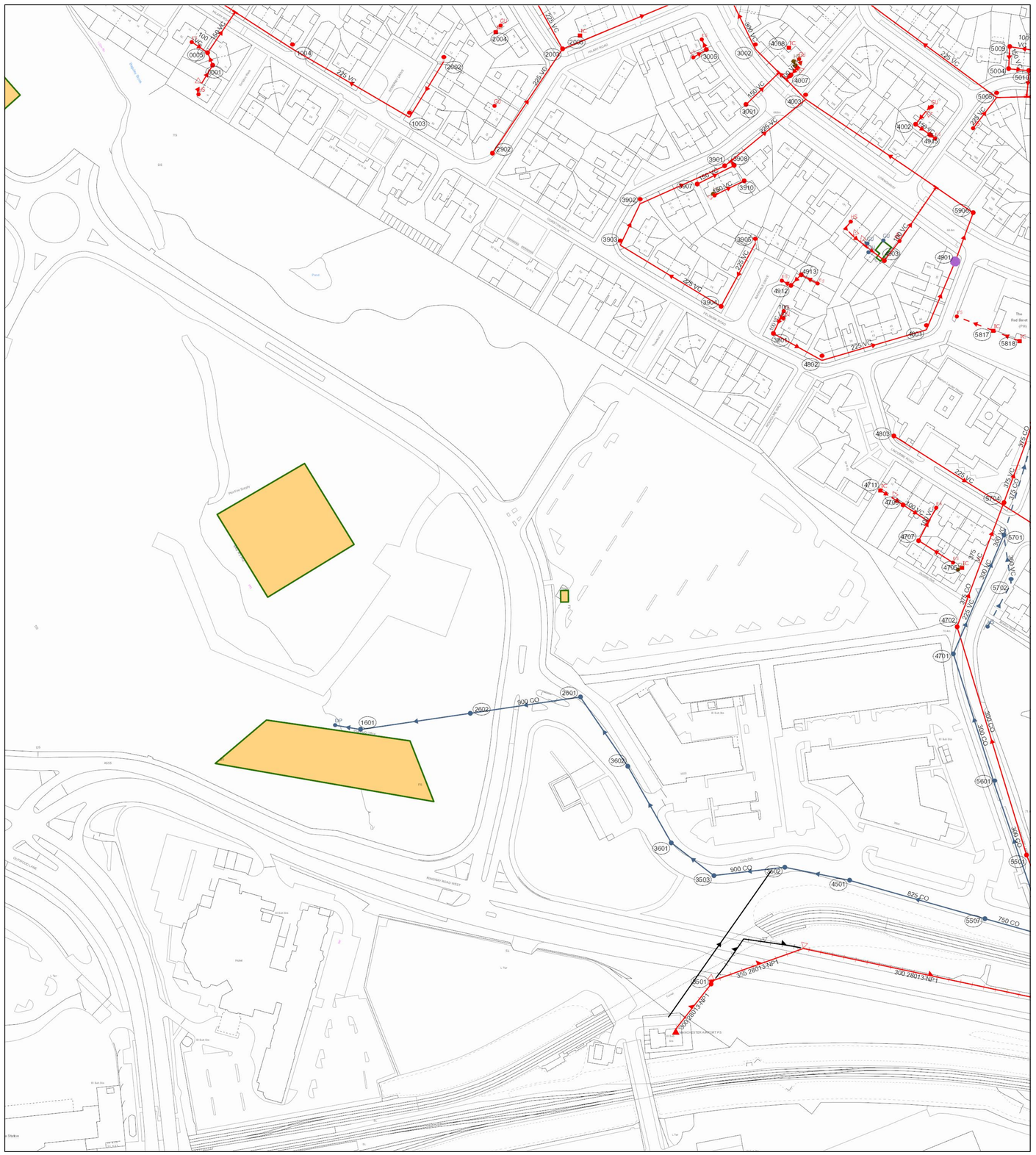
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SEWER RECORDS

United Utilities
Water for the North West

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown.

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Refno	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad
3907		CO		150			VC	23.12195	
4903		CO		100			VC	49.80035	
3602	69.8	SW	67.85	900			CO	46.66705	1 in 519
3005		CO		150			VC	6.33462	
5501	71.34	CO	68.77	300			CO	132.5566	
5501	71.34	CO	68.77	300			CO	132.5566	
4707		CO		100			VC	20.83263	
4707		CO		100			VC	20.83263	
4912		CO		150			VC	5.605608	
5601	71.25	SW	69.52	300			CO	76.53757	1 in 239
5601	71.25	SW	69.52	300			CO	76.53757	1 in 239
4501	71.38	SW	68.17	900			CO	36.74479	1 in 459
2602	69.2	SW	64.22	225			CO	75.29276	1 in 279
0001		CO		150			VC	7.540868	
4913		CO		150			VC	8.167312	
3903	70.08	CO	66.59	225			VC	25.4951	1 in 102
5009		CO		150			VC	12.27878	
5009		CO		150			VC	12.27878	
3502	71	SW	68.09	900			CO	39.84827	1 in 496
5010		CO		150			VC	14.56151	
5010		CO		150			VC	14.56151	
2003	69.42	CO	66.06	225			VC	96.38464	1 in 20
5505	71.62	SW	70.2	300			CO	65.52715	1 in 99
2602	69.2	SW	67.64	900			CO	61.67183	1 in 514
3002	65.34	CO	61.54	300			VC	41.14608	1 in 82
5906		CO	0	225			VC	112.331	
5906		CO	0	225			VC	112.331	
5011		CO		100			VC	15.75959	
4003	65.52	CO	62.18	300			VC	39.5997	1 in 64
3001		CO		150			VC	25.46388	
4701	70.58	SW	69.15	225			VC	35.8469	1 in 68
4701	70.58	SW	69.15	225			VC	35.8469	1 in 68
2902	69.65	CO	0	225			VC	69.89278	
4702	70.69	CO	0	375			CO	37.33631	
4702	70.69	CO	0	375			CO	37.33631	
3902	69.78	CO	66.32	225			VC	51.47815	
3905	69.85	CO	67.51	225			VC	39.82462	
5702	70.01	SW	68.42	300			VC	27.29469	1 in 109
5702	70.01	SW	68.42	300			VC	27.29469	1 in 109
3904	69.85	CO	0	225			VC	65.51136	
2601	69.8	SW	67.76	900			CO	61.71626	1 in 514
5004		CO		150			VC	11.29212	
5004		CO		150			VC	11.29212	
1004	66	CO	63.93	225			VC	114.281	1 in 106
3601	69.7	SW	67.95	900			CO	48.86494	1 in 489
5506	71.7	SW	68.63	750			CO	80.53249	1 in 503
5506	71.7	SW	68.63	750			CO	80.53249	1 in 503
4803	69.73	CO	67.16	225			VC	93.49332	1 in 130
4801	69.18	CO	66.86	225			VC	41.23106	
4801	69.18	CO	66.86	225			VC	41.23106	
5006	67.74	CO	65.48	225			VC	37.01351	1 in 116
3901		CO	0	225			VC	58.25821	
5704	69.95	CO	64.63	375			VC	31.95309	
5704	69.95	CO	64.63	375			VC	31.95309	
1601	68.47	SW	67.52	900			CO	14.3282	1 in 716
3908		CO		150			VC	3.13298	
4802	69.74	CO	67.42	225			VC	60.44005	1 in 112
4901	68.63	CO	0	225			VC	28.79236	
4901	68.63	CO	0	225			VC	28.79236	
5005	67.96	CO	65.14	225			VC	99.40332	1 in 19
5005	67.96	CO	65.14	225			VC	99.40332	1 in 19
3503	70.2	SW	68.01	900			CO	29.78145	1 in 496
4709		CO		100			VC	16.87803	
5701	69.84	SW	68.05	375			CO	79.40403	1 in 102
5701	69.84	SW	68.05	375			CO	79.40403	1 in 102
5507	71.78	SW	68.39	825			CO	78.02978	1 in 520
5507	71.78	SW	68.39	825			CO	78.02978	1 in 520
5507	71.78	SW	68.39	825			CO	78.02978	1 in 520
5507	71.78	SW	68.39	825			CO	78.02978	1 in 520
0005		CO		150			VC	27.22948	
2002	67.14	CO	64.65	225			VC	36.35932	1 in 89
3801	69.77	CO	67.67	225			VC	30.88689	1 in 134
4915		CO		150			VC	3.877072	
4915		CO		150			VC	3.877072	
4002		CO		150			VC	9.660741	
4002		CO		150			VC	9.660741	

Refno	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad

LEGEND

Abandoned | Foul | Surface Water | Combined

- Public Sewer
- Private Sewer
- Section 104
- Rising Main
- Sludge Main
- Overflow
- Water Course
- Highway Drain

All point assets follow the standard colour convention:

red - combined blue - surface water

brown - foul purple - overflow

- Manhole
- Head of System
- Extent of Survey
- Rodding Eye
- Inlet
- Discharge Point
- Vortex
- Penstock
- Washout Chamber
- Valve
- Air Valve
- Non Return Valve
- Soakaway
- Gully
- Cascade
- Flow Meter
- Hatch Box
- Oil Interceptor
- Summit
- Drop Shaft
- Orifice Plate
- Side Entry Manhole
- Outfall
- Screen Chamber
- Inspection Chamber
- Bifurcation Chamber
- Lamp Hole
- T Junction / Saddle
- Catchpit
- Valve Chamber
- Vent Column
- Vortex Chamber
- Penstock Chamber
- Network Storage Tank
- Sewer Overflow
- Ww Treatment Works
- Ww Pumping Station
- Septic Tank
- Control Kiosk
- DNM Network Monitoring Point
- Change of Characteristic

MANHOLE FUNCTION

FO	Foul
SW	Surface Water
CO	Combined
OV	Overflow

SEWER SHAPE

CI	Circular	TR	Trapezoidal
EG	Egg	AR	Arch
OV	Oval	BA	Barrel
FT	Flat Top	HO	HorseShoe
RE	Rectangular	UN	Unspecified
SQ	Square		

SEWER MATERIAL

AC	Asbestos Cement
BR	Brick
PE	Polyethylene
RP	Reinforced Plastic Matrix
CO	Concrete
CSB	Concrete Segment Bolted
CSU	Concrete Segment Unbolted
CC	Concrete Box Culverted
PSC	Plastic / Steel Composite
GRC	Glass Reinforecd Plastic
DI	Ductile Iron
PVC	Polyvinyl Chloride
CI	Cast Iron
SI	Spun Iron
ST	Steel
VC	Vitrified Clay
PP	Polypropylene
PF	Pitch Fibre
MAC	Masonry, Coursed
MAR	Masonry, Random
U	Unspecified

Address or Site Reference:

AVANT GARDE A V LTD 3000 AVIATOR WAY,
MANCHESTER,
M22 5TG

OS sheet Number: SJ8285NW

Scale: 1:1250 **Date:** 23/09/2025

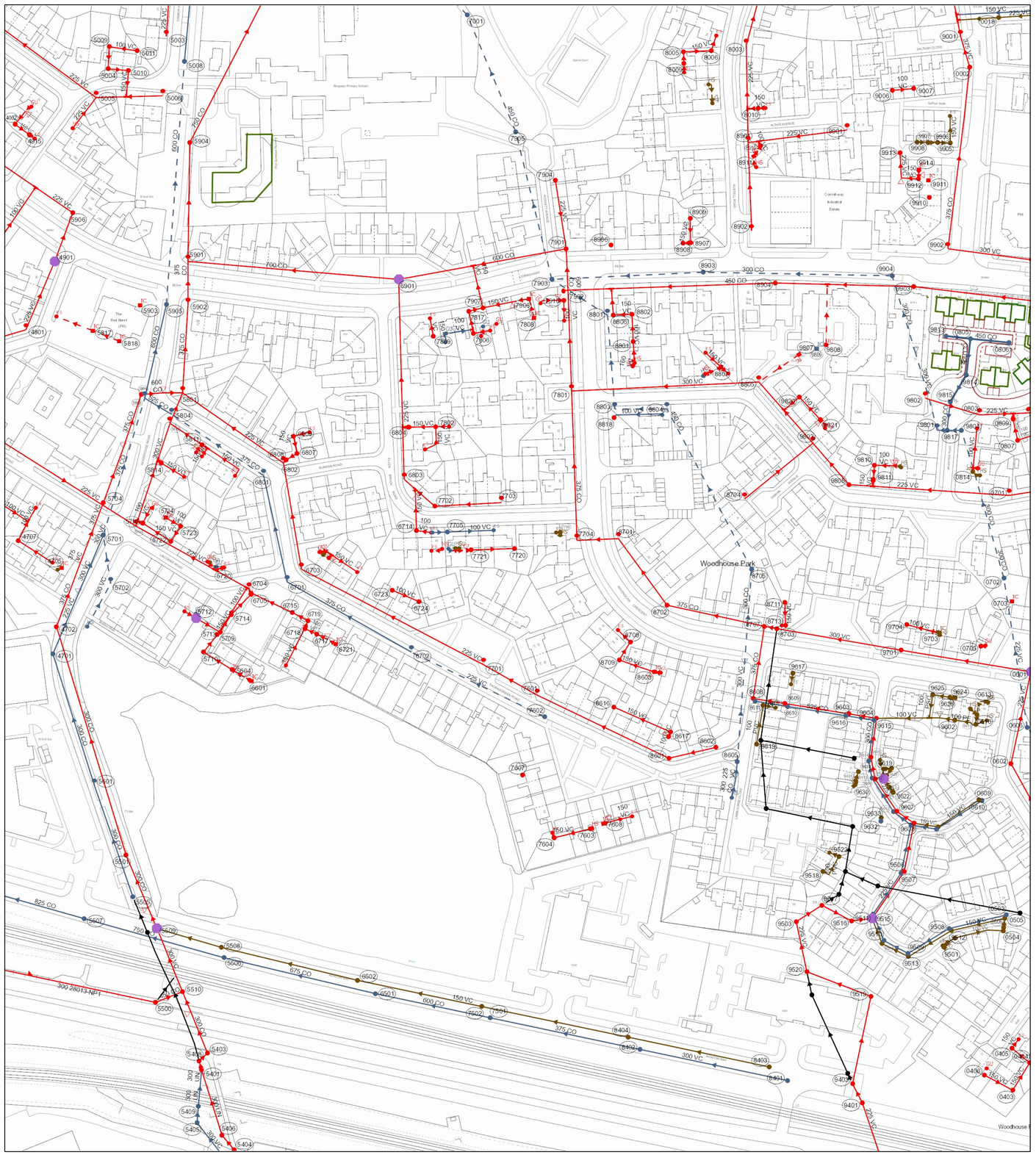
Nodes: 76

Sheet: 2 of 4

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SEWER RECORDS

United Utilities
Water for the North West



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Refno	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad
9906		FO		150			VC	14.91401	
5402	72.96	SW	71.54	300			VC	23.66789	1 in 37
8403	74	FO	72.6	150			VC	79.96465	1 in 80
8403	74	FO	72.6	150			VC	79.96465	1 in 80
5501	71.34	CO	68.77	300			CO	132.5566	
5501	71.34	CO	68.77	300			CO	132.5566	
9610	71.44	SW	69.27	225			VC	14.4373	1 in 72
5802	68.76	CO	64.52	300			VC	18.38478	1 in 613
9602		FO		100			PE	8.59698	
9515	72.76	CO	69.07	225			VC	31.59321	1 in 150
9515	72.76	CO	69.07	225			VC	31.59321	1 in 150
5814		CO		150			VC	2.520009	
8702		CO	0	375			CO	45.80393	
6502	71.9	FO	70.28	150			VC	77.78274	1 in 132
6502	71.9	FO	70.28	150			VC	77.78274	1 in 132
9912		CO		150			VC	9.618885	
5401	72.34	CO	70.88	300			CO	5.08905	1 in 8
5401	72.34	CO	70.88	300			CO	5.08905	1 in 8
8802		CO		300			VC	10.39443	
9607	71.39	CO	68.52	225			VC	21.72512	1 in 155
0018		FO		225			VC	22.98763	
5011		CO		100			VC	15.79599	
5904		CO	0	750			CO	139.5421	
9609	71.49	FO	68.85	150			VC	13.6053	1 in 54
0809		CO		150			VC	3.112827	
5902	68.13	CO	64.19	375			CO	24	1 in 185
5703	69.62	CO	64.81	300			VC	60.0833	1 in 223
9604	70.24	CO	68.16	225			VC	15.50141	1 in 86
6719		CO		150			VC	9.795967	
9519		CO		225			VC	38.136	
9519		CO		225			VC	38.136	
8010		CO		150			VC	5.931518	
5713		CO		150			VC	11.58255	
5402	72.96	SW	71.54	300			VC	9.153651	1 in 14
9623		FO		100			PVC	5.542862	
7001	68.27	SW		450			CO	33.94112	
5506	71.7	SW	68.63	750			CO	80.53249	1 in 503
5506	71.7	SW	68.63	750			CO	80.53249	1 in 503
9608	71.58	CO	68.6	225			VC	11.63206	1 in 145
9609		FO		150			VC	7.066663	
5301	73.42	CO	70.78	300			CO	95.51629	1 in 143
9602	75.69	CO		225			VC	56.68638	75.69
8605	70.07	SW	67.99	300			VC	54.14795	
6718		CO		375			VC	4.675347	
4802	69.74	CO	67.42	225			VC	60.44005	1 in 112
7501	72.3	SW	69.08	600			CO	65.00063	1 in 500
7501	72.3	SW	69.08	600			CO	65.00063	1 in 500
9517	72.2	CO	69.28	225			VC	18.57114	1 in 143
0503	73.57	SW	71.94	225			VC	32.71663	1 in 74
0503	73.57	SW	71.94	225			VC	32.71663	1 in 74
9506	71.91	CO	68.86	225			VC	27.35588	1 in 105
5701	69.84	SW	68.05	375			CO	79.40403	1 in 102
5701	69.84	SW	68.05	375			CO	79.40403	1 in 102
6715		CO		150			VC	25.80434	
8801		CO		100			VC	15.18482	
7809		CO		150			VC	10.21451	
8003	68.98	CO	65.84	225			VC	31.04835	1 in 129
0016		FO		100			PE	5.421527	
7705		SW		100			VC	25.79276	
9516	73.07	CO	69.15	225			VC	11.57619	1 in 145
9516	73.07	CO	69.15	225			VC	11.57619	1 in 145
6501	72	SW	68.87	675			CO	86.52443	1 in 509
6501	72	SW	68.87	675			CO	86.52443	1 in 509
9803	69.33	CO	66.81	300			VC	45.34314	1 in 267
0609	70.87	FO	69.1	150			VC	27.16649	1 in 109
8602	70.27	CO	68.44	225			VC	26.68333	1 in 127
7817		CO		150			VC	5.317281	
9813	69.66	SW	68.32	450			CO	13.63334	1 in 454
7910		CO		100			VC	11.32262	
5716		CO		150			VC	3.155762	
5010		CO		150			VC	14.56151	
5010		CO		150			VC	14.56151	
0702	70.46	SW	68.43	300			CO	85.47147	1 in 356
7602	70.54	SW	69.5	225			VC	82.29216	1 in 69
9804	70.21	SW	68.19	300			VC	7.923929	
9620		FO		100			VC	5.682934	
9907		FO		150			VC	6.10971	
7702	69.85	CO	67.47	225			VC	22.67229	1 in 119
9509	73.3	SW	71.11	225			VC	15.17418	1 in 63
9509	73.3	SW	71.11	225			VC	15.17418	1 in 63
9612	71.4	SW	68.97	300			CO	22.07671	1 in 67
9617		CO		150			VC	6.097509	
9510	73.02	SW	70.87	225			VC	15.91029	1 in 9
9510	73.02	SW	70.87	225			VC	15.91029	1 in 9
6601	69.01	CO	67.05	375			CO	51.29437	1 in 511
6705		CO	67	225			VC	3.162278	1 in 4
0611		CO		150			PE	12.34408	
6802	69.12	CO	66.42	225			VC	68.24222	1 in 35
9512	73.62	FO	71.05	150			VC	27.75175	1 in 71
9512	73.62	FO	71.05	150			VC	27.75175	1 in 71
9511	72.76	SW	70.63	225			VC	27.62269	1 in 64
9511	72.76	SW	70.63	225			VC	27.62269	1 in 64
0506		FO		100			VC	5.108209	
0506		FO		100			VC	5.108209	
7703	69.78	CO	67.75	225			VC	37.05402	1 in 143
8804	68.84	SW	67.08	450			CO	29	1 in 414
7801	68.85	CO	66.16	450			CO	56.03915	1 in 299
5702	70.01	SW	68.42	300			VC	27.29469	1 in 109
5702	70.01	SW	68.42	300			VC	27.29469	1 in 109
9602	69.08	CO	64.14	375			CO	101.713	
9520		CO	72.39	225			VC	28.46455	1 in 26
9520		CO	72.39	225			VC	28.46455	1 in 26
5004		CO		150			VC	11.29212	
5004		CO		150			VC	11.29212	
5003	67.43	CO	65.42	225			VC	46.09772	1 in 121
5402	72.96	SW	71.54	300			UN	20.23834	1 in 32
9507	71.96	SW	70.2	225			VC	27.15749	1 in 24
6714		CO		225			VC	22.94896	
4801	69.18	CO	66.86	225			VC	41.23106	
4801	69.18	CO	66.86	225			VC	41.23106	
5006	67.74	CO	65.48	225			VC	37.01351	1 in 116
5508	71.7	FO	69.69	150			VC	37.36032	1 in 149
5712		CO		150			VC	15.53559	
4901	68.63	CO	0	225			VC	28.79236	
4901	68.63	CO	0	225			VC	28.79236	
5005	67.96	CO	65.14	225			VC	99.40322	1 in 19
5005	67.96	CO	65.14	225			VC	99.40322	1 in 19
9001	68.77	CO	63.87	375			CO	57.07013	1 in 136
7704		CO	0	375			CO	63.0542	
9805		CO	0	225			VC	30.4795	
8705		SW		450			CO	100.6479	
9904	68.99	SW	67.72	300			CO	105.019	1 in 256
5709		CO		100			VC	30.81631	
5804	68.57	SW		66.95	525		CO	17.49286	1 in 219
7905	68.1	SW		66.35	450		CO	70.38466	
8801	68.36	SW		66.85	450		CO	36.89174	
0601	70.65	CO	68.11	225			VC	72.99315	1 in 107
6901	69.06	CO	64.47	700			CO	117.4266	1 in 267
0803	70.3	CO	67.43	225			VC	28.77078	1 in 137
5601	71.25	SW	69.52	300			CO	76.53757	1 in 239
5601	71.25	SW	69.52	300			CO	76.53757	1 in 239
6808		CO		150			VC	2.340847	
9624		FO		100			PSC	9.480327	
5009		CO		150			VC	12.27878	
5009		CO		150			VC	12.27878	
6703	69.71	CO	66.83	225			VC	59.84146	1 in 153
9820		CO		150			VC	11.3013	
8402	73	SW	70.24	375			CO	85.0125	1 in 90
8402	73	SW	70.24	375			CO	85.0125	1 in 90
8805	69.18	CO	66.62	300			VC	104.1201	1 in 274
9006		CO		100			VC	11.97172	
5401	72.34	CO	70.88	300			CO	6.394175	1 in 10
5401	72.34	CO	70.88	300			CO	6.394175	1 in 10
5505	71.62	SW	70.2	300			CO	65.52715	1 in 99
9503	71.97	CO	69.42	225			VC	16.93513	1 in 121
9503	71.97	CO	69.42	225			VC	16.93513	1 in 121
8904	69.03	CO	65.34	450			CO	117.6254	
9801	70.4	SW	68.17	300			VC	44.40371	1 in 193
9513	73.27	FO	71.11	150			VC	16.36872	1 in 20
9513	73.27	FO	71.11	150			VC	16.36872	1 in 20
9613	70.96	SW	68.64	300			CO	9.645584	1 in 57
8903	68.66	SW	67.31	300			CO	84.09518	
8709		CO		150			VC	11.74427	
0606	70.57	SW	68.93	225			VC	84.0119	1 in 168
5901	68.01	CO	63.62	750			CO	66.00758	
7904	68.25	CO	0	225			VC	38.47077	
4702	70.69	CO	0	375			CO	37.33631	
4702	70.69	CO	0	375			CO	37.33631	
0602	70.74	CO	68.57	225			VC	52.17279	1 in 121
9614	70.72	SW	68.47	300			CO	22.9007	1 in 143
6807		CO		150			VC	6.956486	
7817		CO		150			VC	8.086248	
9403		CO		225			VC	49.61541	
9403		CO		225			VC	49.61541	
8006		CO		150			VC	8.658717	
4803	69.73	CO	67.16	225			VC	93.49332	1 in 130
5710		CO		100			VC	12.28456	
0002		CO	0	375			VC	17.72005	
9810		FO		150			VC	7.92829	
9903	68.98	CO	65.69	450			CO	77.00517	1 in 220
6809		CO		150			VC	9.809045	
7903	68.25	SW		450			CO	84.40379	
0610	70.91	SW	69.48	225			VC	29.72202	1 in 142
9621		FO		150			VC	5.655906	
9402	75.69	CO		225			VC	11.95169	
9508	73.61	SW	71.5	225			VC	26.61387	1 in 68
9508	73.61	SW	71.5	225			VC	26.61387	1 in 68
8005		CO		150			VC	15.49933	
5801	68.31	CO	64.47	375			CO	49.09175	1 in 189
7701	69.97	CO	67.51	225			VC	114.0614	1 in 173
4709		CO		100			VC	16.87803	
5803	68.89	SW	66.85	600			CO	53.36666	
5500	72.07	CO	69.43	450			CO	16.07119	1 in 201
5500	72.07	CO	69.43	450			CO	16.07119	1 in 201
8404	73	FO	71.6	150			VC	82.95797	1 in 104
8404	73	FO	71.6	150			VC	82.95797	1 in 104
5507	71.78	SW	68.39	825			CO	78.02978	1 in 520
5507	71.78	SW	68.39	825			CO	78.02978	1 in 520
5507	71.78	SW	68.39	825			CO	78.02978	1 in 520
5507	71.78	SW	68.39	825			CO	78.02978	1 in 520
5008		SW	0	600			CO	118.5116	
4903		CO		100			VC	49.80035	
8401	74	SW	71.2	300			VC	83.69702	1 in 87
8401	74	SW	71.2	300			VC	83.69702	1 in 87
0701	70.41	CO	67.65	225			VC	89.20202	
5509	71.8	CO	69.33	300			VC	12.48333	1 in 46
5509	71.8	CO	69.33	300			VC	12.48333	1 in 46
0806	69.92	SW	68.36	450			CO	21.43554	1 in 306
5806		CO	0	600			CO	12.04159	
4707		CO		100			VC	20.83263	

Refno	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad
9502		FO		100			VC	27.43905	
9502		FO		100			VC	27.43905	
0504		FO		100			VC	1.821391	
0504		FO		100			VC	1.821391	
8704	69.04	CO	67.25	225			VC	49.0408	1 in 114
8701	69.44	CO	66.68	375			CO	23.02173	
8009		CO		150			VC	6.467936	
5806		CO		150			VC	14.66344	
5714		CO		150			VC	15.67439	
9814	70.06	SW	68.25	450			VC	17.42433	1 in 436
9622		FO		100			PVC	3.610226	
7806		CO		150			VC	12.68026	
8807		CO		150			VC	5.407094	
7902		CO	0	600			CO	23.01959	
9615	70.21	SW	68.31	525			CO	15.96723	1 in 59
9611	71.54	SW	69.07	300			CO	12.2867	1 in 123
5906		CO	0	225			VC	112.331	
5906		CO	0	225			VC	112.331	
9817	70.09	SW		300			VC	5.493869	
8803	68.72	SW	66.99	450			CO	52.15362	1 in 435
6717		CO		100			VC	7.397625	
0406		CO		150			VC	17.80006	
0406		CO		150			VC	17.80006	
4701	70.58	SW	69.15	225			VC	35.8469	1 in 68
4701	70.58	SW	69.15	225			VC	35.8469	1 in 68
7604		CO		150			VC	2.886749	
9625		FO		100			PSC	12.96655	
9514	72.98	FO	70.28	150			VC	15.00083	1 in 12
9514	72.98	FO	70.28	150			VC	15.00083	1 in 12
7601	70.47	CO	67.7	225			VC	34.48188	1 in 203
9802	70.22	CO	67.64	225			VC	31.5727	1 in 166
6702	69.6	SW	68.28	375			CO	79.25907	1 in 155
0807		CO		150			VC	12.02558	
7502	72.3	FO	70.8	150			VC	70.51776	1 in 136
7502	72.3	FO	70.8	150			VC	70.51776	1 in 136
0805	69.77	SW	68.29	450			CO	20.28929	1 in 507
5403	72.65	CO	69.71	300			CO	24.58371	1 in 137
5403	72.65	CO	69.71	300			CO	24.58371	1 in 137
9605	70.69	CO	68.29	225			VC	21.83155	1 in 168
0505	73.57	FO	71.47	150			VC	30.54023	1 in 73
0505	73.57	FO	71.47	150			VC	30.54023	1 in 73
5905		SW		600			CO	135.3699	
9815	70.1	SW		0			CO	0.2226948	
5704	69.95	CO	64.63	375			VC	31.95309	
5704	69.95	CO	64.63	375			VC	31.95309	
9811		CO		150			VC	3.715319	
7603		CO		150			VC	20.81898	
6701	69.61	SW	67.75	375			CO	60.41523	1 in 89
9616	70.21	SW	68.04	525			CO	32.84969	1 in 149
8907		CO		150			VC	4.097323	
9609	70.08	CO	67.68	225			VC	4.924608	
8711		CO		150			VC	24.03651	
5723		CO		150			VC	12.17267	1 in 135
8909		CO		150			VC	70.03571	1 in 269
7902		CO		150			VC	54.00926	1 in 159
7901	68.48	CO	64.83	600			CO	94.54099	1 in 350
5811		CO		150			VC	21.50706	
6803	69.46	CO	67.01	225			VC	111.0405	1 in 142
7602		CO		150			VC	14.97322	
9631		FO		100			VC	5.173009	
9619		FO		100			PE	4.480266	
8608	69.61	CO	67.39	375			CO	40.59411	1 in 119
4002		CO		150			VC	9.660741	
4002		CO		150			VC	9.660741	
6704	69.99	CO	66.24	225			VC	72.08941	1 in 120
8617		CO		150			VC	34.43003	
4915		CO		150			VC	3.877072	
8910		CO		100			VC	3.877072	
9810	70.09	SW	67.82	525			CO	2.91304	
0404		CO		150			VC	18.19024	1 in 152
0404		CO		150			VC	12.83337	
0404		CO		150			VC	12.83337	
5720		CO		150			VC	1.059786	
8601	74.74	CO	68.23	225			VC	80.85678	1 in 159
9603	70.23	CO	67.98	225			VC	36.04709	1 in 120
0403		CO		150			VC	17.87203	
0403		CO		150			VC	17.87203	
8708		CO		150			VC	9.455836	
8713		CO		150			VC	2.01246	
0405		CO		150			VC	6.217504	
0405		CO		150			VC	6.217504	
7709		FO		100			VC	2.234534	
9821		CO		150			VC	17.27409	
6804		CO		150			VC	3.404791	
5404	72.63	CO	70.09	300			UN	37.98619	1 in 106
5404	72.63	CO	70.09	300			UN	37.98619	1 in 106
6723		CO		100			VC	16.18645	
9818		FO		100			VC	6.998579	
5604		CO		100			VC	18.54598	
8611	69.83	SW	67.7	375			CO	1.803167	1 in 6
8902	68.9	CO	66.55	225			VC	49.0408	1 in 149
9901	68.74	CO	66.67	225			VC	55.44366	1 in 121
9518		CO		100			PVC	15.23643	
7907		CO		150			VC	23.97094	
8619		FO		100			PVC	21.8458	

LEGEND

Abandoned | Foul | Surface Water | Combined

- Public Sewer
- Private Sewer
- Section 104
- Rising Main
- Sludge Main
- Overflow
- Water Course
- Highway Drain

All point assets follow the standard colour convention:
red - combined blue - surface water
brown - foul purple - overflow

- Manhole
- Head of System
- Extent of Survey
- Rodding Eye
- Inlet
- Discharge Point
- Vortex
- Penstock
- Washout Chamber
- Valve
- Air Valve
- Non Return Valve
- Soakaway
- Gully
- Cascade
- Flow Meter
- Hatch Box
- Oil Interceptor
- Summit
- Drop Shaft
- Orifice Plate
- Side Entry Manhole
- Outfall
- Screen Chamber
- Inspection Chamber
- Bifurcation Chamber
- Lamp Hole
- T Junction / Saddle
- Catchpit
- Valve Chamber
- Vent Column
- Vortex Chamber
- Penstock Chamber
- Network Storage Tank
- Sewer Overflow
- Ww Treatment Works
- Ww Pumping Station
- Septic Tank
- Control Kiosk
- DNM Network Monitoring Point
- Change of Characteristic

MANHOLE FUNCTION

FO	Foul
SW	Surface Water
CO	Combined
OV	Overflow

SEWER SHAPE

CI	Circular
EG	Egg
OV	Oval
FT	Flat Top
RE	Rectangular
SQ	Square
TR	Trapezoidal
AR	Arch
BA	Barrel
HO	HorseShoe
UN	Unspecified

SEWER MATERIAL

AC	Asbestos Cement
BR	Brick
PE	Polyethylene
RP	Reinforced Plastic Matrix
CO	Concrete
CSB	Concrete Segment Bolted
CSU	Concrete Segment Unbolted
CC	Concrete Box Culverted
PSC	Plastic / Steel Composite
GRC	Glass Reinforced Plastic
DI	Ductile Iron
PVC	Polyvinyl Chloride
CI	Cast Iron
SI	Spun Iron
ST	Steel
VC	Vitrified Clay
PP	Polypropylene
PF	Pitch Fibre
MAC	Masonry, Coursed
MAR	Masonry, Random
U	Unspecified

Address or Site Reference:

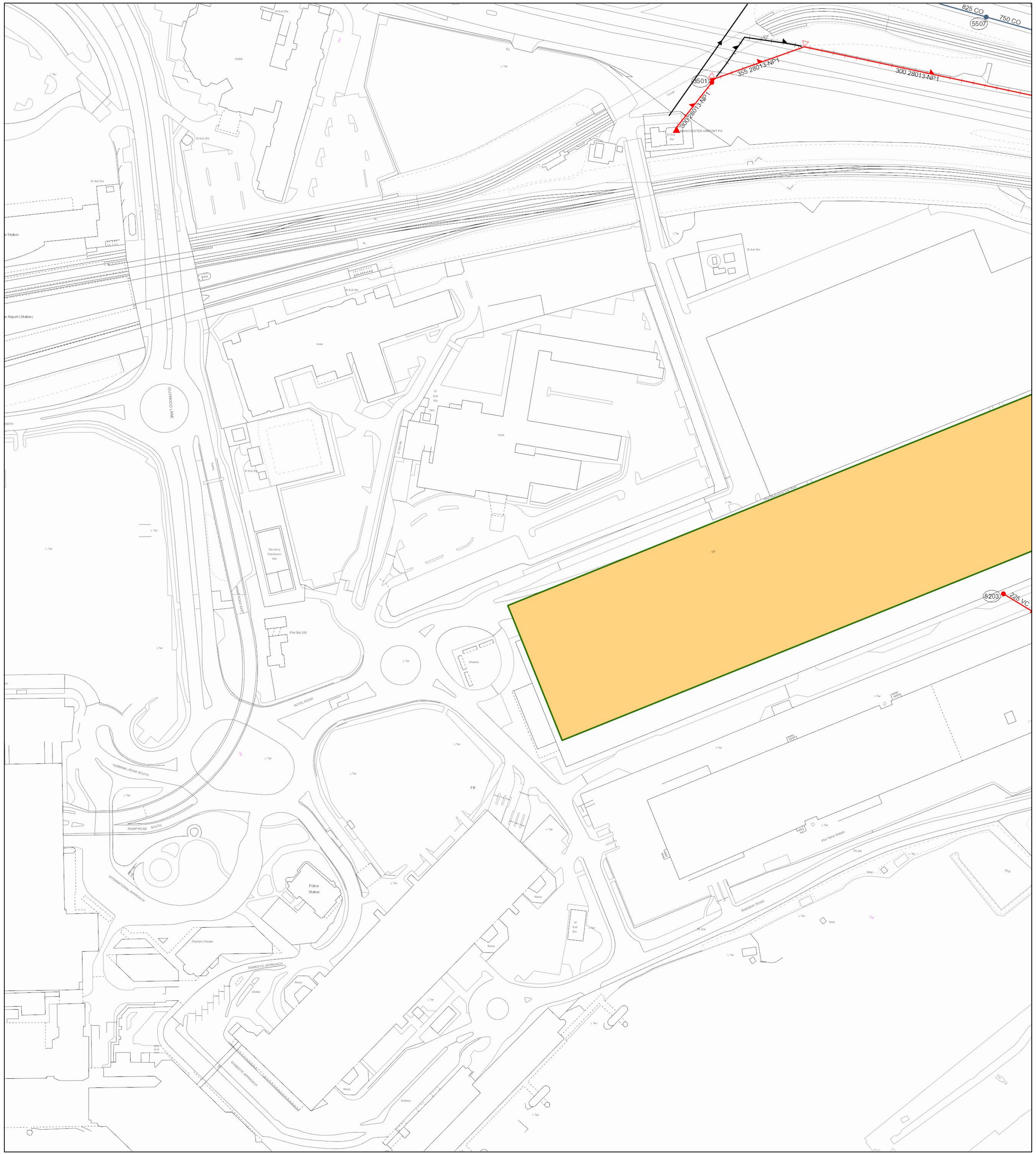
AVANT GARDE A V LTD 3000 AVIATOR WAY,
MANCHESTER,
M22 5TG

OS sheet Number: SJ8285NE
Scale: 1:1250 **Date:** 23/09/2025
Nodes: 306
Sheet: 3 of 4

Printed by: Property Searches

SEWER RECORDS

United Utilities
Water for the North West



The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown.

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Refno	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad
5507	71.78	SW	68.39	825			CO	78.02978	1 in 520
5507	71.78	SW	68.39	825			CO	78.02978	1 in 520
5507	71.78	SW	68.39	825			CO	78.02978	1 in 520
5507	71.78	SW	68.39	825			CO	78.02978	1 in 520
5506	71.7	SW	68.63	750			CO	80.53249	1 in 503
5506	71.7	SW	68.63	750			CO	80.53249	1 in 503
5203		CO	0	225			VC	38.58756	
5203		CO	0	225			VC	38.58756	

Refno	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad

LEGEND

Abandoned | Foul | Surface Water | Combined

- Public Sewer
- Private Sewer
- Section 104
- Rising Main
- Sludge Main
- Overflow
- Water Course
- Highway Drain

All point assets follow the standard colour convention:
red - combined blue - surface water
brown - foul purple - overflow

- Manhole
- Head of System
- Extent of Survey
- Rodding Eye
- Inlet
- Discharge Point
- Vortex
- Penstock
- Washout Chamber
- Valve
- Air Valve
- Non Return Valve
- Soakaway
- Gully
- Cascade
- Flow Meter
- Hatch Box
- Oil Interceptor
- Summit
- Drop Shaft
- Orifice Plate
- Side Entry Manhole
- Outfall
- Screen Chamber
- Inspection Chamber
- Bifurcation Chamber
- Lamp Hole
- T Junction / Saddle
- Catchpit
- Valve Chamber
- Vent Column
- Vortex Chamber
- Penstock Chamber
- Network Storage Tank
- Sewer Overflow
- Ww Treatment Works
- Ww Pumping Station
- Septic Tank
- Control Kiosk
- DNM Network Monitoring Point
- Change of Characteristic

MANHOLE FUNCTION

FO Foul
SW Surface Water
CO Combined
OV Overflow

SEWER SHAPE

CI Circular
EG Egg
OV Oval
FT Flat Top
RE Rectangular
SQ Square
TR Trapezoidal
AR Arch
BA Barrel
HO HorseShoe
UN Unspecified

SEWER MATERIAL

AC Asbestos Cement
BR Brick
PE Polyethylene
RP Reinforced Plastic Matrix
CO Concrete
CSB Concrete Segment Bolted
CSU Concrete Segment Unbolted
CC Concrete Box Culverted
PSC Plastic / Steel Composite
GRC Glass Reinforecd Plastic
DI Ductile Iron
PVC Polyvinyl Chloride
CI Cast Iron
SI Spun Iron
ST Steel
VC Vitrified Clay
PP Polypropylene
PF Pitch Fibre
MAC Masonry, Coursed
MAR Masonry, Random
U Unspecified

Address or Site Reference:

AVANT GARDE A V LTD 3000 AVIATOR WAY,
MANCHESTER,
M22 5TG

OS sheet Number: SJ8285SW
Scale: 1:1250 **Date:** 23/09/2025
Nodes: 8
Sheet: 4 of 4

Printed by: Property Searches

SEWER RECORDS

United Utilities
Water for the North West

APPENDIX C
HISTORICAL MAPPING



Site Details:

AVIATOR WAY, MANCHESTER,
M22 5TG

Client Ref: X0442_Manchester
Report Ref: GS-2800008_1250scale_2_2
Grid Ref: 382631, 385844

Map Name: National Grid

Map date: **1960**

Scale: 1:1,250

Printed at: 1:2,000

N
W E
S

Surveyed 1959
Revised 1959
Edition N/A
Copyright 1960
Levelled 1949

Surveyed 1959
Revised 1959
Edition N/A
Copyright 1960
Levelled 1949

Surveyed 1959
Revised 1959
Edition N/A
Copyright 1960
Levelled 1949

Surveyed 1959
Revised 1959
Edition N/A
Copyright 1960
Levelled 1949

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To view map legend click here *Legend*



Groundsure INSIGHTS

Site Details:

AVIATOR WAY, MANCHESTER,
M22 5TG

Client Ref: X0442_Manchester
Report Ref: GS-2800008_1250scale_2_2
Grid Ref: 382631, 385844

Map Name: National Grid

Map date: **1978-1981**

Scale: 1:1,250

Printed at: 1:2,000

N
W E
S

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1981
Levelled 1959

Surveyed N/A
Revised 1978
Edition N/A
Copyright 1960
Levelled 1949

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Groundsure INSIGHTS

Site Details:

AVIATOR WAY, MANCHESTER,
M22 5TG

Client Ref: X0442_Manchester
Report Ref: GS-2800008_1250scale_2_2
Grid Ref: 382631, 385844

Map Name: National Grid

Map date: **1986-1987**

Scale: 1:1,250

Printed at: 1:2,000

N
W E
S

Surveyed 1959
Revised 1986
Edition N/A
Copyright 1986
Levelled 1959

Surveyed 1959 Revised 1986 Edition N/A Copyright 1986 Levelled 1959	Surveyed 1959 Revised 1987 Edition N/A Copyright 1987 Levelled 1959

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Groundsure INSIGHTS

Site Details:

AVIATOR WAY, MANCHESTER,
M22 5TG

Client Ref: X0442_Manchester
Report Ref: GS-2800008_1250scale_2_2
Grid Ref: 382631, 385844

Map Name: National Grid

Map date: **1987-1992**

Scale: 1:1,250

Printed at: 1:2,000

N
W E
S

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 1959 Revised 1987 Edition N/A Copyright 1987 Levelled 1959	Surveyed N/A Revised N/A Edition N/A Copyright 1992 Levelled N/A

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Production date: 03 March 2016

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APPENDIX D

PROPOSED DEVELOPMENT PLANS



NOTES

- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences
- Whilst information on this sheet is issued to scale, scaling directly from this drawing may result in inaccuracies. For precise measurements, refer to the stated dimensions or contact the Architect
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
- All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
- All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations.

Key:

- Site Boundary 7.93acres / 3.21ha
- Existing trees to be removed
- Existing Trees
- Landscape area to be retained & enhanced
- Proposed Acoustic Fencing
- Parking space provided with EV charging point
- Parking space provided with cable routes to allow for future installation of EV charging point
- Office at first floor
- Condenser
- Bin Store
- Cycle Store
- xx.xxm — Proposed FFLs stated are indicative only and subject to further detail design of the cut and fill modelling. As such, a tolerance of + / - 300mm should be allowed for the final FFLs.

0 5 10 15 20 25m
Scale 1:500 @ A1

N

Schedule of Accommodation

Unit	Ground Floor GIA	First Floor Office GIA	TOTAL UNIT GIA	Total Car Parking (incl. Accessible)	Parking Ratio (spaces / GIA m²)	Cycle Parking	EV Charging Spaces (Future Spaces)
Unit 1A	1,485 m² / 15,986ft²	221m² / 2,276ft²	**1,706m² / 18,363ft²**	29 (2)	1:59	8	4 (4)
Unit 1B	1,733m² / 18,655ft²	245m² / 2,637ft²	**1,978m² / 21,292ft²**	23(2)	1:86	8	2 (4)
UNIT 1 TOTAL			**3,684m² / 39,655ft²**	52 (4)	1:71	16	6 (8)
Unit 2A	798m² / 8,586ft²	127m² / 1,368ft²	**925m² / 9,954ft²**	12 (1)	1:77	5	2 (2)
Unit 2B	476m² / 5,125ft²	103m² / 1,105ft²	**579m² / 6,231ft²**	10 (1)	1:58	3	2 (2)
Unit 2C	478m² / 5,142ft²	102m² / 1,097ft²	**580m² / 6,239ft²**	10 (1)	1:58	4	2 (2)
UNIT 2 TOTAL			**2,084m² / 22,424ft²**	32 (3)	1:65	12	6 (6)
Unit 3A	997m² / 10,735ft²	153m² / 1,653ft²	**1,150m² / 12,388ft²**	17 (1)	1:68	4	2 (2)
Unit 3B	796m² / 8,562ft²	128m² / 1,1377ft²	**923m² / 9,939ft²**	14 (1)	1:66	4	2 (2)
Unit 3C	597m² / 6,429ft²	104m² / 1,123ft²	**702m² / 7,552ft²**	11 (1)	1:64	4	2 (2)
UNIT 3 TOTAL			**2,776m² / 29,879ft²**	42 (3)	1:66	12	6 (6)
Unit 4	1,391m² / 14,977ft²	232m² / 2,502ft²	**1,624m² / 17,480ft²**	19 (2)	1:86	8	2 (4)
GRAND TOTAL			**10,167m² / 109,438ft²**	145 (12)	1:70	48	20 (24)

REV	Date	Drawn by: -	Checked by: -
P03	26/11/25	AW	AS
Planning issue			
P02	05/11/25	AG	AS
Red line boundary updated			
P01	31/10/25	AG	AS
Initial Issue			

Status: S2 — Purpose of Issue: For Information

drawing stage: **Planning**

client: **Ask Real Estate**

project: **Manchester Business Park**

drawing title: **Porposed Site Plan**

date 03/10/25 drawn AG
scale@A1 1:500 checked AS

AEW Reference Number **13502**

Rev **P03**

Job No **13502-AEW-SI-XX-DR-A-05010**

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Sewer connection route to be replanted with scrub S4 - route to avoid Tree Root Protection Zones

Scrub area to be protected during construction, enhanced with new scrub planting and any scrub damaged during construction to be replaced. Invasive and non-native species such as Cherry Laurel to be removed.

Hand planting of shrubs and trees in protected areas

Hand planting of shrubs and trees in protected areas

Woodhouse Lane

Acoustic Fence with S2 Vertical planting in front

Hand planting of shrubs in RPAs

1 **Landscape General Arrangement**
Scale: 1:500

PLANTING SCHEDULE

M1-Meadow Planting

Plant Name	Specification	% mix	Area/m²	G*s/ p m2	Total Grams
Emorsgate EM2	Seed mix	-	3000	4	12000
Total					**12kg**

S1- Vertical Planting to Soften Acoustic Fence

Plant Name	Specification	% Mix	Area/lm	Density p lm	Total plants
Trachelospermum jasminoides	*3L pot to be planted on freestanding trellis*	*60*	*10*	*2*	*20*
Lonicera periclymens	*3L pot to be planted on freestanding trellis*	*40*	*7*	*2*	*13*
Total linear metres:		**16.79**	100		**34**

S2- Shrub Entrance Planting (Plant in groups of 3,5 or 7 where feasible)

Plant Name	Specification	% Mix	Area/m²	Density p m2	Total plants
Prunus laurocerasus 'Otto Luyken'	*10L pot*	*50*	*269*	*3*	*807*
Pittosporum tenuifolium	*10L pot*	*30*	*161*	*3*	*484*
Stipa tenuissima	*3L pot*	*20*	*108*	*5*	*538*
Total m²:		**538.19**	100		**1830**

S3- Scrub Planting Enhanced Existing *(plant in bare areas after invasive non-native species are removed)*

Plant Name	Specification	% mix	Area/m²	Density p l/m	Total Plants
Corylus avellana	*1+1 bare root, 40-60cm whip*	*50*	*2296*	*2*	*4591*
Crataegus monogyna	*1+1 bare root, 40-60cm whip*	*50*	*2296*	*2*	*4591*
Total m²:		**4591**	100		**9182**

S4- Scrub Planting New

Plant Name	Specification	% mix	Area/m²	Density p l/m	Total Plants
Crataegus monogyna	*1+1 bare root, 40-60cm whip*	10	10	5	*49*
Corylus avellana	*1+1 bare root, 40-60cm whip*	20	20	5	*99*
Taxus baccata	*1+1 bare root, 40-60cm whip*	10	10	5	*49*
Ulex Europaeus	*1+1 bare root, 40-60cm whip*	10	10	5	*49*
Prunus Spinosa	*1+1 bare root, 40-60cm whip*	10	10	5	*49*
Cornus Sanguinea	*1+1 bare root, 40-60cm whip*	10	10	5	*49*
Viburnum opulus	*1+1 bare root, 40-60cm whip*	20	20	5	*99*
Ilex Aquifolium	*1+1 bare root, 40-60cm whip*	10	10	5	*49*
Emorsgate EM2	Seed mix	-	99	4	395
Total m²:		**98.76**	100		**494**

H1-Proposed Hedgerow To be planted in double staggered row

Plant Name	Specification	% mix	Linear m	Density p l/m	Total Plants
Crataegus monogyna	*1+1 bare root, 40-60cm whip*	10	47	6	284
Corylus avellana	*1+1 bare root, 40-60cm whip*	20	95	6	569
Taxus baccata	*1+1 bare root, 40-60cm whip*	10	47	6	284
Ulex Europaeus	*1+1 bare root, 40-60cm whip*	10	41	6	246
Prunus Spinosa	*1+1 bare root, 40-60cm whip*	10	47	6	284
Cornus Sanguinea	*1+1 bare root, 40-60cm whip*	10	47	6	284
Viburnum opulus	*1+1 bare root, 40-60cm whip*	20	95	6	569
Ilex Aquifolium	*1+1 bare root, 40-60cm whip*	10	47	6	284
Total linear m		**474**	100		**2806**

H2-Proposed Holly Hedgerow To be planted in double staggered row

Plant Name	Specification	% mix	Linear m	Density p l/m	Total Plants
Ilex aquifolium	*10L pot*	100	150	6	900
Total linear m		**150**	100		**900**

Trees

Plant Name	Specification	% mix	m	density p m	Total Plants
Quercus robur (Qr)	Select Standard 10-12cm Girth, Root Ball	-	-	As Shown	11
Betula pendula (Bp)	Select Standard 10-12cm Girth, Root Ball	-	-	As Shown	21
Malus Sylvestris (Ms)	Select Standard 10-12cm Girth, Root Ball	-	-	As Shown	22
Pinus sylvestris (Ps)	Extra Heavy Standard 14-16cm, Root Ball	-	-	As Shown	31
Aesculus hippocastanum (Ah)	Select Standard 10-12cm Girth, Root Ball	-	-	As Shown	10
Prunus Avium 'Flore Plena' (Pa)	Select Standard 10-12cm Girth, Root Ball	-	-	As Shown	28
Total					**123**

NOTES:
1. Do not scale from this drawing.
2. Always work to noted dimensions.
3. All dimensions are in millimetres unless otherwise stated.
4. All setting out, levels and dimensions to be agreed on site.
5. The dimensions of all materials must be checked on site before being laid out.
6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.

KEY

- Site Boundary
- M1-Proposed Wildflower
- S1- Proposed Vertical Planting
- S2- Proposed Shrubs Entrance Planting
- S3- Scrub area to be retained and enhanced
- S4-Proposed Scrub
- Existing Grassland Enhanced
- Proposed Mown path
- H1-Proposed Native Hedge
- H2-Proposed Holly Hedge
- Proposed Tree
- Existing Tree to be retained
- Existing Trees to be removed
- Proposed Fence
- Proposed Acoustic Fence
- Proposed Unit
- Proposed Tarmac
- Proposed Concrete
- Proposed Tarmac Footpath
- Proposed Coloured Tarmac
- Proposed Plaza Paving (600*600 Concrete Paver)
- Proposed Permeable Paving
- Seating
- Picnic Bench
- Habitat Log
- Cycle Store
- Gate
- Bin Store

Revision	Date	Description	Drawn	Apprvd.
P11	01/12/25	Planting Update	SL	CF
P10	25/11/25	Minor Tree Adjustment	CF	SR
P09	24/11/25	Co-ordination update	TI	CF
P08	20/11/25	Minor Edits	CF	SR
P07	11/11/25	Updated Layout and BNG Edits	CF	SR
P06	05/11/25	Layout Update	SL	CF
P05	22/10/25	Updated Hardwork	SL	CF
P04	21/10/25	Moved Trees, Updated Hardwork	TI	CF
P03	21/10/25	Updated Softwork	TI	CF
P02	14/10/25	Updated Softwork	TI	KR

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Client: Motion Project Management

Project: Manchester Business Park

Drg Title: Landscape General Arrangement

Created on	Created by	Approved by
01/10/25	TI	CF

Scale	Size	Workstage
1:500	A1	S3

Drg No. 468-LST-XX-XX-DR-L-0101

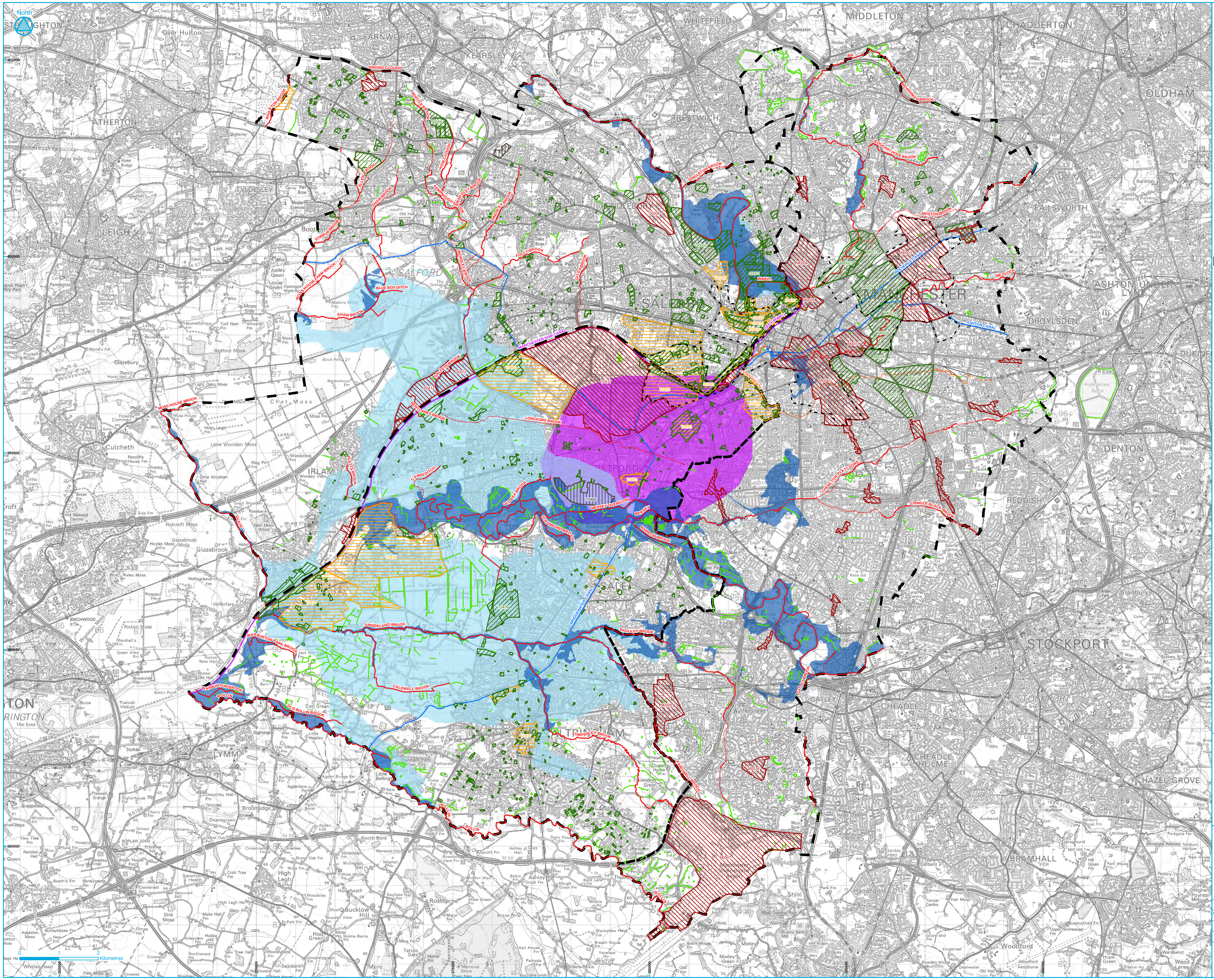
Suitability

Revision P11

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APPENDIX E

GROUNDWATER FLOODING RISK MAPS





Council Boundary

Groundwater Issue

- Areas at risk of GW Flooding
- Areas of shallow GW
- Areas at risk of GW rebound

Potential Development Sites / Locations

- Employment
- Housing
- Mixed Use
- Other
- Regional Centre Boundary

- Ashton, Bridgewater and Rochdale Canals
- Manchester Ship Canal / Grey Irwell
- Other Waterbodies

Main Rivers (V8.0)

- Culverted
- Open

Digitised River Lines

- Culverted
- Open

The map has been produced in accordance with PPS25: Development and Flood Risk and its Practice Guide. This map shows areas that are potentially at risk from groundwater flooding and should be used to scope suitable mitigation measures in a site specific Flood Risk Assessment.

The Main River information shown in the SFRA is provided by the Environment Agency; the centreline data may deviate from that shown on basemapping due to inherent differences in data resolution. Further information on Main Rivers is provided on the Environment Agency's website. The mapping of culverted sections of watercourse is a strategic screening only based upon Ordnance Survey 1:10,000 mapping and should be confirmed for more detailed studies such as site specific Flood Risk Assessment. The canals layer does not necessarily cover all the canal arms, but the modelled overtopping/breaching and hydraulic interactions with rivers and other waterbodies is complete and accurate as appropriate for a Strategic Flood Risk Assessment.

The information on the map is based on Environment Agency potential groundwater rebound areas, data from the Coal Authority, BGS drift geology mapping and Defra Groundwater Emergence Maps.

The River Irwell between Victoria Station and Pomona Island is not shown as a Main River on the Environment Agency's Flood Map although Flood Zones related to the river are. The same approach has been taken in this SFRA.

JBA consulting

www.jeremybenn.co.uk
t 01925 570876
f 0845 8627772
e info@jbaconsulting.co.uk

Bank Quay House
Sankey Street
Warrington
WA1 1NN
United Kingdom

Other offices at Atherstone, Doncaster, Edinburgh, Haywards Heath, Limerick, Newcastle upon Tyne, Newport, Northallerton, Saltaire, Skipton, Tadcaster & Wallingford

for

Manchester City, Salford City and Trafford Councils Level 2 Hybrid SFRA

Groundwater Flooding

Drawn by: J Cheetham	Date: 08/03/2011
Checked by: J Dimelow	Date: 01/02/2011
Approved by: J Cooper	Date: 01/02/2011

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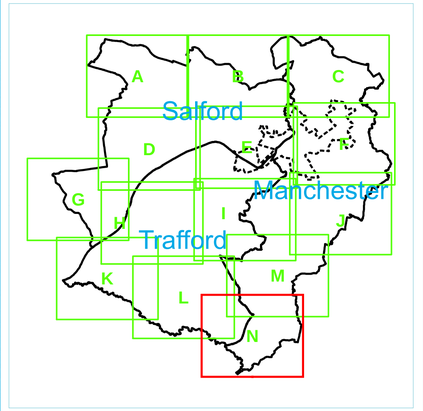
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Drawing Number:	Status:	Scale:
GW_2.1	FINAL	1:45,000

Original @ A1

APPENDIX F

SUSCEPTIBILITY TO SURFACE WATER FLOODING MAPS



Council Boundary

Lost Watercourses

Susceptibility to Surface Water Flooding

High Susceptibility

Intermediate Susceptibility

Low Susceptibility

Potential Development Sites / Locations

Employment

Housing

Mixed Use

Other

Regional Centre Boundary

Ashton, Bridgewater and Rochdale Canals

Manchester Ship Canal / Grey Irwell

Other Waterbodies

Main Rivers (V8.0)

Culverted

Open

Digitised River Lines

Culverted

Open

This map has been produced in accordance with PPS25: Development and Flood Risk.

The map refines the Environment Agency's map of 'Areas Susceptible to Surface Water Flooding' based on more detailed modelling outputs produced for this SFRA.

The Main River information shown in the SFRA is provided by the Environment Agency; the centreline data may deviate from that shown on basemapping due to inherent differences in data resolution. Further information on Main Rivers is provided on the Environment Agency's website. The mapping of culverted sections of watercourse is a strategic screening only based upon Ordnance Survey 1:10,000 mapping and should be confirmed for more detailed studies such as site specific Flood Risk Assessment. The canals layer does not necessarily cover all the canal arms, but the modelled overtopping/breaching and hydraulic interactions with rivers and other waterbodies is complete and accurate as appropriate for a Strategic Flood Risk Assessment.

This map should be used to apply the Exception Test and to scope what the Flood Risk Assessment should consider in its placement of surface development and the management of runoff.

JBA consulting

www.jeremybenn.co.uk
t 01925 570876
f 0845 8627772
e info@jbaconsulting.co.uk

Bank Quay House
Sankey Street
Warrington
WA1 1NN
United Kingdom

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Susceptibility to Surface Water Flooding - Current Scenario

Drawn by:	J Cheetham	Date:	29/01/2011	This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence number: 100019568 2011.
Checked by:	J Dimelow	Date:	01/02/2011	
Approved by:	J Cooper	Date:	01/02/2011	
File Name:	...\ArcView\Mapping\Level2\MST_SurfaceWaterFlooding_Current_V1.1.mxd			
Drawing Number:	SS_4.1 N	Status:	FINAL	Scale: 1:10,000

Original @ A1