



Environmental
Geotechnical
Specialists

PHASE 1 ENVIRONMENTAL DESK STUDY REPORT

< ENVIRONMENTAL > < GEOTECHNICAL >

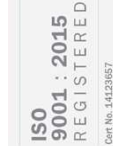
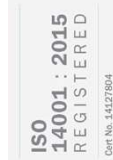
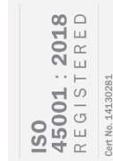
job number	C3742/23/E/5681	date	04.07.2025
site address	Chapman Street, Gorton, Manchester, Great Manchester, M18 8WY		
written by	S. Hale	checked by	R. Palmer
issued by	S. Hale		



Please consider the environment before printing this report.



Constructionline
A UK GOVERNMENT CERTIFICATION SERVICE



Environmental
Geotechnical
Specialists

Rogers Geotechnical Services Ltd

Offices 1 & 2 Barncliffe Business Park, Near Bank, Shelley, Huddersfield, HD8 8LU
Company No. 5130864
01484 604354

Contents

		Page
1.	Introduction	1
2.	Review and Summary of Published Data	2
	2.1 Historical Land Use	3
	2.2 Published Geology and Geological Hazards	3
	2.3 Construction Issues	4
	2.3.1 Foundation Construction	4
	2.3.2 Site Won Materials	5
	2.3.3 Disposal of Site Materials	5
	2.4 Mining and Natural Cavities	5
	2.4.1 Coal Mining	5
	2.4.2 Non-Coal Mining	5
	2.5 Waste Management and Gas Monitoring	5
	2.6 Hydrogeology, Hydrology	6
	2.7 Sensitive Land Use	7
	2.8 Industrial Land Use and Potential Sources of Contamination	7
3.	Preliminary Qualitative Risk Assessment	8
	3.1 Conceptual Ground Model & Preliminary Qualitative Risk Assessment	8
4.	Intrusive Investigation	12
	4.1 Site Investigation Philosophy	12
	4.2 Site Specific Investigation	12
	4.2.1 Contamination Assessment	13
	4.2.2 Geotechnical Assessment	14
	4.2.3 Reporting	15
5.	References	16

Appendices

1.	Site Plans	
2.	Historical Maps	
3.	Groundsure Reports	
4.	Photographs	

Report on a Phase One Desk Study			
Location:	Chapman Street Gorton, Manchester, Greater Manchester, M18 8WY		
For:	Centrepoint		
Report No.	C3742/23/E/5681	Report date:	July 2025

For and on behalf of **Rogers Geotechnical Services Ltd**

	
Steven Hale BSc FGS Geo-environmental Technician	Rob Palmer MSc FGS ACIEH Engineering Director

1. Introduction

The site comprises an area of brownfield land located on Chapman Street, Gorton, Manchester, Greater Manchester, M18 8WY. The site is approximately 0.16 hectares in size and its National Grid reference is centred around 388837 396320.

It is understood that the development proposals currently comprise the construction of a new two storey independent living scheme with associated soft landscaping. In order to assist with this decision-making process, and any planning and construction aspects of the development, a phase one environmental desk study has been commissioned and is the subject of this report.

In accordance with issued guidance, a site walkover was conducted on the 18th June 2025 and the following observations were made:

General site description/current site use

The site comprises an area of disused land, on which it is understood a Multi-Use Games Areas (MUGA) used to stand, that is bordered with soft landscaping and grass.

Site boundaries/access

The site is accessible via Chapman Street or Carfax Street.

Topography

The centre of the site where the historic MUGA was present lies flat. The surrounding soft landscaping was noted to be mounded up forming a shallow bund around the centre of the site.

Surface cover of site

Hardstanding of presumed asphalt is present to the pathways and centre of the site. Grass and rough ground is present to the remaining site area.

Visible evidence of contamination/ contaminative sources

Some general waste was noted across the site, however, there were no other visible signs of contamination present during the time of the walkover.

Presence of vegetation and wildlife

Grass and some small shrubs were present to the soft landscaped areas, with some rough vegetation to the rest of the site. Vegetation seems to be healthy with no evidence of degradation. There were no obvious signs of invasive flora, fauna, nesting birds, burrowing animals or edible plants observed during the time of the site walkover.

Services

The status of underground services is unknown. There were no overhead services present within the site at the time of the walkover.

Site neighbours

The site is located within a mainly residential area, with some commercial properties present to the west of the site.

In order to ensure that the site is fully characterised and to comply with the Environment Act 1995¹, a Phase One Desk Study has been commissioned by Centrepont. The desk study is intended to assess the environmental impact of historical, current and future factors on the development. This report will present the data obtained and provide a conceptual ground model and preliminary risk assessment as well as discussing the scope of any intrusive investigation that may be required. This report does not consider ecological impacts (e.g. bats) or botanical risks (e.g. Japanese Knotweed).

2. Review and Summary of Published Data

As a part of this desk study the following data has been considered.

- Site Plan
 - Historical maps
 - Groundsure Reports
 - Photographs
- Appendix 1
 - Appendix 2
 - Appendix 3
 - Appendix 4

The data obtained from the above-mentioned sources has been summarised below².

¹S57 of the Environment Act 1995 inserted the contaminated land regime into the Environmental Protection Act 1990 (Part 2A). The regime 'provides a risk-based approach to the identification and remediation of land where contamination poses an unacceptable risk to human health or the environment' See <http://www.environment-agency.gov.uk/research/planning/40405.aspx>. This places a duty on local authorities to inspect their areas for contaminated land and require its remediation using the 'suitable for use' approach. Much of this duty is discharged via the planning regime under the Town and Country Planning Act 1990 as historical land contamination is a 'material planning consideration.' The local authorities are required to secure the removal of unacceptable risks via remediation of the land, to therefore ensure the site is suitable for its new use. This is fulfilled via completion of a Phase One Environmental Desk Study, Phase Two Intrusive Investigation, Phase Three Remediation Strategy and Phase Four Validation Report. Therefore, as a minimum, once a site has been developed it should not be capable of being designated as 'contaminated land' under Part 2A of the Environmental Protection Act 1990, as inserted by the Environment Act 1995 (see also PPS 23 Planning and Pollution Control Section 8)

² This report is a summary only and reference must be made in full to the information provided in the Groundsure Report.

2.1 Historical Land Use

Table 1: Historical Land Use ³			HISTORICAL MAPPING SUMMARY	
Map Dates	On site		Within 250m	
1848	The site is currently an undeveloped field of unknown use.		Pond – 160m NW & 170m NE	
1890 – 1893	What appear to be terraced properties have now been constructed across the entire site.		The Pond located 160m NW has been extended into a reservoir associated with the New Mills located 130m NW. Reservoir – 200m NW Graveyard – 200m NW Saw Mills – 230m S	
1905 – 1908	The site remains unchanged.		The Pond located 170m NE has been built over with what appear to be residential dwellings.	
1922 – 1923	The site remains unchanged.		Saw Mills located 230m S has been relabelled as the 'Highfield Works'. A large residential expansion is present in all directions within 250m of the site. Allotment Gardens – 105m S	
1933 – 1934	The site remains unchanged.		The Allotment Gardens located 105m S are no longer present.	
1949 – 1956	The site remains unchanged.		Both Reservoirs located 160m NW and 200m NW have been infilled. The New Mills have been relabelled as a 'Opera House'. Paint Works – 220m NE Works – 130m NW Depot – 130m N	
1958 – 1968	The site remains unchanged.		The surrounding land use remains largely unchanged.	
1977 – 1979	The site remains unchanged.		The Works located 130m NW and the Paint Works located 220m NE have been demolished.	
1981 – 1983	The structures on the site have all been demolished.		The Depot located 130m N is now labelled as a 'Garage'.	
1989 – 1992	A Play Area is now indicated to have been constructed to the centre of the site.		The surrounding land use remains largely unchanged.	
2001 - 2025	The site remains unchanged.			

NB. All distances given are approximate only.

2.2 Published Geology and Geological Hazards

Table 2: Geological Data for the Site				BGS MAPPING DATA	
Strata Type	Strata Name ⁴	Previous Name ⁴	Description ⁵		
Artificial Ground	Made Ground	N/A	Not indicated on site although previous construction may have resulted in the presence of made ground.		
Superficial Geology	Till	Boulder Clay	It consists of a heterogeneous mixture of clay, sand, gravel, and boulders varying widely in size and shape.		
Solid Geology	Chester Formation	Chester Pebble Beds Formation	The formation shows a progressive change in lithology northwards, from a coarse-grained, typically well-cemented proximal facies to a fine-grained, less well-cemented distal facies.		

³ See Appendix 3

⁴ Sources: British Geological Survey (NERC) Map Sheets 85; Manchester; Solid and Drift Edition, and GeolIndex Onshore Viewer [online resource from www.bgs.ac.uk]

⁵ Sources: British Geological Survey (NERC) Lexicon of Named Rock Units [online resource from www.bgs.ac.uk]

GEOLOGICAL FEATURES			
Type	Location	Features	Comments
Mining Activity	On site	Coal mining	The study site is located within a coal mining area as defined by the Coal Authority. However, the site is not located within a development high risk zone.
	Within 250m	Non-coal Mining	The Groundsure report states that there are no instances of non-coal mining within 250m of the site. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
Linear Features	Within 250m	-	None recorded within 250m of the site.
Landslip Deposits	No data	No data	No data.
BGS BOREHOLE DATA			
Reference ⁶	Location	Strata Description	Depth
SJ89NE1176	10m S	Brick FILL Stiff, brown, silty CLAY	2.70m 7.00m
SJ89 NE1175	80m N	Tarmac and concrete FILL	0.30m
		Soft, brown, sandy CLAY Stiff, brown, silty CLAY	1.70m 7.00m
NATURAL GROUND SUBSIDENCE & HAZARDS ⁷			
Type		Risk Rating	
Potential for shrinking or swelling clay ground stability		Very Low.	
Potential for running sand ground stability		Very Low.	
Potential for compressible ground stability		Negligible.	
Potential for collapsible ground stability hazards		Very Low.	
Potential for landslide ground stability		Very Low.	
Potential for ground dissolution stability		Negligible.	
Radon		The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level. No radon protective measures are necessary.	

2.3 Construction Issues

2.3.1 Foundation Construction

On the basis of the prevailing geology and assuming that there are no areas of significantly filled ground, it is anticipated that shallow strip or spread foundations could be utilised at this site. It should be appreciated that an intrusive investigation will be required to validate this opinion. Moreover, it is possible that cohesive soils may be present at or near the surface. Such soils could be sensitive to soil moisture variations and thus be susceptible to desiccation as result of tree root action. In light of this, it is possible that footings within the zone of influence of trees (existing or previously removed), may need to founded at extended depths in excess of 1m.

⁶ <https://mapapps2.bgs.ac.uk/geoindex/home.html>

⁷ See Groundsure report

2.3.2 Site Won Materials

It is not anticipated that any site won materials will be encountered during works on this site.

2.3.3 Disposal of Site Materials

If made ground is present, then contamination/WAC testing will be required to establish the nature of the underlying soil before disposal to a licensed landfill site. However, it is anticipated that the naturally occurring soils would not be significantly contaminated, thus would probably be accepted by a waste disposal site catering for inert material.

2.4 Mining and Natural Cavities

2.4.1 Coal Mining

The Groundsure Report states that the study site is located within a coal mining area as defined by the Coal Authority. However, the site is not located within a development high risk zone. As such, it is not deemed necessary for a Consultants Coal Mining Report.

2.4.2 Non-Coal Mining

The Groundsure report states that there are no instances of non-coal mining within 250m of the site. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

2.5 Waste Management and Gas Monitoring

Table 3: Landfill Data and Artificial Ground, Recorded and Anticipated			
ENVIRONMENT AGENCY, LOCAL AUTHORITY, BGS & HISTORIC LANDFILLS			
Waste Type	Location	Comments	Monitoring Requirement
Active Landfill	Within 250m	None recorded within 250m	-
Historic Landfill	Within 250m	None recorded within 250m	-
Historic waste sites	237m NW	Type: Recycling centre.	N
Licensed waste sites	Within 250m	None recorded within 250m	-
Waste Exceptions	Within 250m	None recorded within 250m	-
MADE GROUND & INFILLED GROUNDWORKINGS			
Description	Location	Comments	Monitoring Requirement
Records of Potentially Infilled Features	160m NW & 170m NE	Ponds (1848)	N
	160m NW & 200m NW	Reservoirs (1890 – 1893)	N

2.6 Hydrogeology, Hydrology

Table 4: Ground/Controlled Water Sensitivity and Flooding			
ENVIRONMENT AGENCY AQUIFER DESIGNATION ⁸			
Strata	Designation	Description	
Superficial Geology On Site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.	
Bedrock Geology 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.	
GROUNDWATER SENSITIVITY ⁹			
Description	Location	Details	
Source Protection Zone	Within 250m	None recorded within 250m.	
Abstraction Licences	Within 250m	None recorded within 250m.	
Records of Part A(2) and Part B Activities and Enforcements	177m N	Process: unloading of petrol into storage at service stations. Status: current permit.	
Records of Licensed Discharge Consents	Within 250m	None recorded within 250m.	
High Soil Leaching Potential	On Site	Leaching class: Low.	
CONTROLLED WATERS ¹⁰			
Description	Location	Details	
River Network Entries	Within 250m	None recorded within 250m.	
Surface Water Features	Within 250m	None recorded within 250m.	
POLLUTION INCIDENTS ¹¹			
Pollutant	Receptor	Location	Date
-	-	None recorded within 250m of the site.	-
ENVIRONMENT AGENCY FLOOD RISK ¹²			
Description	Location	Details	
Zone 2	Within 250m	The site is not situated within a Zone 2 flood plain.	
Zone 3	Within 250m	The site is not situated within a Zone 3 flood plain.	
Flood Defences	Within 250m	None recorded within 250m.	
Groundwater Flooding Area	On site	Moderate potential for groundwater flooding to occur.	

⁸ See Appendix 2

⁹ See Appendix 2

¹⁰ See Appendix 2

¹¹ See Appendix 2

¹² See Appendix 2

2.7 Sensitive Land Use

Table 5: Sensitive Land Uses within 250m		
REGISTERED SENSITIVE LAND USES ¹³		
Description	Location	Details
Nitrate Vulnerable Zone	Within 250m	None recorded within 250m.
Green Belt Land	Within 250m	None recorded within 250m.

2.8 Industrial Land Use and Potential Sources of Contamination

In order for a conceptual site model and preliminary risk assessment to be completed the historical maps and Groundsure data requires analysis to identify any past or present activities on the site and in the area that may have the potential to cause contamination on the site. Guidance has been issued by the Environment Agency, NHBC and Chartered Institute of Environmental Health. ¹⁴ Within this document, annex 3 provides examples of important contaminants that are associated with individual uses of land. This data assists in the formulation of any chemical testing regime.

Those that we consider potentially contaminative according to the guidance are given below:

Table 6: Potentially Contaminative Sources		
HISTORICAL		
Land Use	Location	Classification
Historical construction	On site	
Allotment Gardens	105m S	
Reservoirs	160m NW & 200m NW	Artificial/made ground.
Grave Yard	210m NW	
Garage	130m N	Road vehicle fuelling, service and repair: garages and filling stations.
Works	130m NW	
Depot	130m N	
Paint Works	210m NE	Unspecified works/factories/features.
Saw Mills	230m S	
CURRENT		
Land Use	Location	Classification
Electricity Sub Station	120m S	Unspecified works/factories/features.
Gorton MOT Test Centre	139m N	
Shell Gorton Service Station	181m N	Road vehicle fuelling, service and repair: garages and filling stations.

¹³ See Appendix 2

¹⁴ Guidance for the Safe Development of Housing on Land Affected by Contamination, R&D Publication 66: 2008 Volume 1 and 2.

3. Preliminary Qualitative Risk Assessment

The potential of contamination hazards on the land has been identified and the risks associated with them are assessed in the following preliminary risk assessment in accordance with industry practice and the 'suitable for use' approach. This has been conducted using the source-pathway-receptor approach. This method dictates that there must be a risk contaminant produced at a 'source' in sufficient concentration to cause harm and there must be a 'pathway' for the contaminant to reach an identifiable 'receptor' for the linkage to be proved and a contamination hazard to be considered present. Not all substances are contaminants and not all contaminants are considered to be a risk. Indeed, DEFRA and The Environment Agency state that **'a contaminant is a substance which has the potential to cause harm, while a risk itself is considered to exist if such a substance is present in sufficient concentration to cause harm and a pathway exists for a receptor to be exposed to the substance.'**

R&D Publication 66: 2008 states that the groups at risk of harm (receptors) can be identified by the following categorisation:

1. Humans: site personnel, end users, visitors and adjacent land users.
2. The water environment – receptors: groundwater, surface water, coastal waters and artificial drainage.
3. Ecosystems: plants and animals.
4. Construction/building materials/services

In order to complete a conceptual site model and therefore a preliminary risk assessment, an appraisal of the sources of contamination, potential and actual, on and in the area of the site has therefore been completed with reference to this pollution linkage.¹⁵

3.1 Conceptual Ground Model & Preliminary Qualitative Risk Assessment

It is understood that the development proposals currently comprise the construction of a new two storey Independent Living Scheme with associated soft landscaping. In view of the sensitivity of the end users it is considered that the soil screening values (SSVs) appropriate for a residential with plant uptake end use should be employed.

The preliminary risk assessment has been evaluated with reference to the following ratings and definitions:

N/A -	A source-pathway-receptor linkage is not considered to exist and therefore a risk assessment is not required.
Low -	A pollution linkage is unlikely and/or the likelihood of harm occurring is low and of minor consequence.
Moderate -	The linkage exists but further field or laboratory data is required to confirm that the contaminant has reached the receptor and the levels of contaminant are harmful.
High -	The linkage exists and the available data indicates that significant harm may be caused and remedial action could be necessary.

¹⁵ This assessment has been based on the information as to the proposed development that has been provided by the client. If the plans should change, the assessment should be re-evaluated.

Table 7: Conceptual Site Model and Preliminary Qualitative Risk Assessment

CONCEPTUAL SITE MODEL			PRELIMINARY RISK ASSESSMENT	
Pathways	Receptor	Linkage Present?	Risk Rating	Notes
Direct contact/dermal absorption/soil ingestion	Operative	Yes – operatives are likely to come in contact with the soil.	Moderate	There are potential on and off-site sources of contamination that may have caused contamination of the site.
	End User	Yes – end users are likely to come in contact with the soil.	Moderate	Any on site sources of contamination could migrate to neighbouring properties.
	Neighbours	Yes – possible source on site and immediate neighbours are present.	Moderate	Further testing required to reach a firm conclusion.
Inhalation of Dust/Vapours	Operative	Yes – contact with soil likely and dust may be produced during works.	Moderate	There are potential on and off-site sources of contamination that may have caused contamination of the site. Any on site sources of contamination could migrate to neighbouring properties.
	End User	Yes – dust may be produced by end users and vapour may accumulate in enclosed spaces. .	Moderate	Construction activities may create dust on and off site, which, if contaminated, could adversely affect operatives, end users and neighbours.
	Neighbours	Yes – neighbouring properties present and possible inhalation of dust during the works.	Moderate	In the event that harmful vapours are present they may accumulate in enclosed spaces, affecting operatives, end users and neighbours. Further testing required to reach a firm conclusion.
Ingestion of fruit/vegetables and/or waters	Operative	No – no edible plants or contained water sources in the area of the proposed new works.	N/A	There are potential on and off-site sources of contamination that may have caused contamination of the site. Further testing required to reach a firm conclusion.
	End User	Yes – soft landscaping proposed as part of the new development.	Moderate	
	Neighbours	Yes – residential dwellings present within 250m of the proposed development.	Moderate	

Migration of hazardous gases via permeable strata	Operative	Yes – possible on-site associated with historical construction.	Moderate	Possible source on site and within 250m. A programme of monitoring is recommended but is suggested to be limited to 4 readings over one month in the first instance. If significant made ground considered capable of producing harmful gases is revealed during the investigation works, the monitoring regime may require reassessment to consider a higher potential risk.
	End User		Moderate	
	Neighbours	Yes – possible source on site due to historical construction.	Low to Moderate	
Spillage/loss/run off direct to receiving water	Controlled Waters	No – there are no recorded controlled waters within 250m of the site.	N/A	There are potential on and off-site sources of contamination that may have caused contamination of the site.
Migration via permeable unsaturated strata	Controlled Waters	Yes – possible source on site and Secondary A and Principal aquifers are present beneath the site.	Moderate	Controlled waters within 250m. Principal and Secondary A aquifer underlie the site. Permeability of underlying geology should be assessed.
Run off via drainage/sewers etc	Controlled Waters	Yes – possible source on site.	Moderate	Further testing required to reach a firm conclusion.
Direct contact with contaminated soils	Plants	Yes – some soft landscaping areas may be present as part of the proposed development.	Moderate	There are potential on and off-site sources of contamination that may have caused contamination of the site.
Uptake via root system			Moderate	Any on site sources of contamination could migrate to neighbouring properties. Further testing required to reach a firm conclusion.
Direct contact with contaminated soils/ Direct contact with contaminated groundwater	Building Materials	Yes – possible source on and off site and foundation and service installation materials may be affected by the site soil.	Moderate	There are potential on and off-site sources of contamination that may have caused contamination of the site. Further testing required to reach a firm conclusion.

Migration of mine gas via permeable strata	Operative	Yes – the site is located within a coal mining area as defined by the Coal Authority, however, the site is not present within a high risk development zone.	Low	No further action required.
	End User			
Exposure to Radon	Operative	No – site is not currently indicated to be present in a radon affected area ¹⁶ .	N/A	Less than 1% of properties are affected. The publication BR211 states that the site is not in a radon affected area and that no protection measures are necessary. No further action required.
	End User			
Mining Instability	End User	Yes – the site is located within a coal mining area as defined by the Coal Authority, however, the site is not present within a high risk development zone.	Low	No further action required.
Unexploded Ordnance (UXO) Risk	Operative	Yes – the Zetica ¹⁷ online maps indicate that the site is at moderate risk from UXO.	Moderate	This Site requires further action such that UXO risks are reduced to ALARP ¹⁸ .

Notes:

1. The above data and table is a qualitative assessment of the probable risks identified at this site, based on the information made available to us from the client, third party professional data and walkover survey.
2. Should any additional or new data come to light, the risk assessment should be revisited and any necessary changes made to any recommendations resulting from this study.
3. Where further testing is recommended as part of the risk assessment, this is in order to provide a quantitative assessment of any contamination issues. It should at all times be considered that uncertainties may remain, and therefore any testing regime and ground investigation philosophy should be ready to accommodate any necessary alterations should any data come to light or it become evident that it has not been previously considered.

¹⁶ Radon interactive map [online resource <https://www.ukradon.org/radonmaps/>] It should be appreciated that radon maps are subject to change and are updated regularly.

¹⁷ Pre-desk study assessment [online resource from www.zeticauxo.com].

¹⁸ ALARP – As Low As Reasonably Practicable.

4. Intrusive Investigation

4.1 Site Investigation Philosophy

The information from the Phase 1 Desk Study shows there are potential sources of contamination on the site and in the surrounding area. In view of the above, any intrusive investigation should be undertaken in accordance with the sampling strategies given in BS10175: 2011 +A2:2017 and CLR4:1994. These two sampling strategies may be classified as:

- Non-Targeted – using a defined sampling pattern (BS10175)
- Targeted – based on prior knowledge and professional judgement (CLR4)

These sampling strategies are considered in more detail below. However, it is emphasised that they can be used individually or in combination depending on the depth of site knowledge.

Non-Targeted Sampling

If no obvious 'hot spots' of contamination have been identified on a site, it would be recommended that a stratified random pattern of sampling points be considered. This work should be undertaken with reference to BS10175: 2011 +A2: 2017 *Investigation of potentially contaminated sites – Code of practice: 7.6*, and BS5930 2015 + A1:2020, *Code of practice for ground investigations*.

Targeted Sampling

If a possible 'hot spot' of contamination has been identified on a site, it is recommended that a herringbone pattern of sampling points be considered in the immediate vicinity. If strong evidence of contamination has then been identified, it is recommended that sampling be highly focused to reflect that evidence and the investigator's experience. This work should be undertaken with reference to CLR4, *Sampling Strategies for Contaminated Land*, 1994.

The density of sampling required is defined in BS10175: 2011: +A2: 2017: 7.7.2.2.3, which indicates that an *exploratory* investigation usually requires a lower density sample spacing than does a *main* investigation. The BS goes on to state that *the actual density should depend upon the confidence and robustness required of decisions that will be based on the information obtained. Thus, the area and depth of interest will be related to the contaminants present, the pathways and the receptors. Typical densities of sampling grids can vary from 25m to 50m centres for exploratory investigations, and 10m to 25m centres for main investigations.*

4.2 Site Specific Investigation

In view of the information provided above it is considered that an investigation of the site should include the following main elements.

4.2.1 Contamination Assessment

It may be appreciated that BS 10175 clause 7.7.2.2.3 suggests that the number of sampling points at the site should be based on a minimum of three testing locations or the size of the site with respect to the appropriate grid spacing, whichever the greater. On the basis of the site area being 0.18ha, the number of sampling points at the site should be considered with respect to the table below.

Table 8: Summary of Sampling Strategy				
NUMBER OF SAMPLING POINTS				
	Soil	Water	Asbestos	Standpipes
Exploratory Investigation 50m x 50m grid	3	-	3	3
	A minimum of 4 readings over 1 month would be required as per risk assessment, however any regime must take into account the guidance detailed below.			
Target Areas	Should be assessed during any investigation.			

Chemical testing should be undertaken on the above grid spacing and the following standard testing regime should be undertaken:

- **Metals** – Cd, Cr, Cu, Hg, Ni, Pb, Zn, V.
- **Semi Metals and Non-Metals** – As, Se, Free Cyanide and Phenols.
- **Hydrocarbons** – Polycyclic aromatic hydrocarbons (PAH EPA16), Total petroleum hydrocarbons (TPH CWG).
- **Others** – pH, Organic Content.
- **Asbestos**

Sampling Method

Investigation should include the installation of three gas monitoring standpipes for subsequent monitoring. Furthermore, soils should be obtained for chemical sampling. The sampling strategy should employ the non-targeted strategy given above in the first instance, i.e. at least three sampling points, if it is anticipated that made ground is significant across the site. However, if the made ground at the site is thought to be localised to specific areas, then the targeted strategy should be used.

It should be possible to carry out the above work with a windowless sampling drilling rig, however, it may be more pragmatic to employ hand-held digging tools for a targeted strategy.

Gas Monitoring

The final gas monitoring regime should be undertaken in accordance with Table 4.2 of CIRIA C665: 2007: *Assessing risks posed by hazardous ground gasses to buildings*. In that document guidance for the frequency of monitoring is provided on tables 5.5a and 5.5b *Typical/idealised frequency and period of monitoring* on page 60. For convenience, these tables have been combined and reproduced below.

Table 9: Typical/Idealised Frequency and Period of Monitoring.

Sensitivity of development	Generation potential of source			
	Very low	Low	Moderate	High
Low (commercial)	4/1	6/2	6/3	12/6
Moderate (flats)	6/2	6/3	9/6	12/12
High (residential + gardens)	6/3	9/6	12/6	24/12
				24/24

Notes:

- The first number is the minimum number of readings and the second number is the minimum period in months, for example 4/1 – four sets of readings over 1 month.
- At least two sets of readings must be at low and falling atmospheric pressure (but not restricted to periods below 1000mb) known as worst case conditions.
- The frequency and period stated are considered to represent typical minimum requirements. Depending on specific circumstances fewer or additional readings may be required (e.g. any such variation subject to site specific justification). The NHBC guidance is also recommending these periods/frequencies of monitoring.
- Historical data can be used as part of the data set.
- Not all sites will require gas monitoring. However, this would need to be confirmed with demonstrable evidence.
- Placing high sensitivity end use on a high hazard site is not normally acceptable unless the source is removed or treated to reduce its gassing potential. Under such circumstances long-term monitoring may not be appropriate or required.
- This guidance should be read in conjunction with BS 8576:2013 figure 6 which may justify fewer readings in the first instance, where the generation potential is considered to be very low to low. However, this should be undertaken pragmatically, and further readings obtained according to the above table, where a potentially significant source is identified and initial readings suggest that remedial measures are not necessary.

4.2.2 Geotechnical Assessment

In addition to the above contamination assessment which is likely to be required by planning authorities and insurance providers, the following investigation strategy could be considered:

Sampling Method

It is anticipated that a windowless sampling drilling rig will be able to gain sufficient data in regard to the near surface soils. Moreover, such equipment should be able to undertake Standard Penetration Testing (SPT) and/or Dynamic Probing.

Soakaway Design

Should soakaway data be required for drainage design, trialpits could be excavated and infiltration tests conducted. Alternatively, these tests could be undertaken within boreholes.

Geotechnical Testing

An allowance for geotechnical testing of the soils should be included in any ground investigation.

4.2.3 Reporting

The above data will need to be formulated into a formal assessment that should include the following:

- Geotechnical recommendations.
- Contamination assessment.
- Contamination remediation strategy.
- Any recommendations for further work, if required and including validation reports where site remediation is necessary.

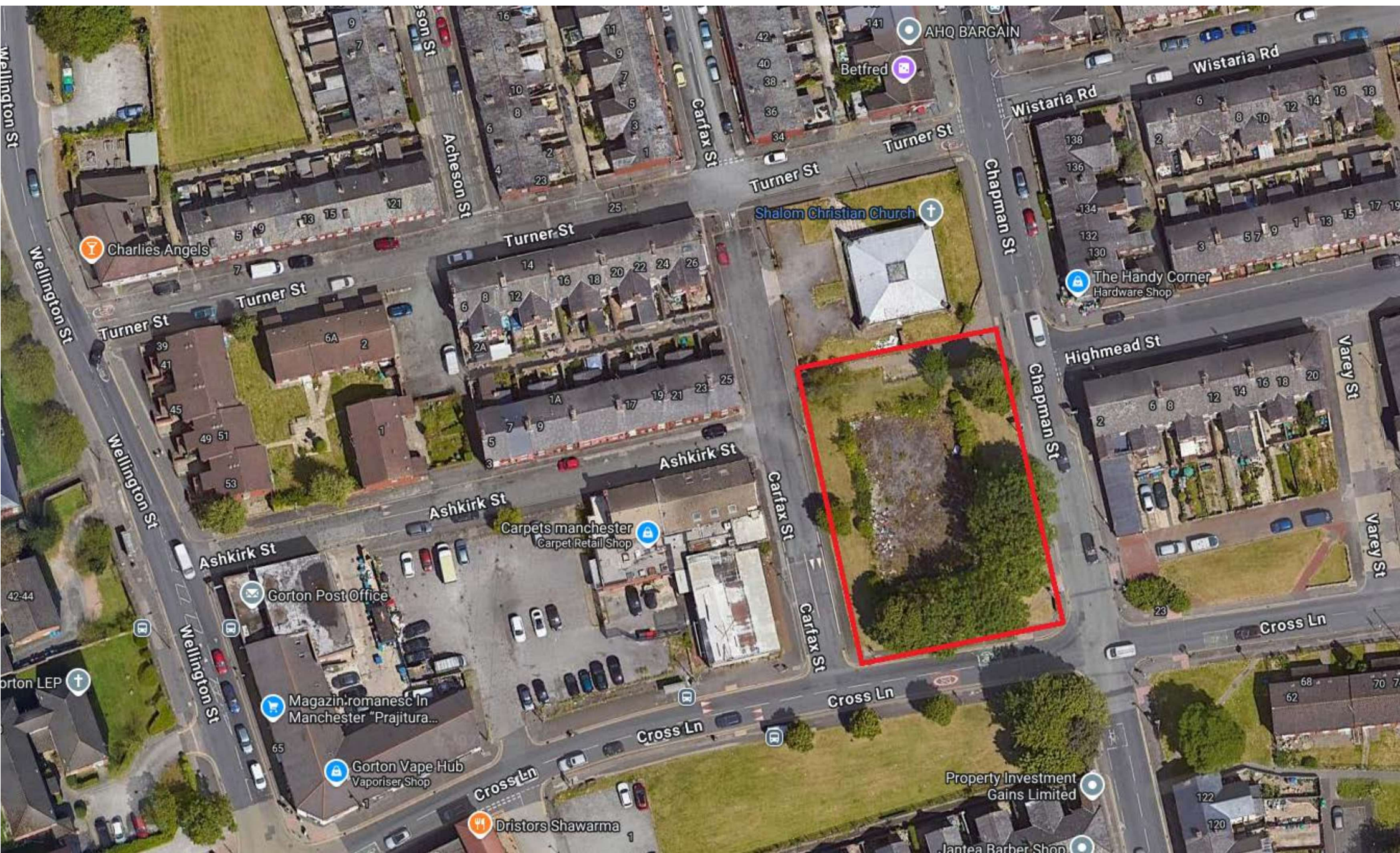
As soon as is practicable, and prior to the above, this Phase 1 report should be forwarded to the relevant authorities, in order to ensure they have sufficient time to review and discuss any issues.

5. References

- British Standards Institution (2015), BS5930 2015 + A1:2020: *Code of practice for site investigations*, B.S.I., London.
- British Standards Institution (2007), Amendment No 1 to BS5930: *Code of practice for ground investigations*, B.S.I., London.
- British Standards Institution (2011) +A2:2017, BS 10175: *Investigation of potentially contaminated sites – Code of Practice*, British Standards Institute.
- British Standards Institution (2013), BS 8576 *Guidance on Investigations for Ground Gas – Permanent Gases and Volatile Organic Compounds*.
- Department for Environment, Food and Rural Affairs and the Environment Agency, DEFRA R&D Publications, Environment Agency, Bristol.
- CLR 2, 1994, *Guidance on preliminary site inspection of contaminated land*, Volume 1.
- CLR 4, 1994, *Sampling Strategies for contaminated land*.
- R&D Publication 66: 2008 *Guidance for the Safe Development of Housing on Land Affected by Contamination*.
- CIRIA Report C665 (2007), *Assessing risks posed by ground gasses in buildings*.
- The Environment Agency: *Groundwater source protection*.

Appendix 1

Site Plans



Appendix 2

Historical Maps

Site Details:

Chapman Street, Gorton,
Manchester, Greater
Manchester, M18 8WY

Client Ref: C/3742/23/E/5681 - PO-3390
Report Ref: GS-LGW-RB6-Y64-J4B
Grid Ref: 388837, 396320

Map Name: County Series

Map date: 1893

Scale: 1:2,500

Printed at: 1:2,500



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



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 18 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Chapman Street, Gorton,
Manchester, Greater
Manchester, M18 8WY

Client Ref: C/3742/23/E/5681 - PO-3390

Report Ref: GS-LGW-RB6-Y64-J4B

Grid Ref: 388837, 396320

Map Name: County Series

Map date: 1908

Scale: 1:2,500

Printed at: 1:2,500



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

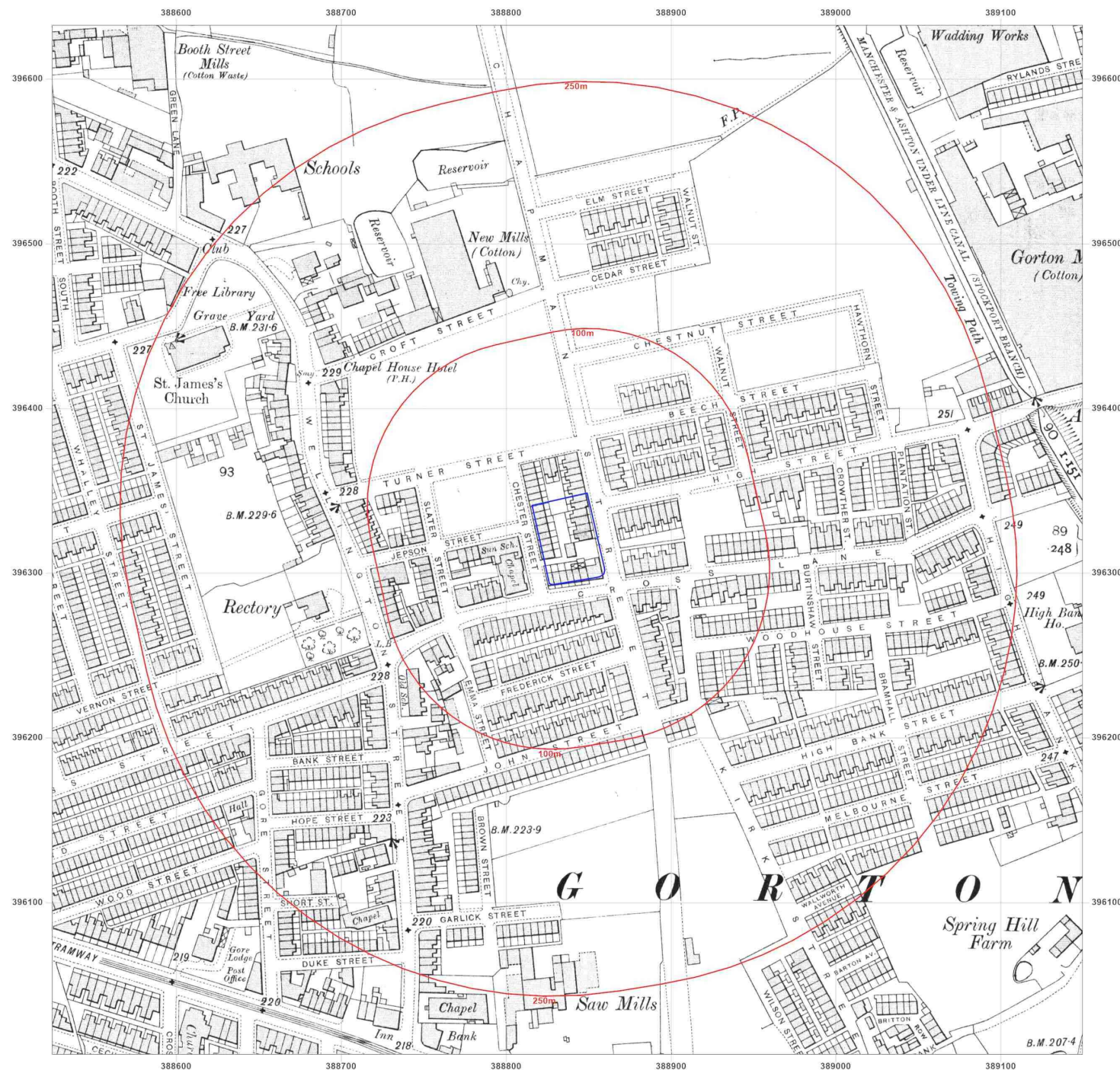


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 18 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



0 100m

Site Details:

Chapman Street, Gorton,
Manchester, Greater
Manchester, M18 8WY

Client Ref: C/3742/23/E/5681 - PO-3390

Report Ref: GS-LGW-RB6-Y64-J4B

Grid Ref: 388837, 396320

Map Name: County Series

Map date: 1922

Scale: 1:2,500

Printed at: 1:2,500



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

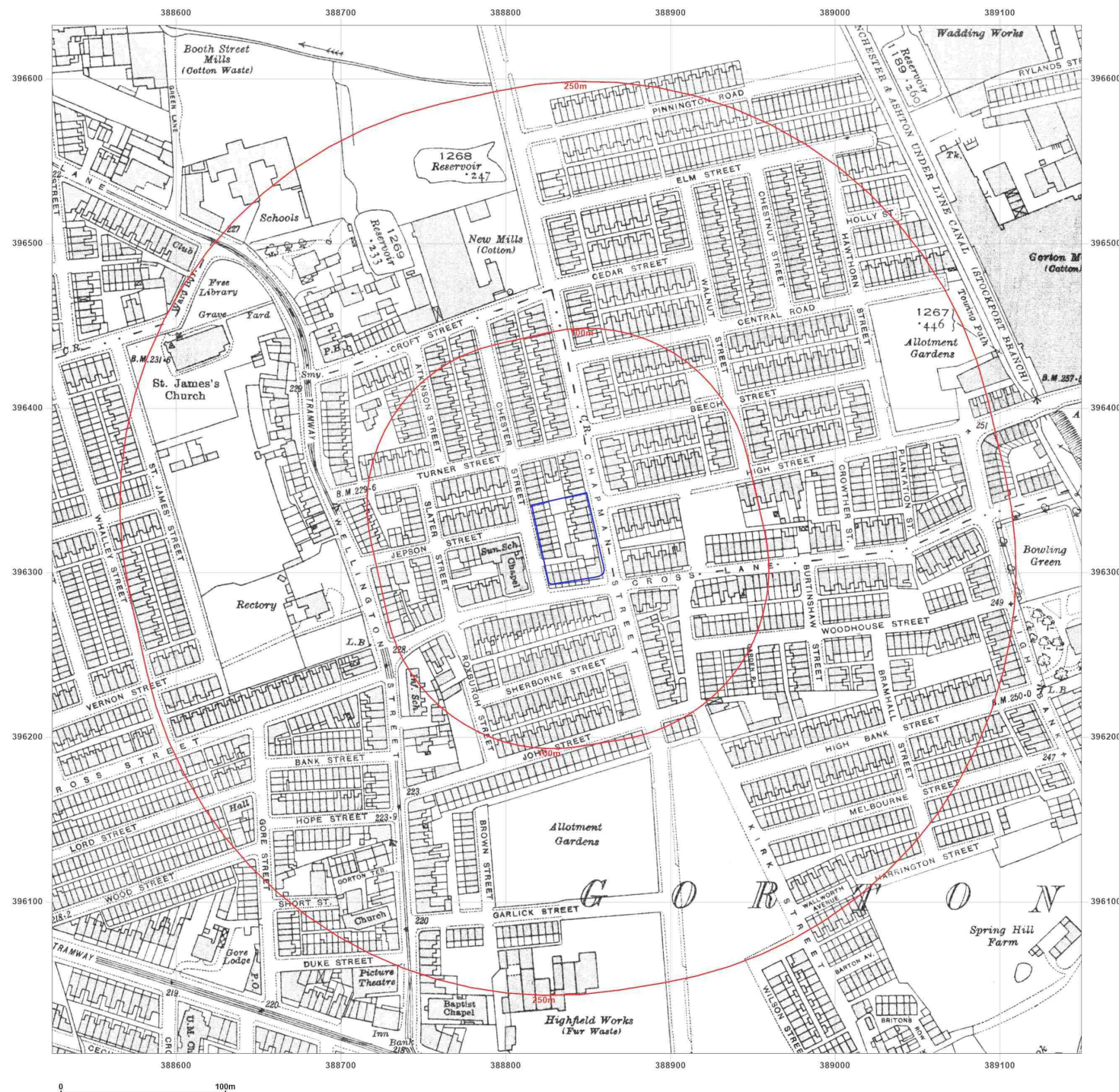


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 18 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Chapman Street, Gorton,
Manchester, Greater
Manchester, M18 8WY

Client Ref: C/3742/23/E/5681 - PO-3390
Report Ref: GS-LGW-RB6-Y64-J4B
Grid Ref: 388837, 396320

Map Name: County Series

Map date: 1933

Scale: 1:2,500

Printed at: 1:2,500



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



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 18 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



0 100m

Site Details:

Chapman Street, Gorton,
Manchester, Greater
Manchester, M18 8WY

Client Ref: C/3742/23/E/5681 - PO-3390
Report Ref: GS-LGW-RB6-Y64-J4B
Grid Ref: 388837, 396320

Map Name: National Grid

Map date: 1949-1950

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1950
Revised 1950
Edition N/A
Copyright N/A
Levelled 1949

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

Surveyed 1950
Revised 1950
Edition N/A
Copyright N/A
Levelled 1949

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



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 18 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Chapman Street, Gorton,
Manchester, Greater
Manchester, M18 8WY

Client Ref: C/3742/23/E/5681 - PO-3390
Report Ref: GS-LGW-RB6-Y64-J4B
Grid Ref: 388837, 396320

Map Name: National Grid

Map date: 1950

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1950
Revised 1950
Edition N/A
Copyright N/A
Levelled 1949

Surveyed 1950
Revised 1950
Edition N/A
Copyright N/A
Levelled 1949



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 18 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf





Site Details:

Chapman Street, Gorton,
Manchester, Greater
Manchester, M18 8WY

Client Ref: C/3742/23/E/5681 - PO-3390
Report Ref: GS-LGW-RB6-Y64-J4B
Grid Ref: 388837, 396320

Map Name: National Grid
Map date: 1950-1954
Scale: 1:1,250
Printed at: 1:2,000



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

Surveyed N/A	Surveyed 1950
Revised N/A	Revised 1954
Edition N/A	Edition N/A
Copyright N/A	Copyright N/A
Levelled N/A	Levelled 1948



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 18 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

Site Details:

Chapman Street, Gorton,
Manchester, Greater
Manchester, M18 8WY

Client Ref: C/3742/23/E/5681 - PO-3390
Report Ref: GS-LGW-RB6-Y64-J4B
Grid Ref: 388837, 396320

Map Name: National Grid

Map date: 1958-1963

Scale: 1:1,250

Printed at: 1:2,000



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

Surveyed 1950
Revised 1963
Edition N/A
Copyright 1963
Levelled 1959

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



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 18 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



388600

388800

389000

Site Details:

Chapman Street, Gorton,
Manchester, Greater
Manchester, M18 8WY

Client Ref: C/3742/23/E/5681 - PO-3390**Report Ref:** GS-LGW-RB6-Y64-J4B**Grid Ref:** 388837, 396320**Map Name:** National Grid**Map date:** 1968**Scale:** 1:1,250**Printed at:** 1:2,000

Surveyed 1950
Revised 1968
Edition N/A
Copyright 1968
Levelled 1964



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 18 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

396400

396400

396200

396200

388600

388800

389000





388600

388800

389000

Site Details:

Chapman Street, Gorton,
Manchester, Greater
Manchester, M18 8WY

Client Ref: C/3742/23/E/5681 - PO-3390

Report Ref: GS-LGW-RB6-Y64-J4B

Grid Ref: 388837, 396320

Map Name: National Grid

Map date: 1978-1981

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1978
Levelled 1964

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



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 18 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



388600

388800

389000

0 100m

388600

388800

389000

Site Details:

Chapman Street, Gorton,
Manchester, Greater
Manchester, M18 8WY

Client Ref: C/3742/23/E/5681 - PO-3390
Report Ref: GS-LGW-RB6-Y64-J4B
Grid Ref: 388837, 396320

Map Name: National Grid

Map date: 1983

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1950
Revised 1982
Edition N/A
Copyright 1983
Levelled 1964

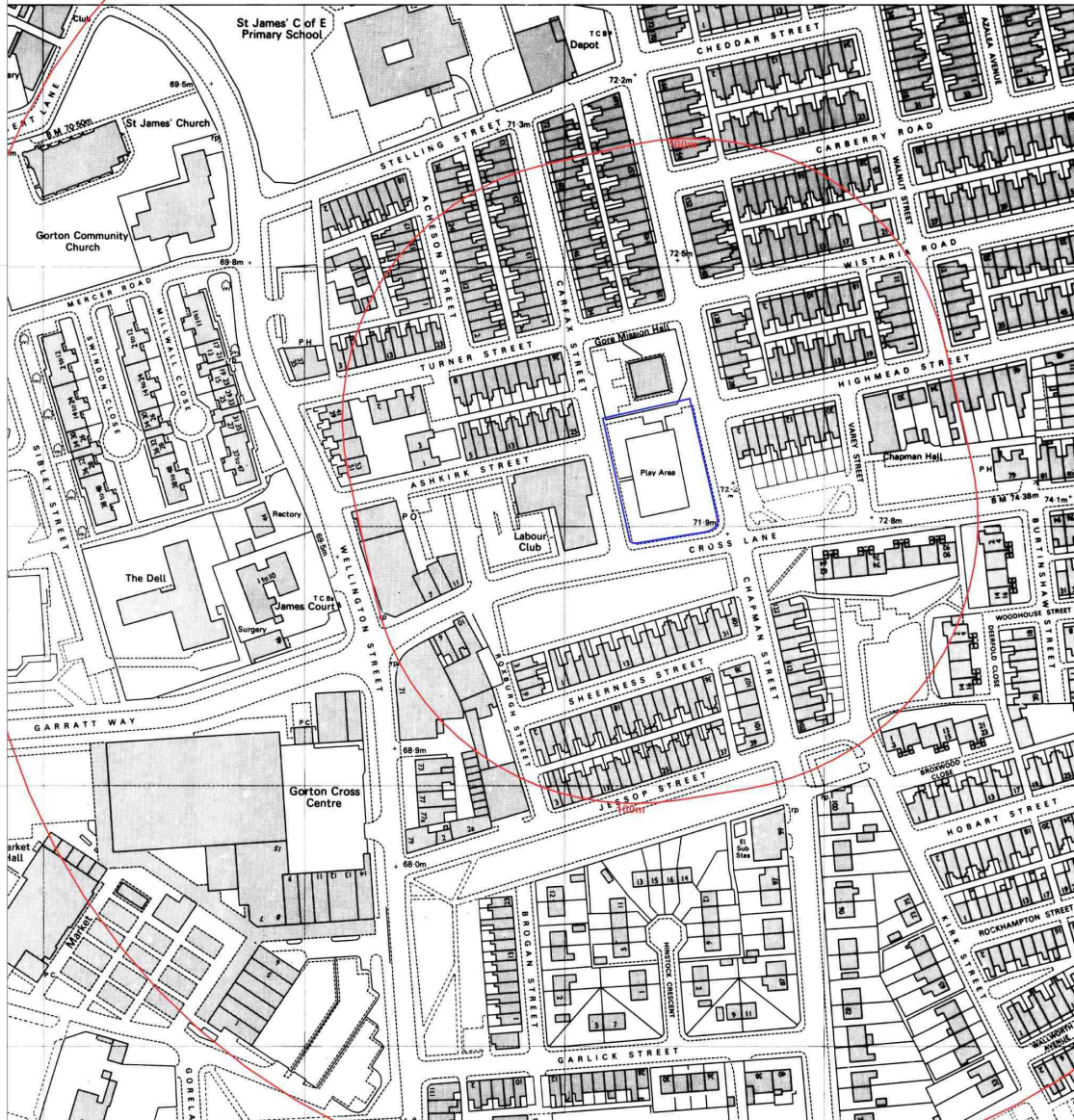


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 18 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



388600

388800

389000

0 100m

Site Details:

Chapman Street, Gorton,
Manchester, Greater
Manchester, M18 8WY

Client Ref: C/3742/23/E/5681 - PO-3390
Report Ref: GS-LGW-RB6-Y64-J4B
Grid Ref: 388837, 396320

Map Name: National Grid

Map date: 1982-1985

Scale: 1:1,250

Printed at: 1:2,000



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

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



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 18 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Chapman Street, Gorton,
Manchester, Greater
Manchester, M18 8WY

Client Ref: C/3742/23/E/5681 - PO-3390
Report Ref: GS-LGW-RB6-Y64-J4B
Grid Ref: 388837, 396320

Map Name: National Grid

Map date: 1983-1987

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1950
Revised 1985
Edition N/A
Copyright 1987
Levelled 1964

Surveyed 1950
Revised 1982
Edition N/A
Copyright 1983
Levelled 1964



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 18 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf





Site Details:

Chapman Street, Gorton,
Manchester, Greater
Manchester, M18 8WY

Client Ref: C/3742/23/E/5681 - PO-3390
Report Ref: GS-LGW-RB6-Y64-J4B
Grid Ref: 388837, 396320

Map Name: National Grid

Map date: 1989-1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1964
Revised 1985
Edition N/A
Copyright 1991
Levelled 1964

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

Surveyed N/A
Revised 1989
Edition N/A
Copyright N/A
Levelled 1964

Surveyed 1964
Revised 1991
Edition N/A
Copyright 1991
Levelled 1964



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 18 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

Site Details:

Chapman Street, Gorton,
Manchester, Greater
Manchester, M18 8WY

Client Ref: C/3742/23/E/5681 - PO-3390
Report Ref: GS-LGW-RB6-Y64-J4B
Grid Ref: 388837, 396320

Map Name: National Grid

Map date: 1991-1992

Scale: 1:1,250

Printed at: 1:2,000



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

Surveyed 1964
Revised 1991
Edition N/A
Copyright 1991
Levelled 1964

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

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



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 18 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



0 100m

Site Details:

Chapman Street, Gorton,
Manchester, Greater
Manchester, M18 8WY

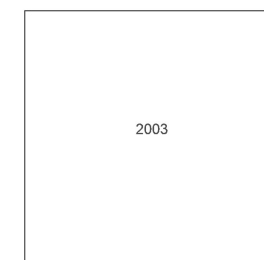
Client Ref: C/3742/23/E/5681 - PO-3390
Report Ref: GS-LGW-RB6-Y64-J4B
Grid Ref: 388837, 396320

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 18 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Chapman Street, Gorton,
Manchester, Greater
Manchester, M18 8WY

Client Ref: C/3742/23/E/5681 - PO-3390
Report Ref: GS-LGW-RB6-Y64-J4B
Grid Ref: 388837, 396320

Map Name: County Series

Map date: 1848

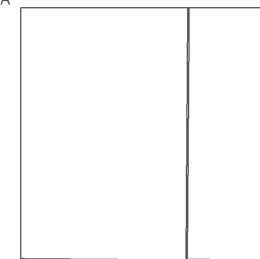
Scale: 1:10,560

Printed at: 1:10,560



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

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



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



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 18 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

Site Details:

Chapman Street, Gorton,
Manchester, Greater
Manchester, M18 8WY

Client Ref: C/3742/23/E/5681 - PO-3390
Report Ref: GS-LGW-RB6-Y64-J4B
Grid Ref: 388837, 396320

Map Name: County Series

Map date: 1890-1892

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1890
Revised 1890
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1892
Revised 1892
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1892
Revised 1892
Edition N/A
Copyright N/A
Levelled N/A



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 18 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Chapman Street, Gorton,
Manchester, Greater
Manchester, M18 8WY

Client Ref: C/3742/23/E/5681 - PO-3390

Report Ref: GS-LGW-RB6-Y64-J4B

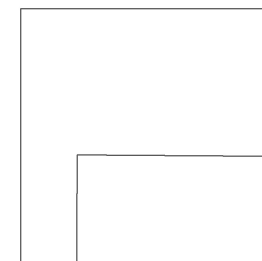
Grid Ref: 388837, 396320

Map Name: County Series

Map date: 1899

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1872
Revised 1899
Edition N/A
Copyright N/A
Levelled N/A

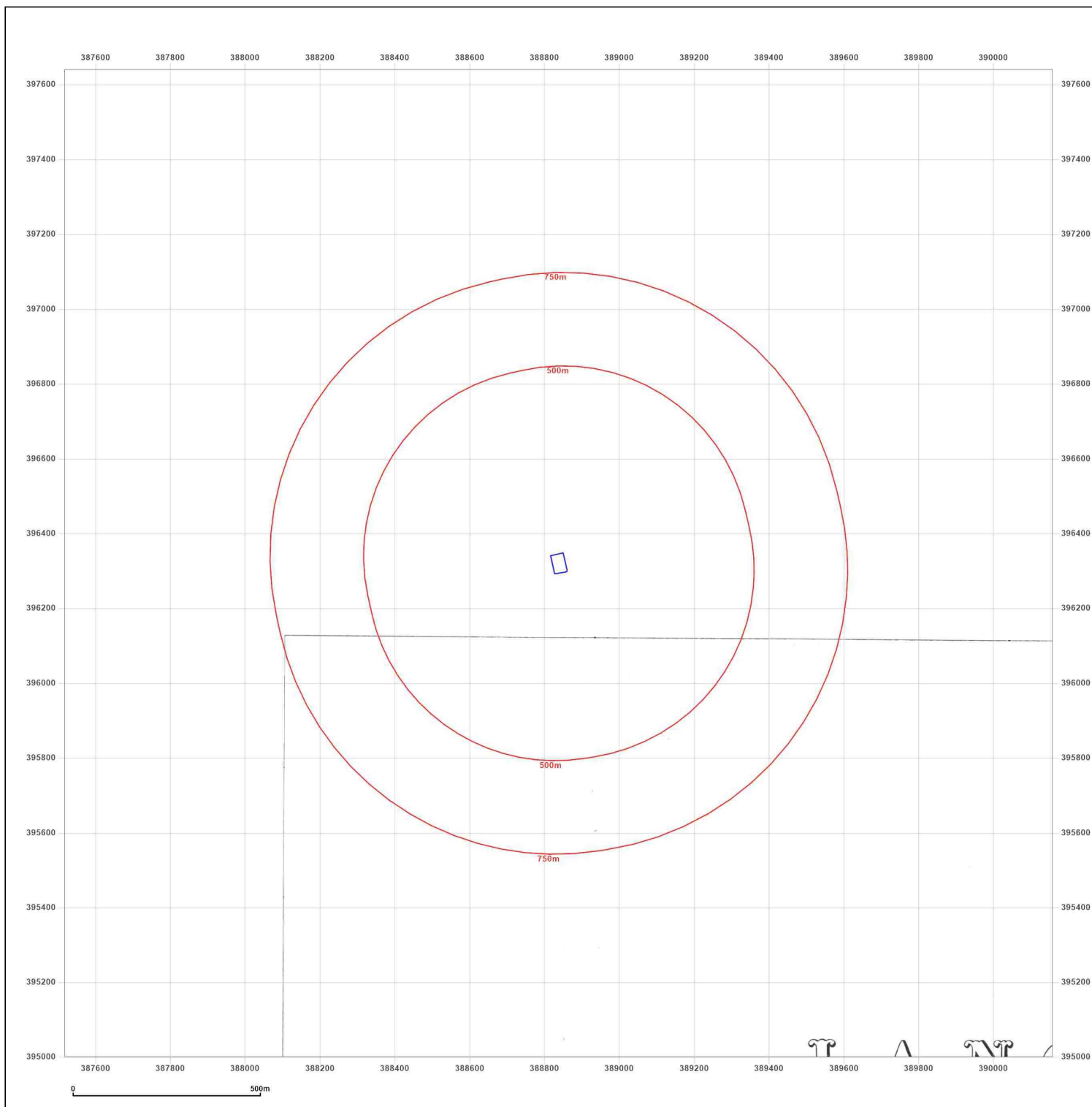


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 18 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Chapman Street, Gorton,
Manchester, Greater
Manchester, M18 8WY

Client Ref: C/3742/23/E/5681 - PO-3390

Report Ref: GS-LGW-RB6-Y64-J4B

Grid Ref: 388837, 396320

Map Name: County Series

Map date: 1905-1906

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1905
Edition N/A
Copyright N/A
Levelled N/A

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

Surveyed 1892
Revised 1905
Edition N/A
Copyright N/A
Levelled N/A

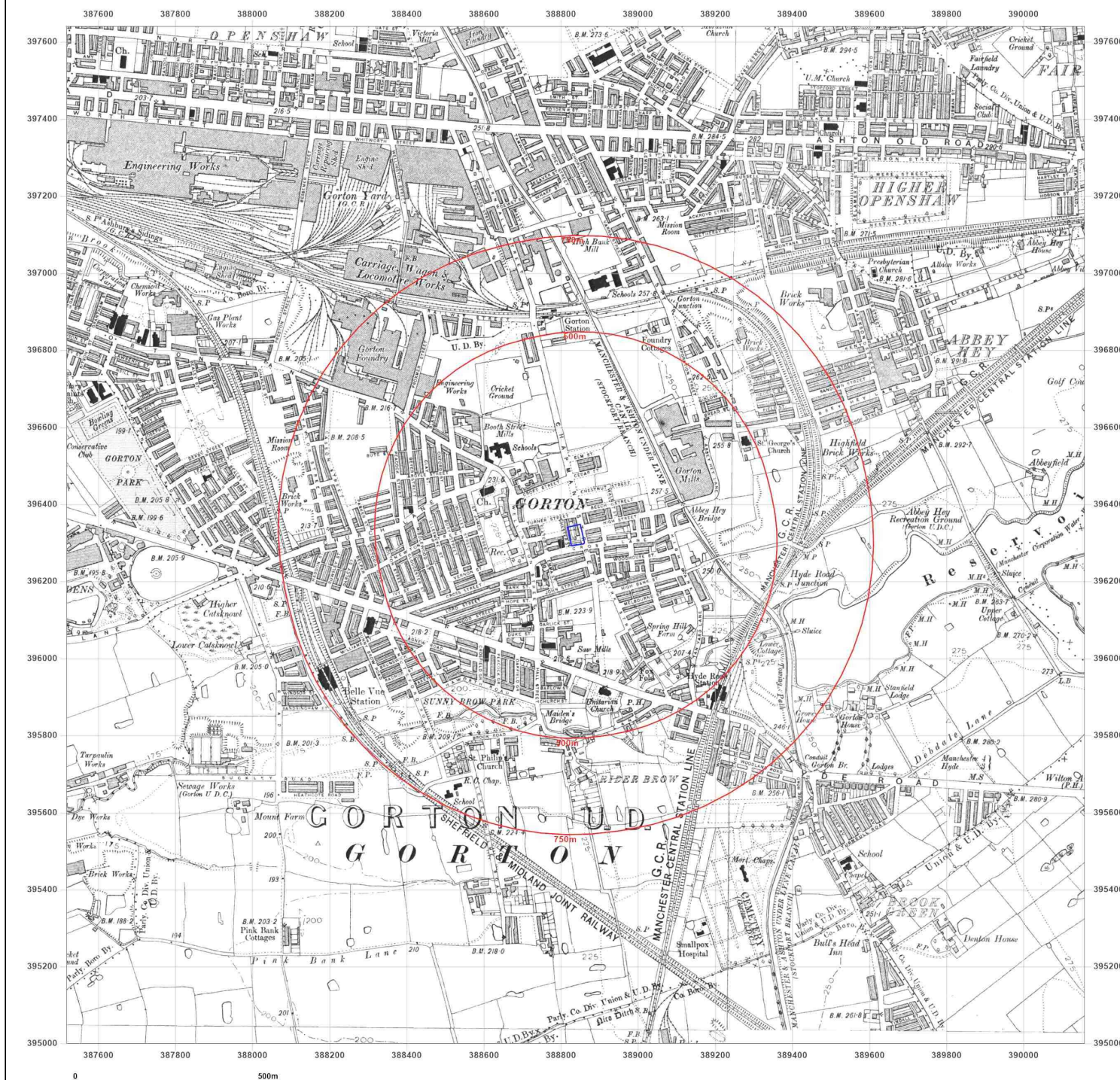


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 18 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Chapman Street, Gorton,
Manchester, Greater
Manchester, M18 8WY

Client Ref: C/3742/23/E/5681 - PO-3390

Report Ref: GS-LGW-RB6-Y64-J4B

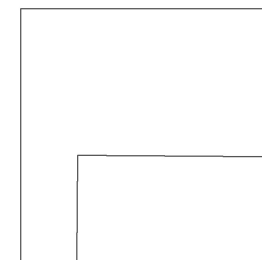
Grid Ref: 388837, 396320

Map Name: County Series

Map date: 1907

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1871
Revised 1907
Edition N/A
Copyright N/A
Levelled N/A

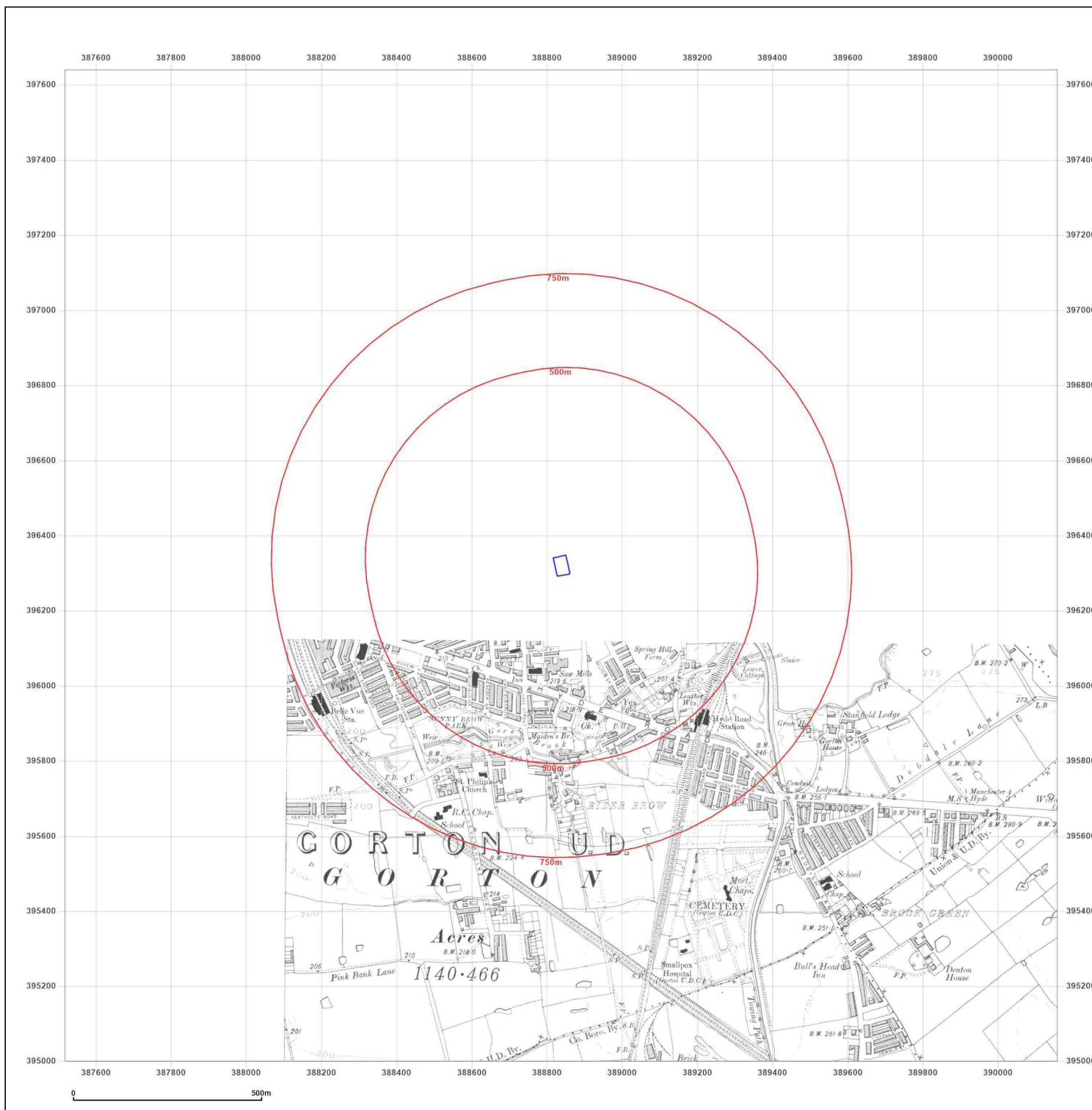


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 18 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Chapman Street, Gorton,
Manchester, Greater
Manchester, M18 8WY

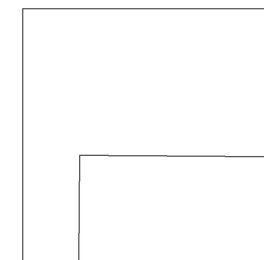
Client Ref: C/3742/23/E/5681 - PO-3390
Report Ref: GS-LGW-RB6-Y64-J4B
Grid Ref: 388837, 396320

Map Name: County Series

Map date: 1907

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1871
Revised 1907
Edition N/A
Copyright N/A
Levelled N/A

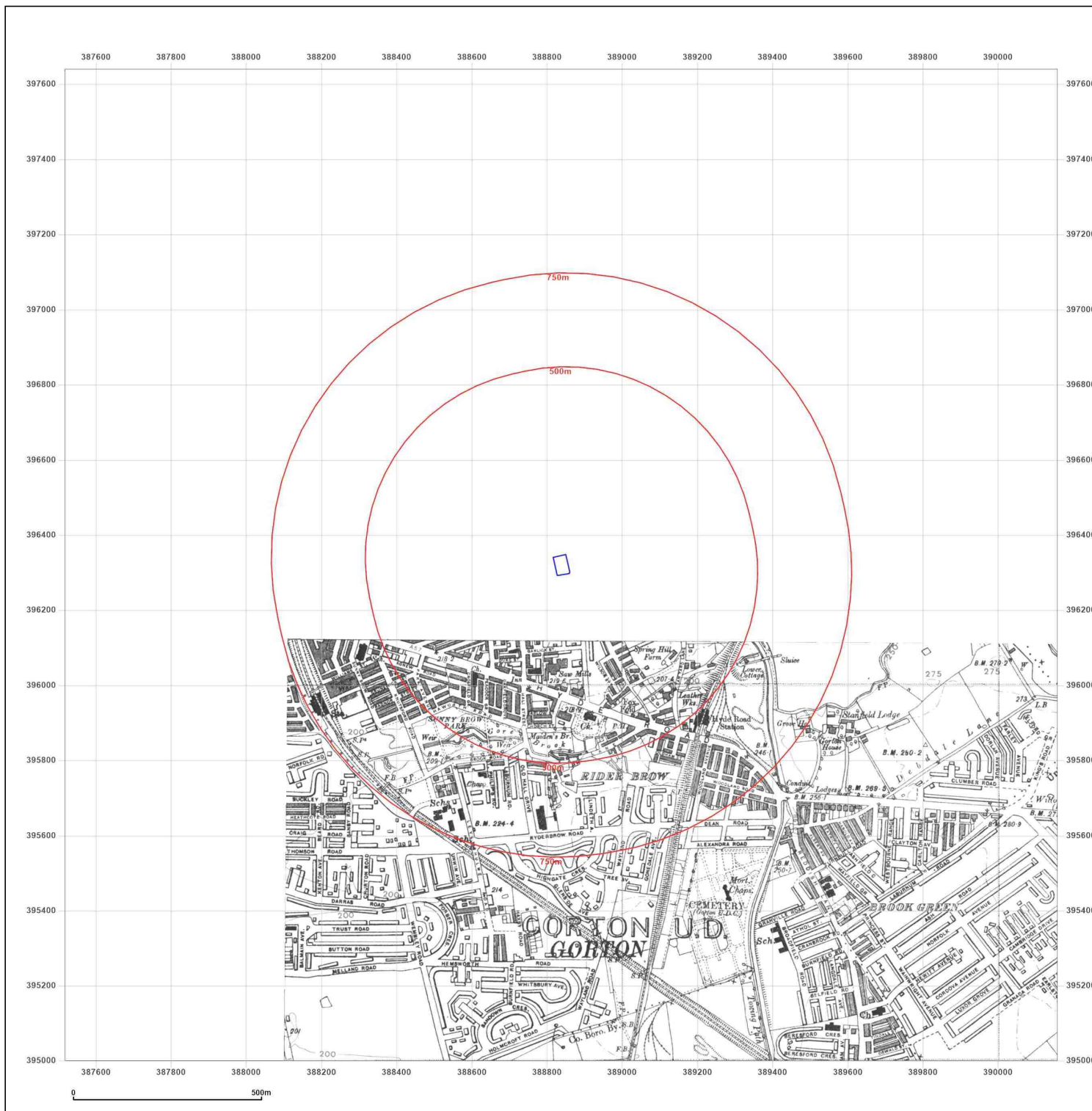


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 18 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Chapman Street, Gorton,
Manchester, Greater
Manchester, M18 8WY

Client Ref: C/3742/23/E/5681 - PO-3390
Report Ref: GS-LGW-RB6-Y64-J4B
Grid Ref: 388837, 396320

Map Name: County Series

Map date: 1911-1915

Scale: 1:10,560

Printed at: 1:10,560



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

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

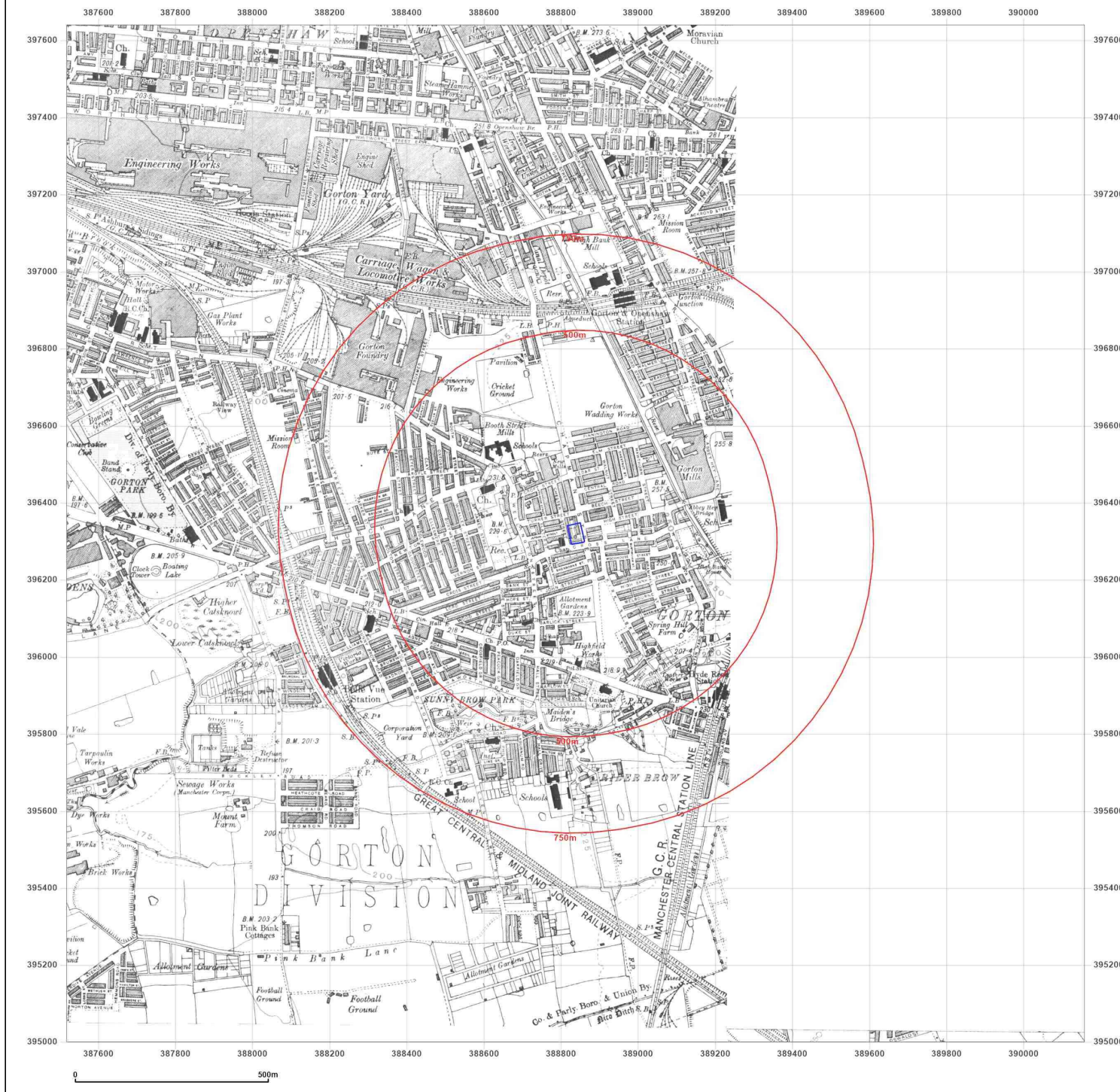


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 18 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Chapman Street, Gorton,
Manchester, Greater
Manchester, M18 8WY

Client Ref: C/3742/23/E/5681 - PO-3390

Report Ref: GS-LGW-RB6-Y64-J4B

Grid Ref: 388837, 396320

Map Name: County Series

Map date: 1916-1918

Scale: 1:10,560

Printed at: 1:10,560



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

Surveyed 1844
Revised 1918
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1845
Revised 1917
Edition N/A
Copyright N/A
Levelled N/A

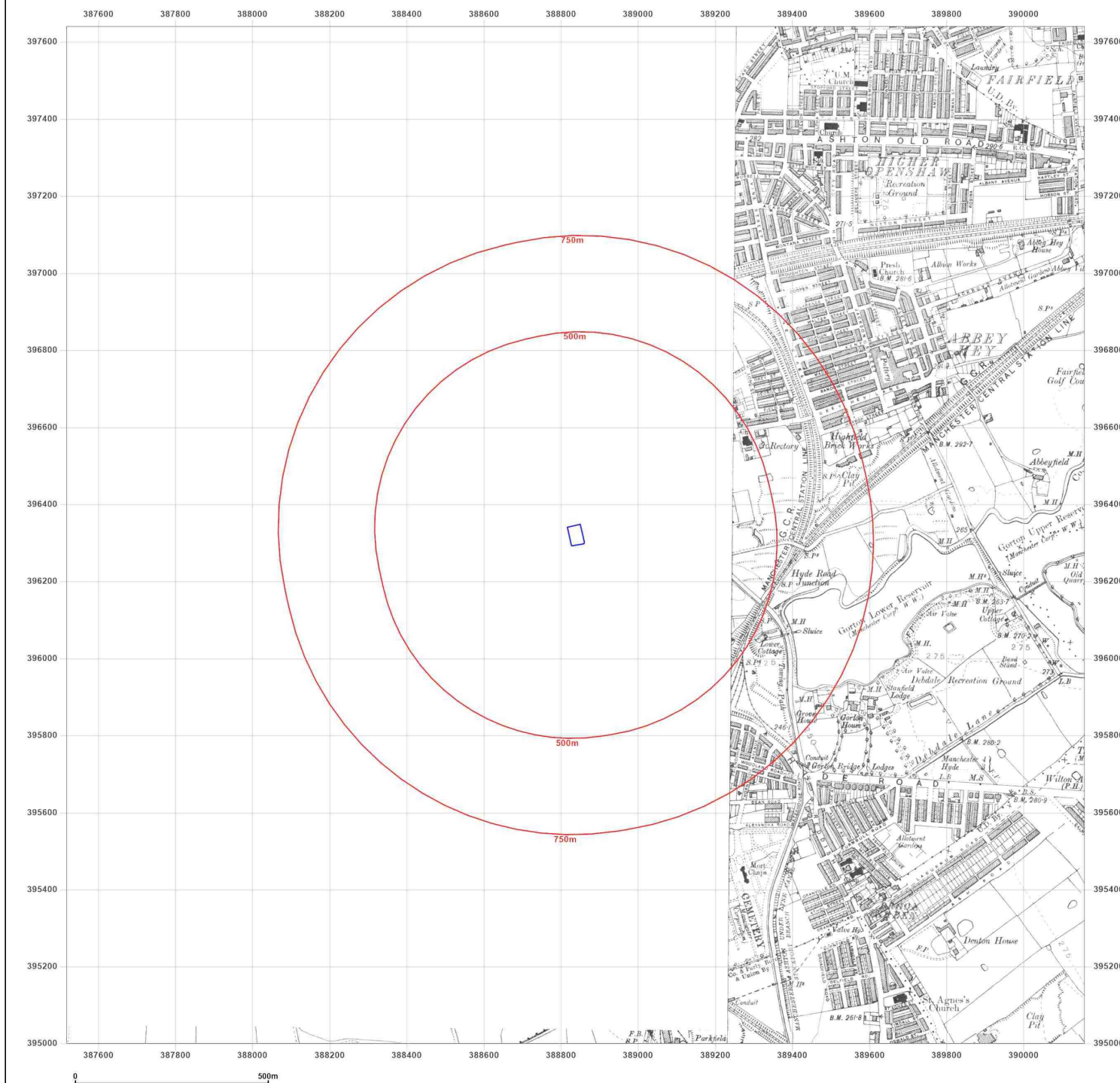


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 18 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Chapman Street, Gorton,
Manchester, Greater
Manchester, M18 8WY

Client Ref: C/3742/23/E/5681 - PO-3390

Report Ref: GS-LGW-RB6-Y64-J4B

Grid Ref: 388837, 396320

Map Name: County Series

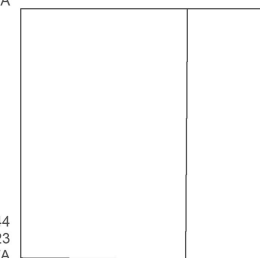
Map date: 1923

Scale: 1:10,560

Printed at: 1:10,560



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



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

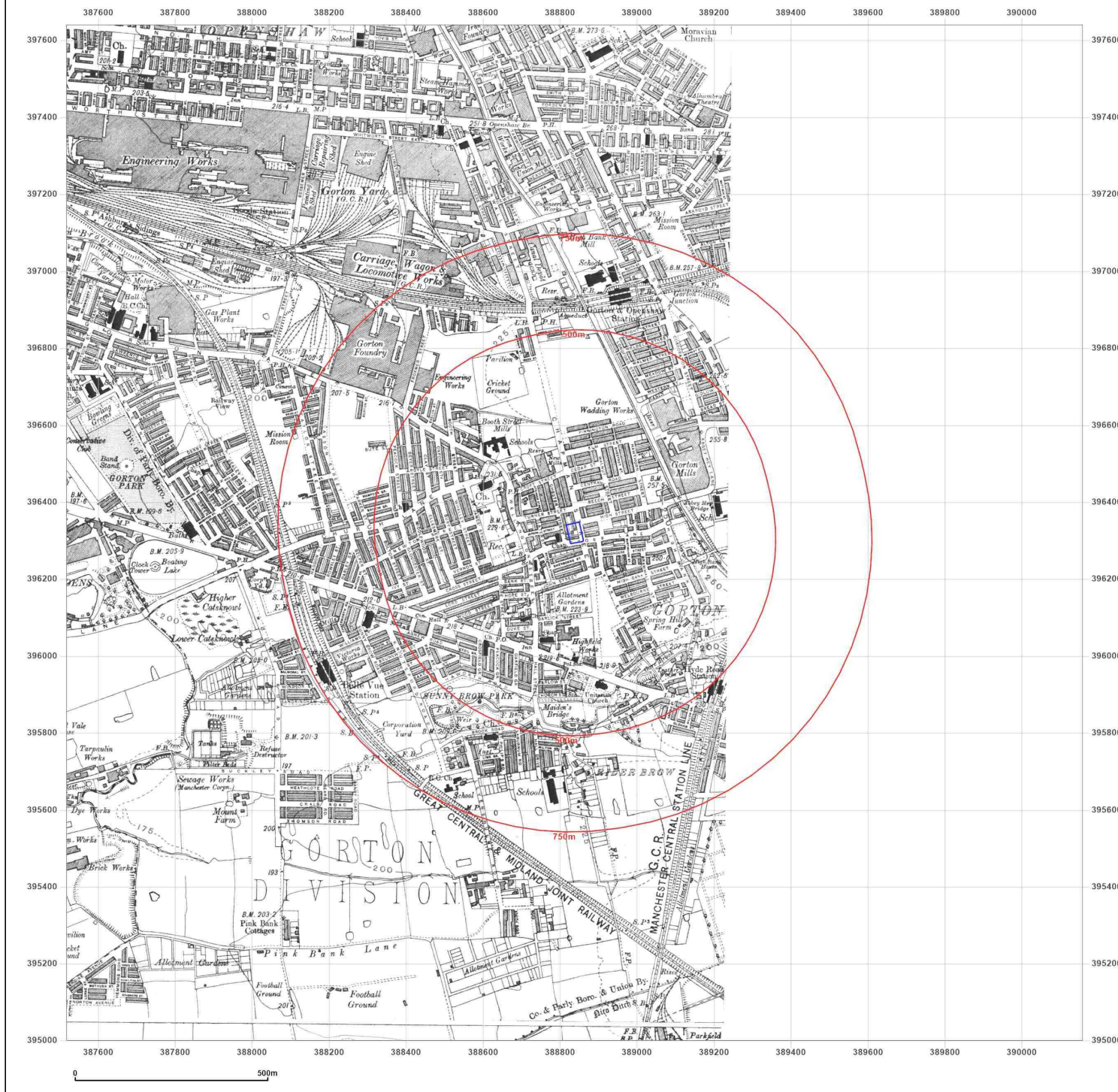


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 18 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Chapman Street, Gorton,
Manchester, Greater
Manchester, M18 8WY

Client Ref: C/3742/23/E/5681 - PO-3390

Report Ref: GS-LGW-RB6-Y64-J4B

Grid Ref: 388837, 396320

Map Name: County Series

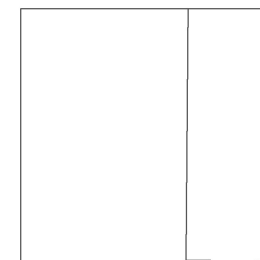
Map date: 1923

Scale: 1:10,560

Printed at: 1:10,560



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



Surveyed 1845
Revised 1923
Edition N/A
Copyright N/A
Levelled N/A

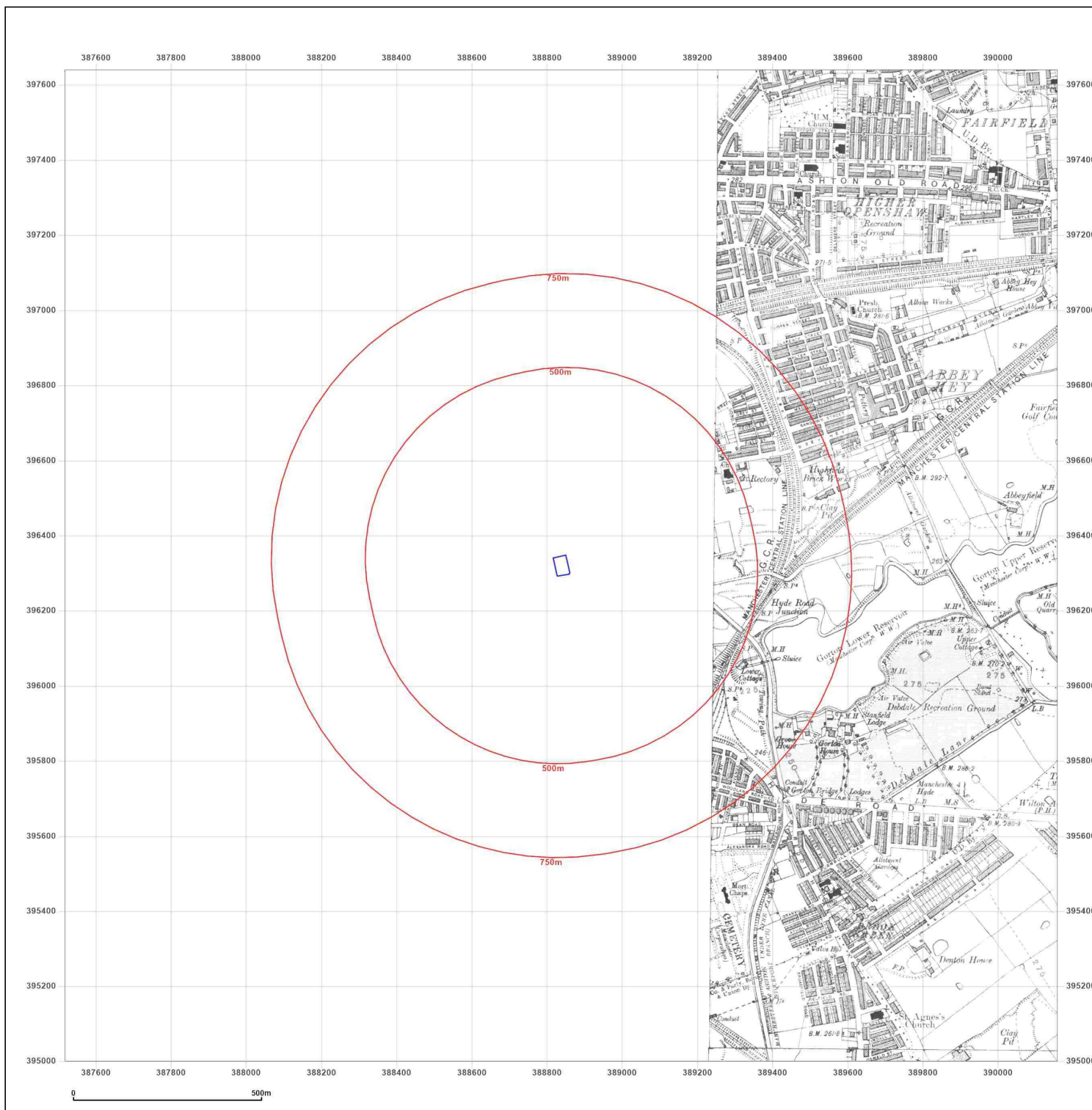


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 18 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Chapman Street, Gorton,
Manchester, Greater
Manchester, M18 8WY

Client Ref: C/3742/23/E/5681 - PO-3390

Report Ref: GS-LGW-RB6-Y64-J4B

Grid Ref: 388837, 396320

Map Name: County Series

Map date: 1934

Scale: 1:10,560

Printed at: 1:10,560



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

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

Surveyed 1845
Revised 1934
Edition N/A
Copyright N/A
Levelled N/A



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 18 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Chapman Street, Gorton,
Manchester, Greater
Manchester, M18 8WY

Client Ref: C/3742/23/E/5681 - PO-3390

Report Ref: GS-LGW-RB6-Y64-J4B

Grid Ref: 388837, 396320

Map Name: County Series

Map date: 1934-1938

Scale: 1:10,560

Printed at: 1:10,560



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

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

Surveyed 1845
Revised 1845
Edition N/A
Copyright 1938
Levelled N/A

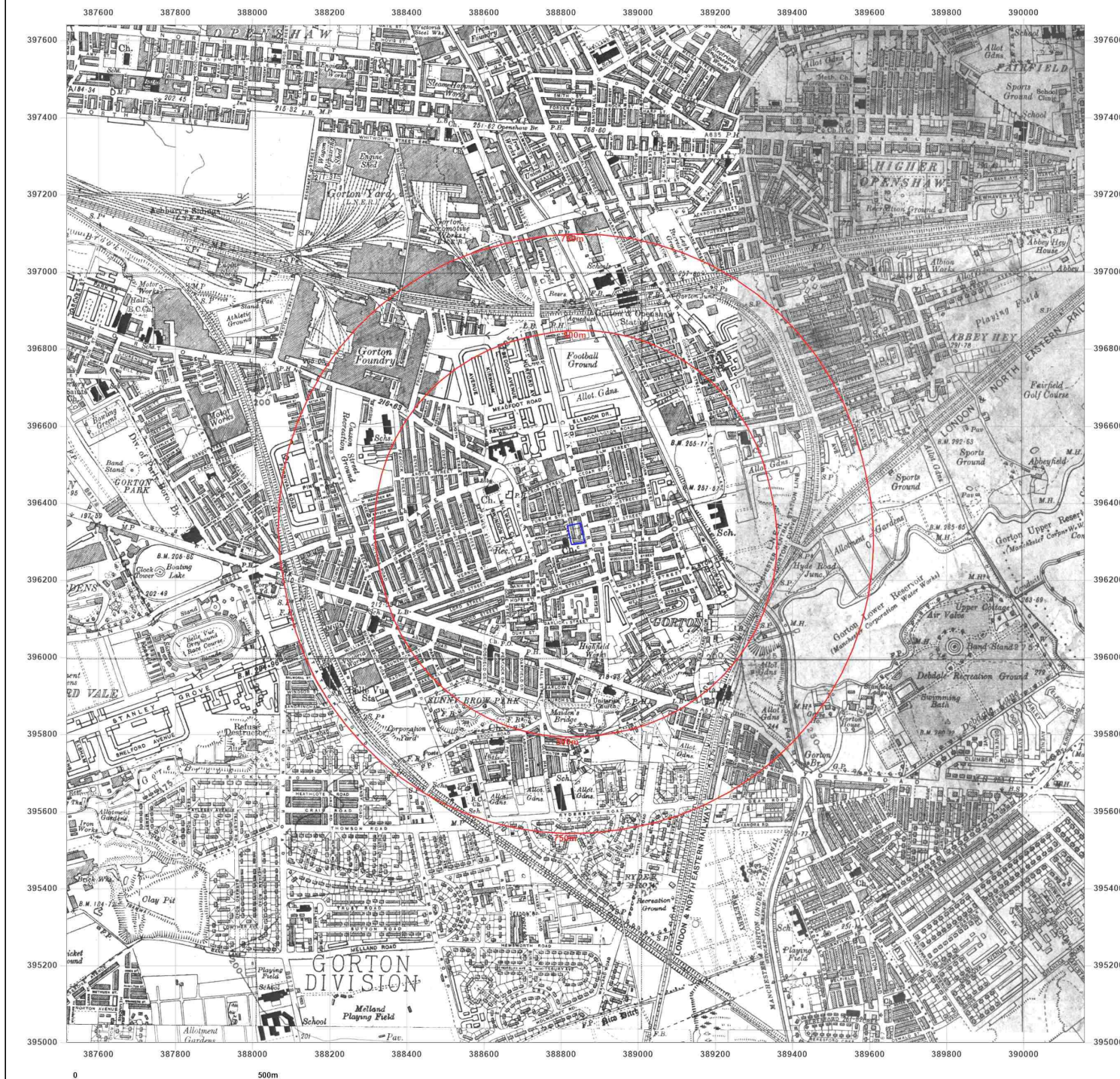


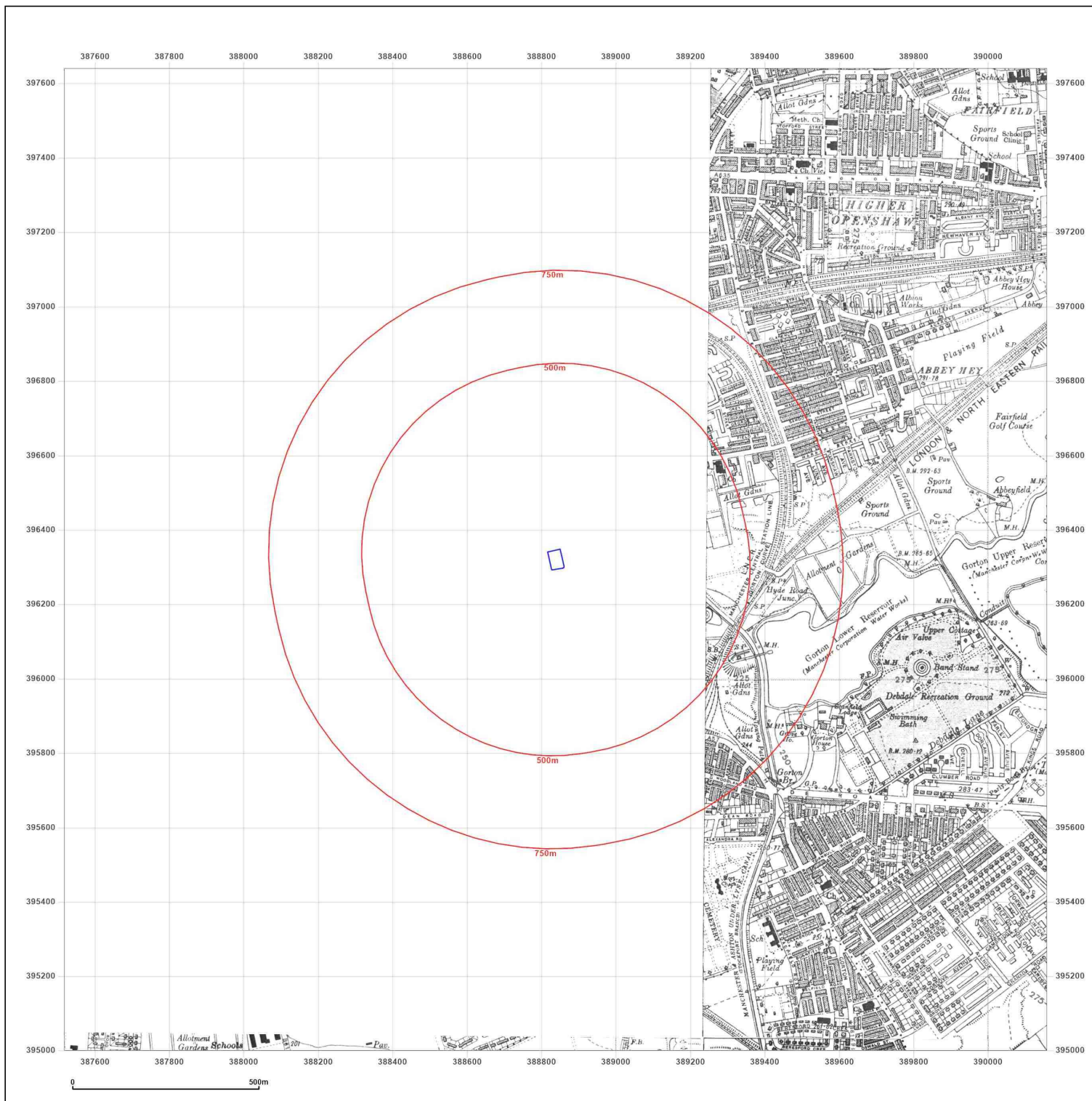
Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 18 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf





Site Details:

Chapman Street, Gorton,
Manchester, Greater
Manchester, M18 8WY

Client Ref: C/3742/23/E/5681 - PO-3390

Report Ref: GS-LGW-RB6-Y64-J4B

Grid Ref: 388837, 396320

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



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

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

Surveyed 1877
Revised 1938
Edition N/A
Copyright N/A
Levelled 1928



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 18 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf

Site Details:

Chapman Street, Gorton,
Manchester, Greater
Manchester, M18 8WY

Client Ref: C/3742/23/E/5681 - PO-3390

Report Ref: GS-LGW-RB6-Y64-J4B

Grid Ref: 388837, 396320

Map Name: Provisional

Map date: 1954-1956

Scale: 1:10,560

Printed at: 1:10,560



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

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



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 18 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Chapman Street, Gorton,
Manchester, Greater
Manchester, M18 8WY

Client Ref: C/3742/23/E/5681 - PO-3390

Report Ref: GS-LGW-RB6-Y64-J4B

Grid Ref: 388837, 396320

Map Name: Provisional

Map date: 1965-1968

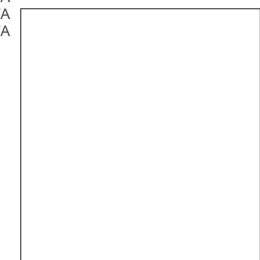
Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1968
Revised 1968
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1960
Revised 1965
Edition N/A
Copyright N/A
Levelled N/A

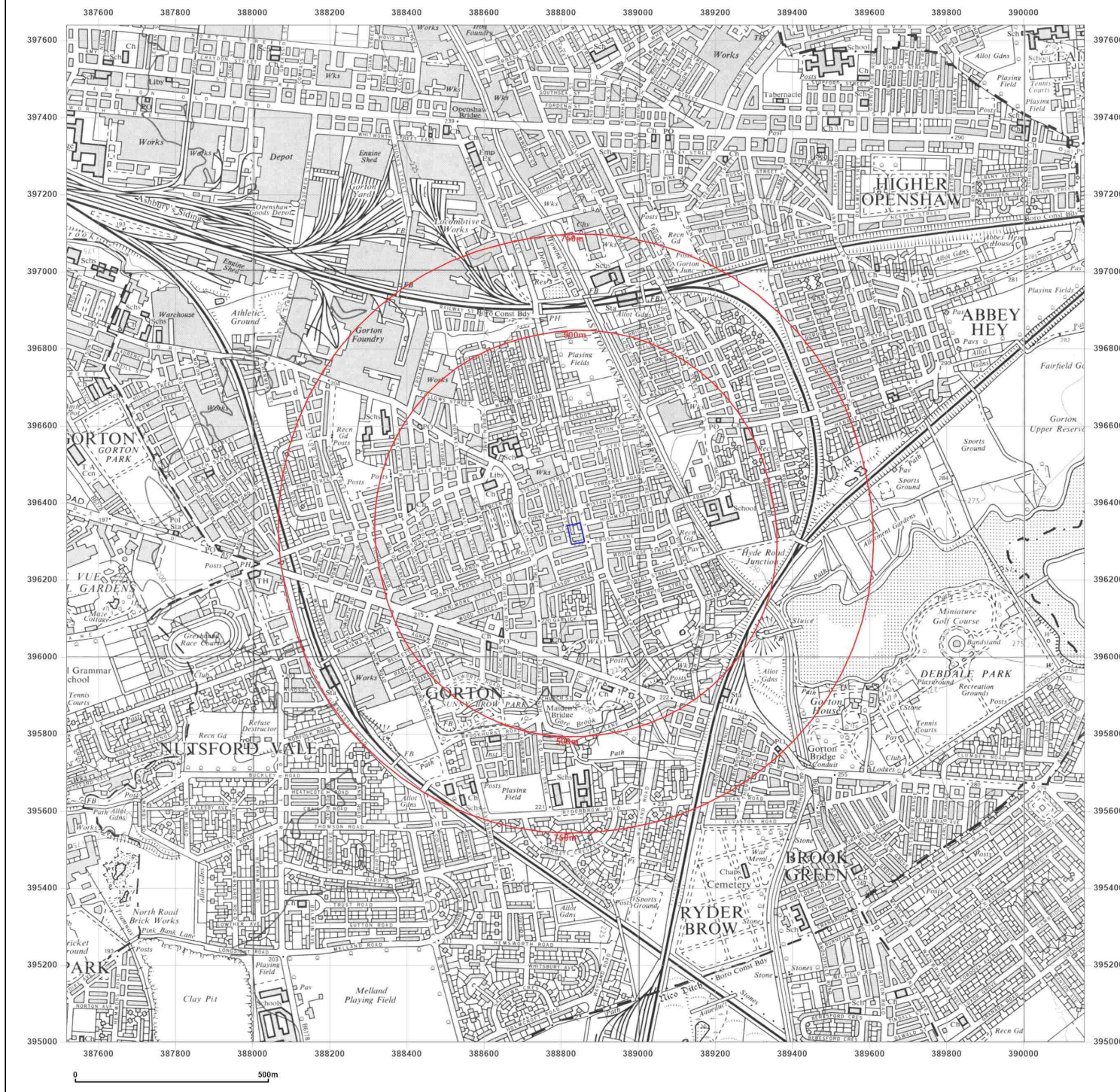


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 18 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Chapman Street, Gorton,
Manchester, Greater
Manchester, M18 8WY

Client Ref: C/3742/23/E/5681 - PO-3390
Report Ref: GS-LGW-RB6-Y64-J4B
Grid Ref: 388837, 396320

Map Name: National Grid

Map date: 1981-1982

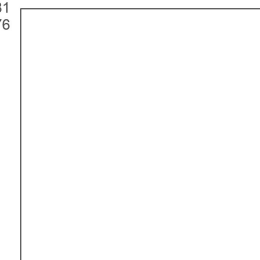
Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1976
Revised 1980
Edition N/A
Copyright 1981
Levelled 1976

Surveyed 1979
Revised 1982
Edition N/A
Copyright 1982
Levelled 1977

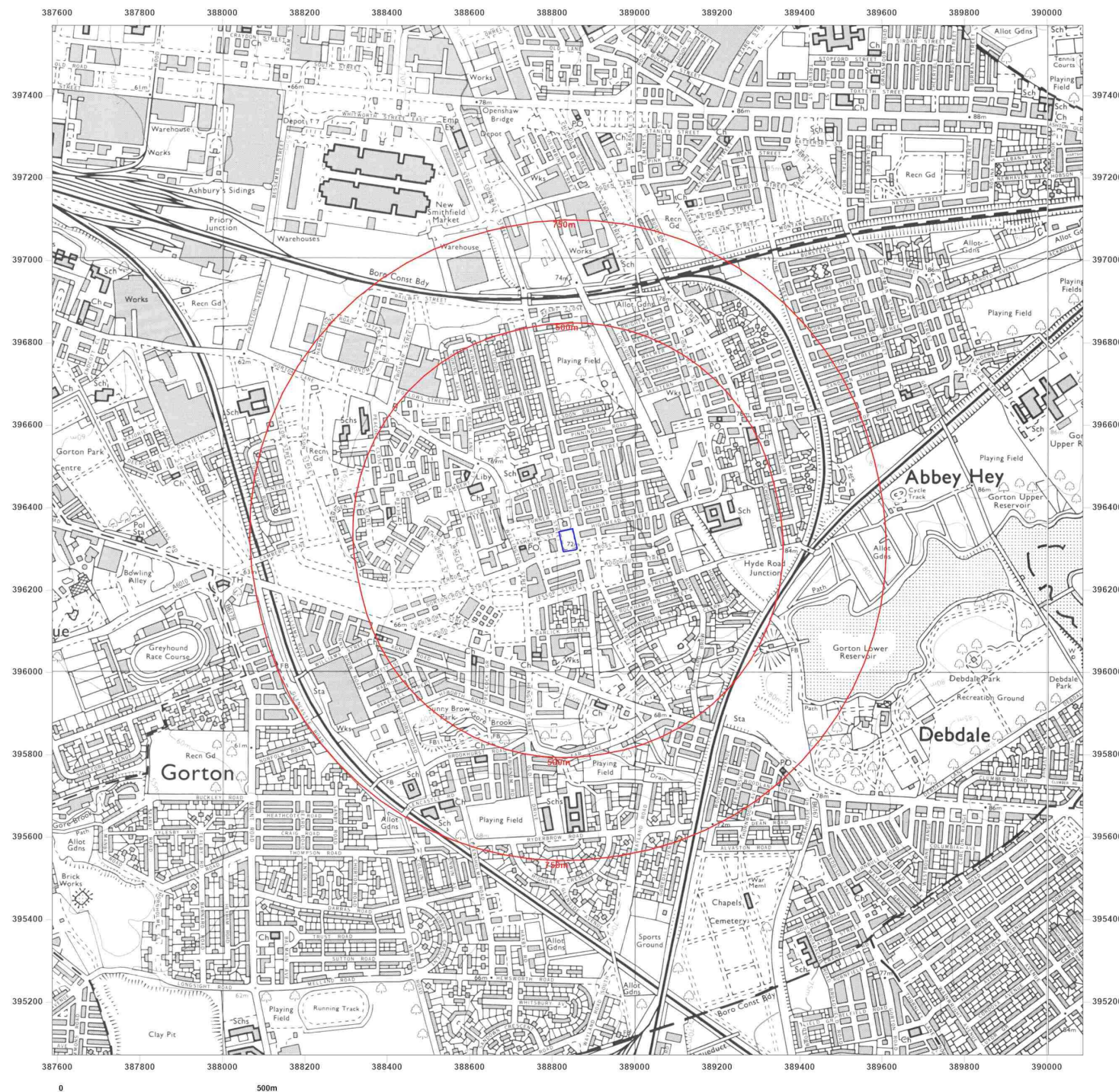


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 18 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Chapman Street, Gorton,
Manchester, Greater
Manchester, M18 8WY

Client Ref: C/3742/23/E/5681 - PO-3390

Report Ref: GS-LGW-RB6-Y64-J4B

Grid Ref: 388837, 396320

Map Name: National Grid

Map date: 1985-1989

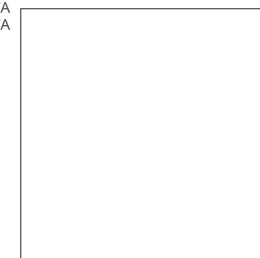
Scale: 1:10,000

Printed at: 1:10,000



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

Surveyed 1988
Revised 1989
Edition N/A
Copyright N/A
Levelled N/A

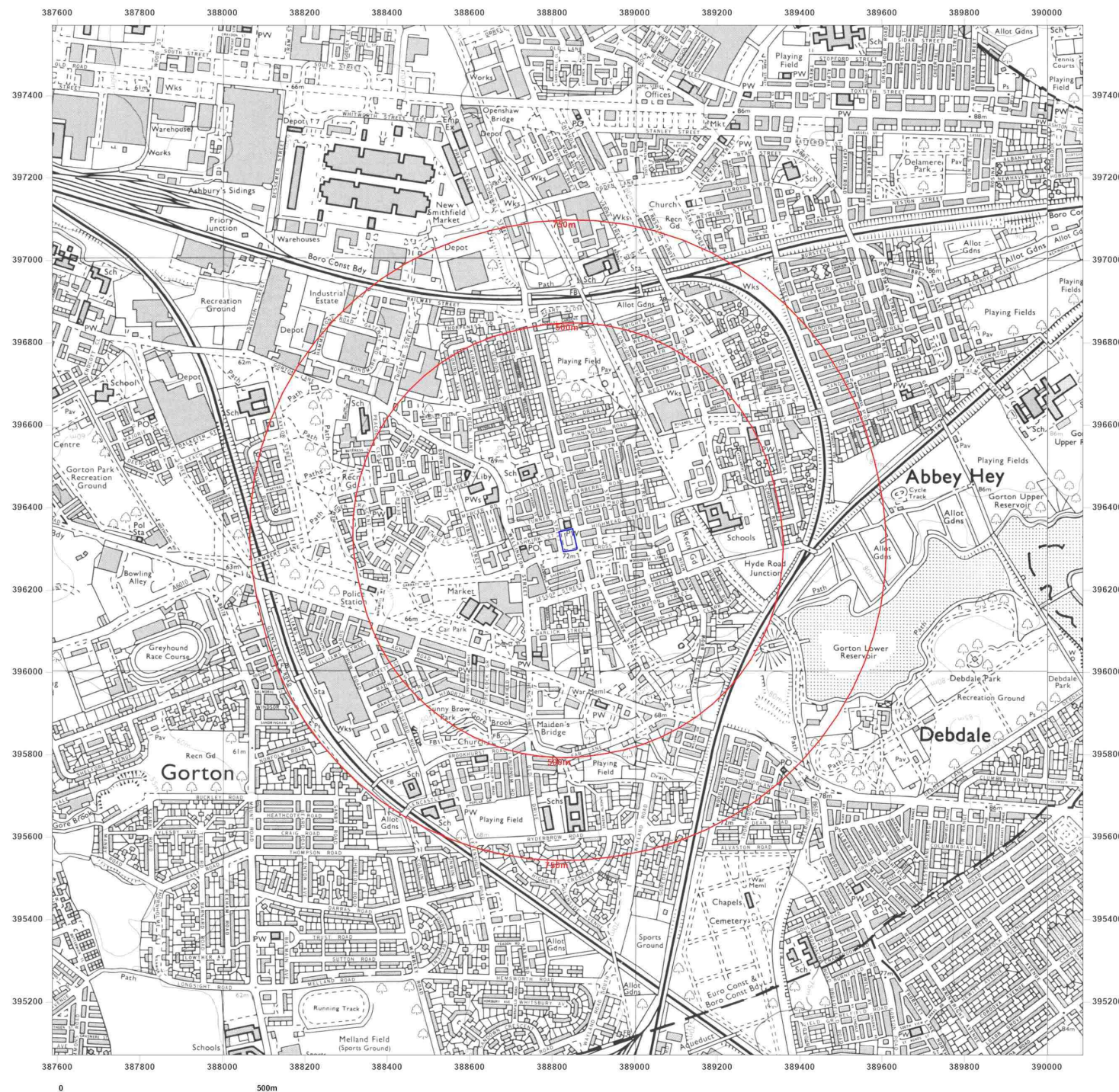


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 18 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Chapman Street, Gorton,
Manchester, Greater
Manchester, M18 8WY

Client Ref: C/3742/23/E/5681 - PO-3390

Report Ref: GS-LGW-RB6-Y64-J4B

Grid Ref: 388837, 396320

Map Name: National Grid

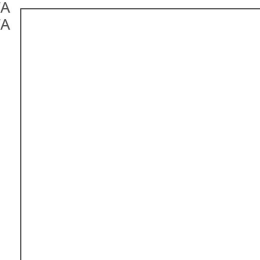
Map date: 1991

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1985
Revised 1991
Edition N/A
Copyright N/A
Levelled N/A



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 18 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Chapman Street, Gorton,
Manchester, Greater
Manchester, M18 8WY

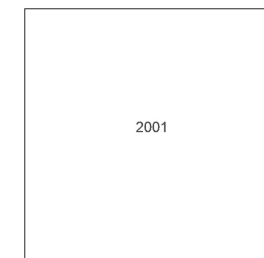
Client Ref: C/3742/23/E/5681 - PO-3390
Report Ref: GS-LGW-RB6-Y64-J4B
Grid Ref: 388837, 396320

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 18 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Chapman Street, Gorton,
Manchester, Greater
Manchester, M18 8WY

Client Ref: C/3742/23/E/5681 - PO-3390

Report Ref: GS-LGW-RB6-Y64-J4B

Grid Ref: 388837, 396320

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



2010



Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 18 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Chapman Street, Gorton,
Manchester, Greater
Manchester, M18 8WY

Client Ref: C/3742/23/E/5681 - PO-3390

Report Ref: GS-LGW-RB6-Y64-J4B

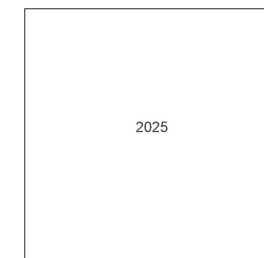
Grid Ref: 388837, 396320

Map Name: National Grid

Map date: 2025

Scale: 1:10,000

Printed at: 1:10,000

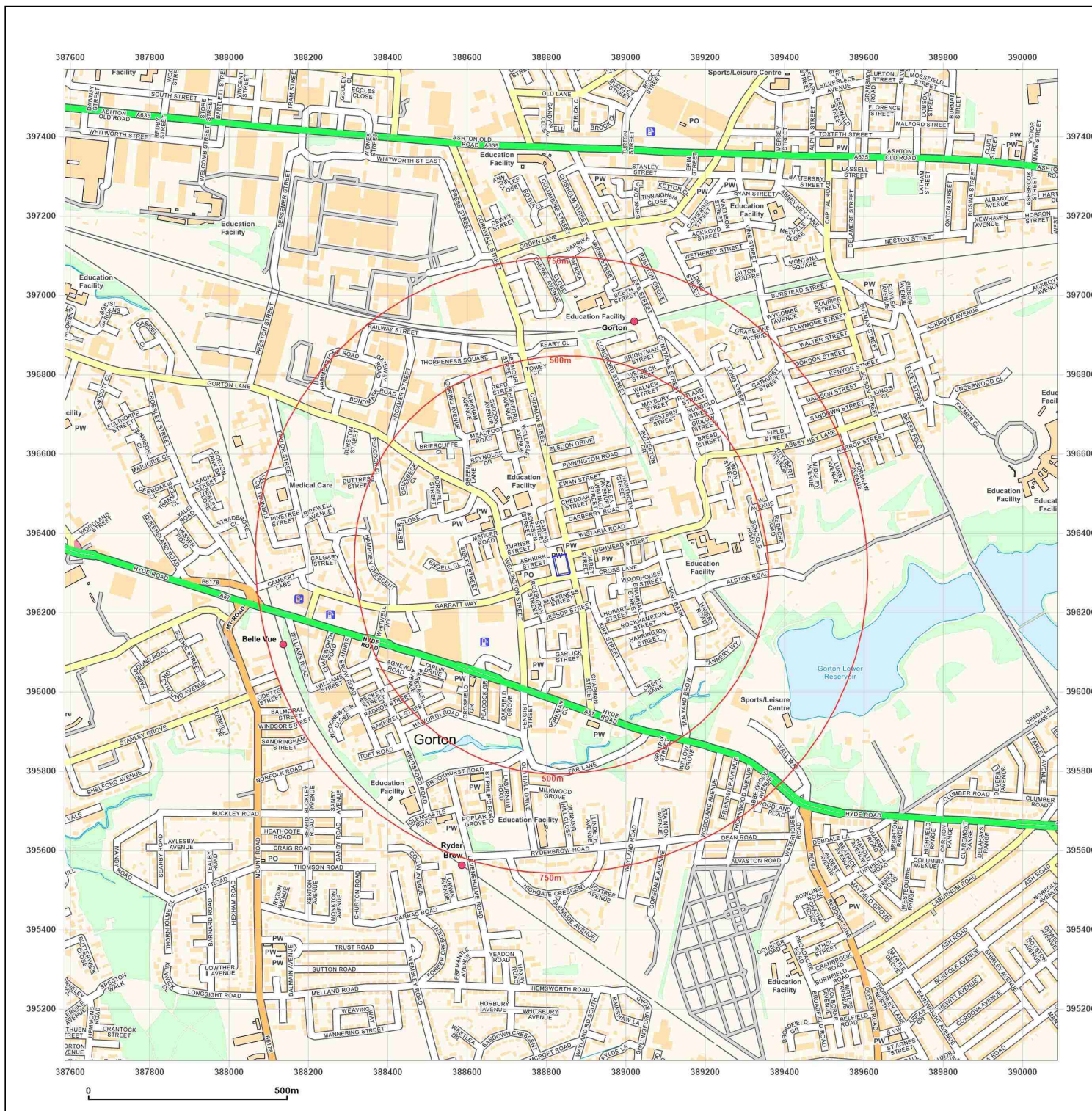


Produced by
Groundsure Insights
T: 08444 159000
E: info@groundsure.com
W: www.groundsure.com

© Crown copyright and database rights 2024 Ordnance Survey 100035207

Production date: 18 June 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Appendix 3

Groundsure Reports



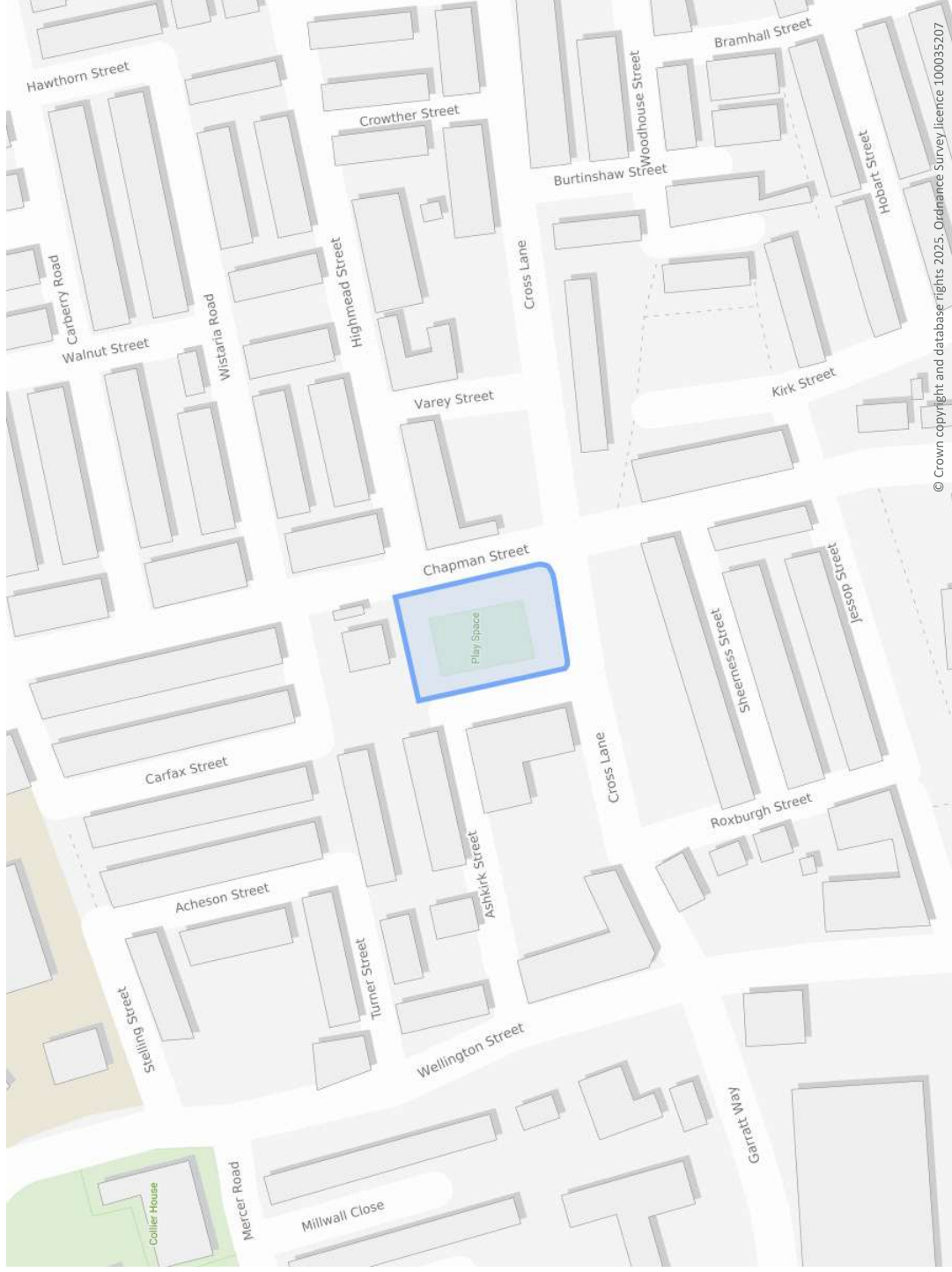
Chapman Street, Gorton, Manchester, Greater Manchester, M18 8WY

Order Details

Date: 18/06/2025
Your ref: C/3742/23/E/5681 - PO-3390
Our Ref: GS-AHW-WKS-M3R-XO5

Site Details

Location: 388837 396320
Area: 0.18 ha
Authority: [Manchester City Council](#) ↗



[Summary of findings](#)

[p.2 >](#) [Aerial image](#)

[p.9 >](#)

[OS MasterMap site plan](#)

[p.14 >](#) [Insight User Guide](#) ↗

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	0	12	47	-
18 >	1.2 >	Historical tanks >	0	0	1	4	-
18 >	1.3 >	Historical energy features >	0	0	5	11	-
19	1.4	Historical petrol stations	0	0	0	0	-
20 >	1.5 >	Historical garages >	0	0	1	4	-
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	0	16	57	-
24 >	2.2 >	Historical tanks >	0	0	1	5	-
25 >	2.3 >	Historical energy features >	0	0	6	16	-
26	2.4	Historical petrol stations	0	0	0	0	-
26 >	2.5 >	Historical garages >	0	0	1	7	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
27	3.1	Active or recent landfill	0	0	0	0	-
27	3.2	Historical landfill (BGS records)	0	0	0	0	-
28	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
28 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	0	2	-
28 >	3.5 >	Historical waste sites >	0	0	1	0	-
29	3.6	Licensed waste sites	0	0	0	0	-
29 >	3.7 >	Waste exemptions >	0	0	0	5	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
31 >	4.1 >	Recent industrial land uses >	0	0	6	-	-
32 >	4.2 >	Current or recent petrol stations >	0	0	1	1	-
32	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	0	0	-
33	4.7	Regulated explosive sites	0	0	0	0	0	0	-
33	4.8	Hazardous substance storage/usage	0	0	0	0	0	0	-
34	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	0	0	-
34	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	0	0	-
34 > 34	4.11 >	Licensed pollutant release (Part A(2)/B) >	0	0	0	1	1	1	-
34	4.12	Radioactive Substance Authorisations	0	0	0	0	0	0	-
35 >	4.13 >	Licensed Discharges to controlled waters >	0	0	0	0	0	1	-
35	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	0	0	-
35	4.15	Pollutant release to public sewer	0	0	0	0	0	0	-
35	4.16	List 1 Dangerous Substances	0	0	0	0	0	0	-
36	4.17	List 2 Dangerous Substances	0	0	0	0	0	0	-
36 >	4.18 >	Pollution Incidents (EA/NRW) >	0	0	0	0	0	2	-
36	4.19	Pollution inventory substances	0	0	0	0	0	0	-
37	4.20	Pollution inventory waste transfers	0	0	0	0	0	0	-
37	4.21	Pollution inventory radioactive waste	0	0	0	0	0	0	-
Page	Section		On site	0-50m	50-250m	250-500m	500-2000m		
38 >	5.1 >	Superficial aquifer >	Identified (within 500m)						
40 >	5.2 >	Bedrock aquifer >	Identified (within 500m)						
41 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)						
42	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)						
42	5.5	Groundwater vulnerability- local information	None (within 0m)						
43 >	5.6 >	Groundwater abstractions >	0	0	0	0	0	11	
46 >	5.7 >	Surface water abstractions >	0	0	0	0	0	2	
47	5.8	Potable abstractions	0	0	0	0	0	0	
47	5.9	Source Protection Zones	0	0	0	0	0	-	
48	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	0	-	
Page	Section		On site	0-50m	50-250m	250-500m	500-2000m		
49	6.1	Water Network (OS MasterMap)	0	0	0	0	-	-	

49	6.2	Surface water features	0	0	0	-	-
50 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
50 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
51 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-

Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
52	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
52	7.2	Historical Flood Events	0	0	0	-	-
52	7.3	Flood Defences	0	0	0	-	-
53	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
53	7.5	Flood Storage Areas	0	0	0	-	-
54	7.6	Flood Zone 2	None (within 50m)				
54	7.7	Flood Zone 3	None (within 50m)				

Page	Section	Surface water flooding					
55	8.1	Surface water flooding	Negligible (within 50m)				

Page	Section	Groundwater flooding >					
56 >	9.1 >	Groundwater flooding >	Moderate (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m

57	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
57	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
57	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
57	10.4	Special Protection Areas (SPA)	0	0	0	0	0
58	10.5	National Nature Reserves (NNR)	0	0	0	0	0
58	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
58	10.7	Designated Ancient Woodland	0	0	0	0	0
58	10.8	Biosphere Reserves	0	0	0	0	0
59	10.9	Forest Parks	0	0	0	0	0
59	10.10	Marine Conservation Zones	0	0	0	0	0
59	10.11	Green Belt	0	0	0	0	0
59	10.12	Proposed Ramsar sites	0	0	0	0	0



59	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0	0	0
60	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0	0	0
60	10.15	Nitrate Sensitive Areas	0	0	0	0	0	0	0
60	10.16	Nitrate Vulnerable Zones	0	0	0	0	0	0	0
61 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-	-	-
62	10.18	SSSI Units	0	0	0	0	0	0	0

Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
63	11.1	World Heritage Sites	0	0	0	-	-
64	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
64	11.3	National Parks	0	0	0	-	-
64 >	11.4 >	Listed Buildings >	0	0	1	-	-
65	11.5	Conservation Areas	0	0	0	-	-
65	11.6	Scheduled Ancient Monuments	0	0	0	-	-
65	11.7	Registered Parks and Gardens	0	0	0	-	-

Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
66 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
67	12.2	Open Access Land	0	0	0	-	-
67	12.3	Tree Felling Licences	0	0	0	-	-
67	12.4	Environmental Stewardship Schemes	0	0	0	-	-
67	12.5	Countryside Stewardship Schemes	0	0	0	-	-

Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
68 >	13.1 >	Priority Habitat Inventory >	0	0	3	-	-
69	13.2	Habitat Networks	0	0	0	-	-
69 >	13.3 >	Open Mosaic Habitat >	0	0	1	-	-
69	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
70 >	14.1 >	10k Availability >	Identified (within 500m)				
71 >	14.2 >	Artificial and made ground (10k) >	0	0	1	7	-
73 >	14.3 >	Superficial geology (10k) >	1	0	0	0	-



74	14.4	Landslip (10k)	0	0	0	0	0	-
75 >	14.5 >	Bedrock geology (10k) >	1	0	0	0	1	-
76	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m	
77 >	15.1 >	50k Availability >	Identified (within 500m)					
78 >	15.2 >	Artificial and made ground (50k) >	0	0	1	2	-	-
79	15.3	Artificial ground permeability (50k)	0	0	-	-	-	-
80 >	15.4 >	Superficial geology (50k) >	1	0	0	0	-	-
81 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)					
81	15.6	Landslip (50k)	0	0	0	0	-	-
81	15.7	Landslip permeability (50k)	None (within 50m)					
82 >	15.8 >	Bedrock geology (50k) >	1	0	0	1	-	-
83 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)					
83	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m	
84 >	16.1 >	BGS Boreholes >	0	1	11	-	-	-
Page	Section	Natural ground subsidence >						
86 >	17.1 >	Shrink swell clays >	Very low (within 50m)					
87 >	17.2 >	Running sands >	Very low (within 50m)					
88 >	17.3 >	Compressible deposits >	Negligible (within 50m)					
89 >	17.4 >	Collapsible deposits >	Very low (within 50m)					
90 >	17.5 >	Landslides >	Very low (within 50m)					
91 >	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	
93	18.1	BritPits	0	0	0	0	-	-
94 >	18.2 >	Surface ground workings >	0	0	12	-	-	-
94	18.3	Underground workings	0	0	0	0	0	0
95	18.4	Underground mining extents	0	0	0	0	-	-
95	18.5	Historical Mineral Planning Areas	0	0	0	0	-	-

95	18.6	Non-coal mining	0	0	0	0	0	0	0	0
95 >	18.7 >	<u>JPB mining areas</u> >	Identified (within 0m)							0
96	18.8	The Coal Authority non-coal mining	0	0	0	0	0	0	0	-
96	18.9	Researched mining	0	0	0	0	0	0	0	-
96	18.10	Mining record office plans	0	0	0	0	0	0	0	-
96	18.11	BGS mine plans	0	0	0	0	0	0	0	-
97 >	18.12 >	<u>Coal mining</u> >	Identified (within 0m)							-
97	18.13	Brine areas	None (within 0m)							-
97	18.14	Gypsum areas	None (within 0m)							-
97	18.15	Tin mining	None (within 0m)							-
97	18.16	Clay mining	None (within 0m)							-

Page	Section	<u>Ground cavities and sinkholes</u> >	On site	0-50m	50-250m	250-500m	500-2000m
98	19.1	Natural cavities	0	0	0	0	-
99	19.2	Mining cavities	0	0	0	0	0
99 >	19.3 >	<u>Reported recent incidents</u> >	0	0	0	2	-
99	19.4	Historical incidents	0	0	0	0	-

Page	Section	<u>Radon</u> >
------	---------	-----------------------

101 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
103 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	1	-	-	-
103 >	21.2 >	BGS Estimated Urban Soil Chemistry >	2	4	-	-	-
104 >	21.3 >	BGS Measured Urban Soil Chemistry >	0	1	-	-	-

Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
105	22.1	Underground railways (London)	0	0	0	-	-
105	22.2	Underground railways (Non-London)	0	0	0	-	-
105	22.3	Railway tunnels	0	0	0	-	-
105	22.4	Historical railway and tunnel features	0	0	0	-	-
105	22.5	Royal Mail tunnels	0	0	0	-	-
106	22.6	Historical railways	0	0	0	-	-



106	22.7	Railways	0	0	0	-
106	22.8	Crossrail 2	0	0	0	-
106	22.9	HS2	0	0	0	-

Recent aerial photograph



Capture Date: 07/04/2023

Site Area: 0.18ha



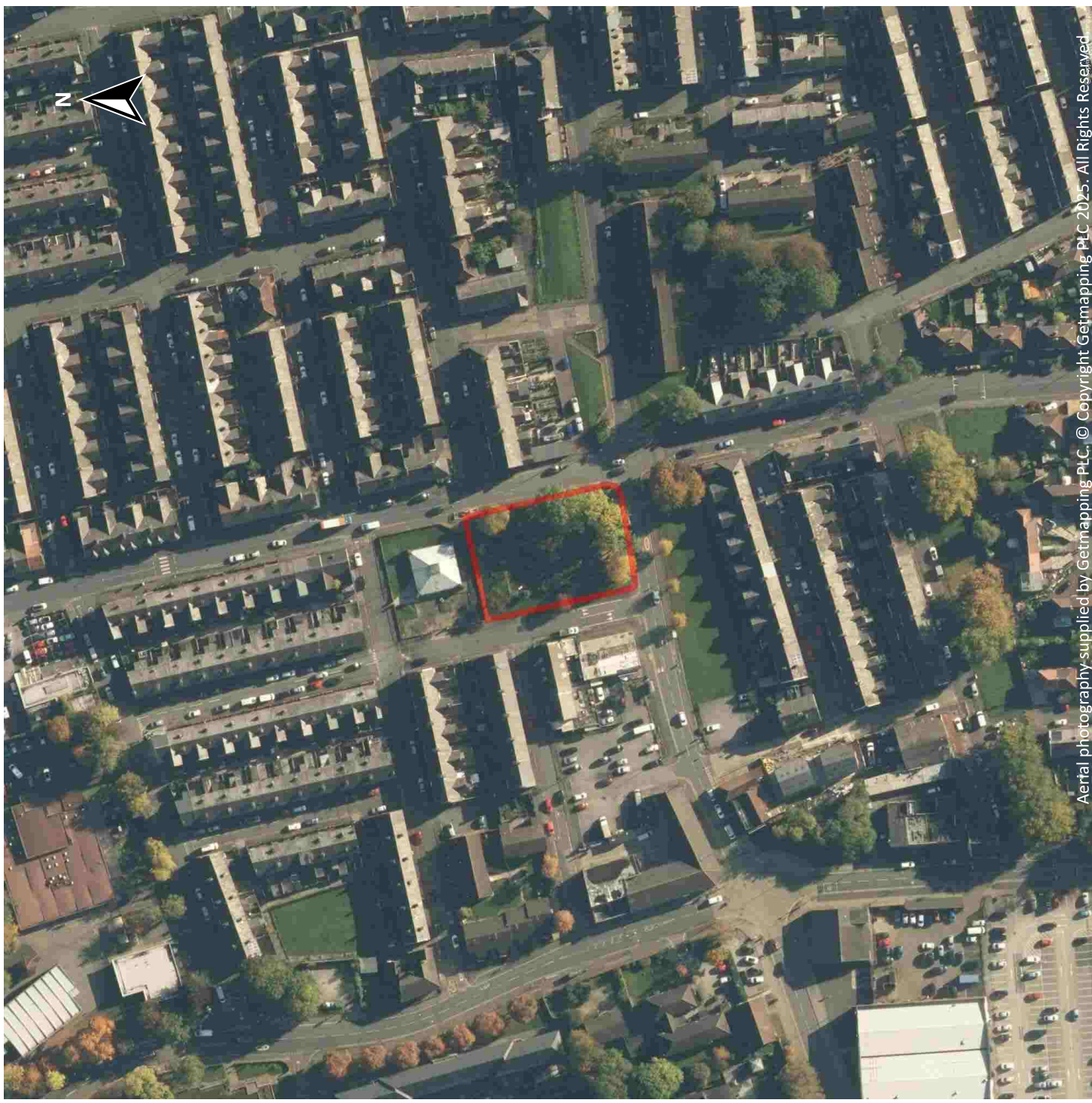
Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 18 June 2025

Recent site history - 2022 aerial photograph



Capture Date: 18/10/2022

Site Area: 0.18ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 18 June 2025

Recent site history - 2015 aerial photograph



Capture Date: 11/06/2015

Site Area: 0.18ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 18 June 2025

Recent site history - 2009 aerial photograph



Capture Date: 02/06/2009

Site Area: 0.18ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 18 June 2025

Recent site history - 2000 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2025. All Rights Reserved.

Capture Date: 19/06/2000

Site Area: 0.18ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 18 June 2025

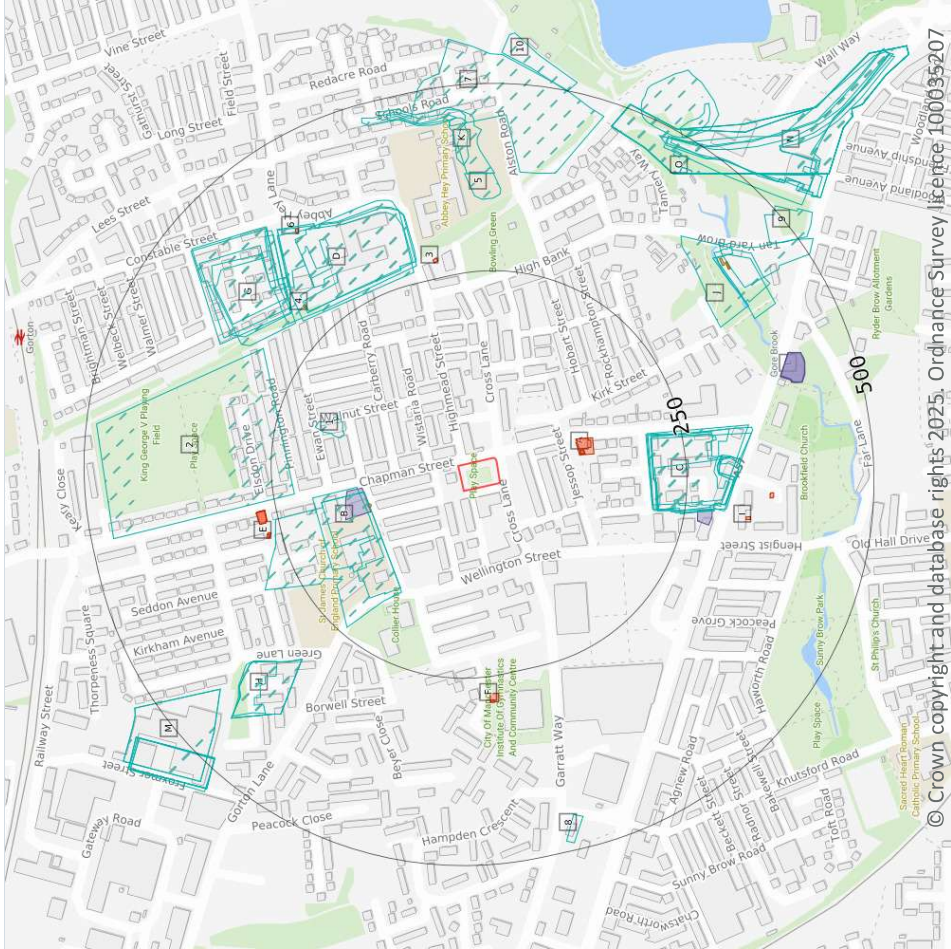
OS MasterMap site plan



Site Area: 0.18ha



1 Past land use



1.1 Historical industrial land uses

Records within 500m

59

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	125m N	Unspecified Commercial/Industrial	1934	822344



Contact us with any questions at:
info@groundsure.com [7](tel:01273257755)
01273 257 755

Date: 18 June 2025

ID	Location	Land use	Dates present	Group ID
B	125m N	Unspecified Mills	1915 - 1923	876374
B	130m N	Unspecified Works	1968	835288
1	158m N	Unspecified Mills	1890	821873
C	200m S	Sawmills	1905 - 1907	972520
C	201m S	Unspecified Works	1968 - 1981	995985
C	202m S	Sawmills	1907	945877
C	205m S	Unspecified Works	1934 - 1938	868452
C	205m S	Unspecified Works	1923	975741
C	206m S	Unspecified Works	1915	934108
C	208m S	Sawmills	1890	876381
2	222m N	Wadding Works	1915	821579
D	260m NE	Unspecified Mills	1923	882921
D	265m NE	Unspecified Mills	1890 - 1905	879976
D	270m NE	Unspecified Mills	1915	1002766
D	271m NE	Cotton Mills	1848	825899
G	289m NE	Unspecified Works	1923	928323
C	291m S	Police Station	1915 - 1923	898861
G	302m NE	Unspecified Works	1968	862047
G	302m NE	Unspecified Works	1981	886353
G	305m NE	Unspecified Works	1985 - 1991	958348
H	312m NW	Gum Works	1890	831883
H	312m NW	Unspecified Mills	1905	951036
H	312m NW	Unspecified Mills	1923	986748
G	320m NE	Wadding Works	1934	821578
H	338m NW	Unspecified Mills	1915	992806
5	346m E	Unspecified Pit	1905	829287
J	348m SE	Unspecified Works	1968	835287
K	380m E	Unspecified Ground Workings	1906	953511



ID	Location	Land use	Dates present	Group ID
7	383m E	Refuse Heap	1934 - 1938	978939
J	393m SE	Leather Works	1923	951340
K	393m E	Unspecified Ground Workings	1918 - 1923	897173
J	394m SE	Leather Works	1907 - 1915	878192
J	404m SE	Tannery	1848	826390
M	419m NW	Unspecified Commercial/Industrial	1981	822345
M	419m NW	Unspecified Works	1968	835422
N	448m SE	Railway Sidings	1934	893495
N	448m SE	Railway Sidings	1923	899272
N	448m SE	Railway Sidings	1906	904695
N	448m SE	Railway Sidings	1918	940939
N	448m SE	Railway Sidings	1938	958787
N	448m SE	Railway Sidings	1892	1002005
O	453m SE	Railway Building	1923	913562
O	453m SE	Railway Building	1918	928757
8	453m W	Police Station	1985 - 1991	892480
9	466m SE	Leather Works	1907	818331
O	470m SE	Railway Building	1918	855014
N	472m SE	Railway Sidings	1968	864703
N	476m SE	Railway Sidings	1907	868522
N	479m SE	Railway Sidings	1934	863579
N	483m SE	Railway Sidings	1907	912989
M	488m NW	Engineering Works	1923	894394
M	488m NW	Engineering Works	1905	986173
M	488m NW	Engineering Works	1915	957574
M	488m NW	Engineering Works	1934	993560
M	489m NW	Engineering Works	1890	897785
O	491m SE	Unspecified Ground Workings	1956 - 1968	873323



ID	Location	Land use	Dates present	Group ID
O	496m SE	Unspecified Ground Workings	1907	923783
10	499m E	Cuttings	1906 - 1923	990547

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m				5
---------------------	--	--	--	---

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

Features are displayed on the Past land use map on [page 15](#) >

ID	Location	Land use	Dates present	Group ID
B	125m N	Unspecified Tank	1893	120571
4	294m NE	Unspecified Tank	1922	120569
J	398m SE	Tanks	1952	142665
J	401m SE	Tanks	1933	108837
J	401m SE	Unspecified Tank	1922	120577

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

Features are displayed on the Past land use map on [page 15](#) >

ID	Location	Land use	Dates present	Group ID
A	109m S	Electricity Substations	1983	86177



ID	Location	Land use	Dates present	Group ID
A	110m S	Electricity Substation	1950	90150
A	112m S	Electricity Substations	1983	84319
A	112m S	Electricity Substation	1982	84667
A	112m S	Electricity Substation	1992	80820
E	264m N	Electricity Substation	1996	84003
E	265m N	Electricity Substation	1950	83113
E	265m N	Electricity Substation	1950 - 1985	80255
E	266m N	Electricity Substation	1987	84296
E	266m N	Electricity Substation	1991	72068
3	271m E	Electricity Substation	1981 - 1991	69589
F	273m W	Electricity Substation	1992	89523
F	281m W	Electricity Substation	1983	72638
I	332m S	Electricity Substation	1972	65921
I	362m S	Electricity Substation	1989 - 1992	77010
6	378m NE	Electricity Substation	1979 - 1991	77689

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0
---------------------	---

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

This data is sourced from Ordnance Survey / Groundsure.



1.5 Historical garages

Records within 500m

5

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
B	127m N	Garage	1992	22549
C	267m S	Garage	1963 - 1982	26076
L	396m S	Garage	1989	25207
L	396m S	Garage	1972	24720
L	397m S	Garage	1992	28123

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

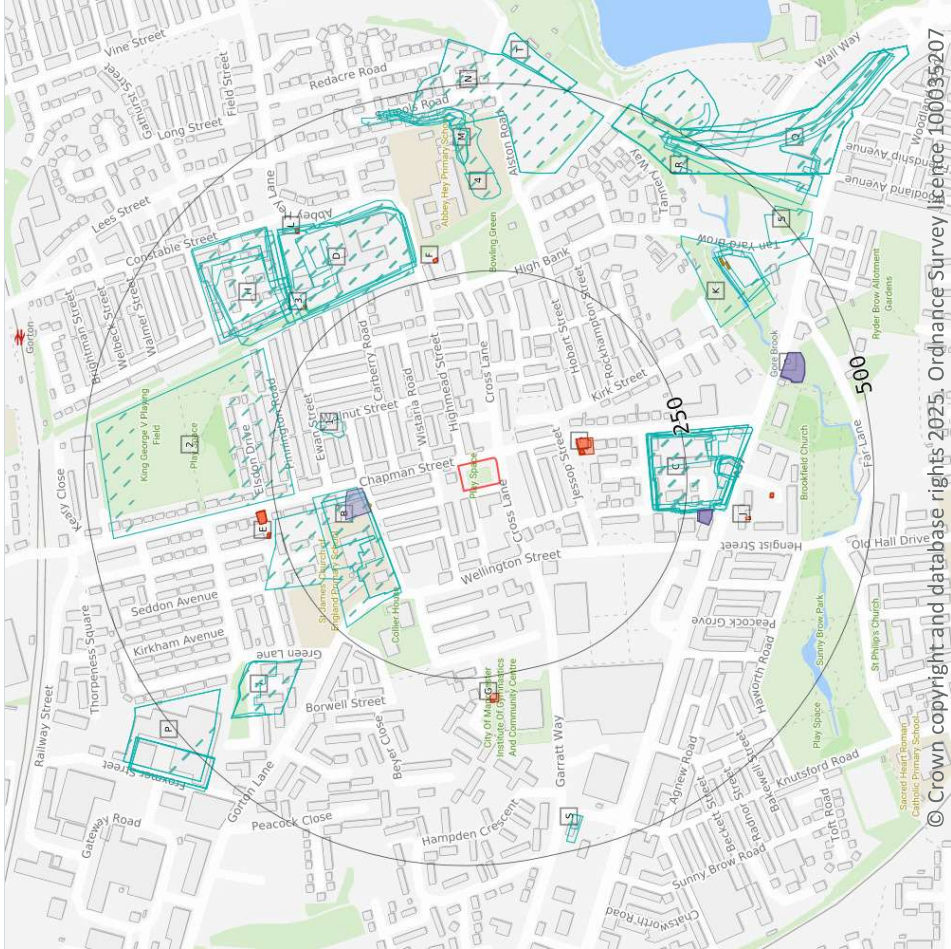
0

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



2.1 Historical industrial land uses

Records within 500m

73

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	125m N	Unspecified Commercial/Industrial	1934	822344
B	125m N	Unspecified Mills	1915	876374
B	126m N	Unspecified Mills	1923	876374



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 18 June 2025

ID	Location	Land Use	Date	Group ID
B	130m N	Unspecified Works	1968	835288
1	158m N	Unspecified Mills	1890	821873
C	200m S	Sawmills	1907	972520
C	201m S	Unspecified Works	1981	995985
C	201m S	Unspecified Works	1968	995985
C	202m S	Sawmills	1907	945877
C	205m S	Sawmills	1905	972520
C	205m S	Unspecified Works	1938	868452
C	205m S	Unspecified Works	1934	868452
C	205m S	Unspecified Works	1923	975741
C	206m S	Unspecified Works	1915	934108
C	208m S	Sawmills	1890	876381
2	222m N	Wadding Works	1915	821579
D	260m NE	Unspecified Mills	1923	882921
D	265m NE	Unspecified Mills	1890	879976
D	267m NE	Unspecified Mills	1905	879976
D	270m NE	Unspecified Mills	1915	1002766
D	271m NE	Cotton Mills	1848	825899
H	289m NE	Unspecified Works	1923	928323
C	291m S	Police Station	1915	898861
C	293m S	Police Station	1923	898861
H	302m NE	Unspecified Works	1968	862047
H	302m NE	Unspecified Works	1981	886353
H	305m NE	Unspecified Works	1985	958348
H	305m NE	Unspecified Works	1991	958348
I	312m NW	Unspecified Mills	1905	951036
I	312m NW	Gum Works	1890	831883
I	312m NW	Unspecified Mills	1923	986748



ID	Location	Land Use	Date	Group ID
H	320m NE	Wadding Works	1934	821578
I	338m NW	Unspecified Mills	1915	992806
4	346m E	Unspecified Pit	1905	829287
K	348m SE	Unspecified Works	1968	835287
M	380m E	Unspecified Ground Workings	1906	953511
N	383m E	Refuse Heap	1938	978939
N	383m E	Refuse Heap	1934	978939
K	393m SE	Leather Works	1923	951340
M	393m E	Unspecified Ground Workings	1918	897173
K	394m SE	Leather Works	1907	878192
M	395m E	Unspecified Ground Workings	1923	897173
K	398m SE	Leather Works	1915	878192
K	404m SE	Tannery	1848	826390
P	419m NW	Unspecified Commercial/Industrial	1981	822345
P	419m NW	Unspecified Works	1968	835422
Q	448m SE	Railway Sidings	1938	958787
Q	448m SE	Railway Sidings	1934	893495
Q	448m SE	Railway Sidings	1906	904695
Q	448m SE	Railway Sidings	1892	1002005
Q	448m SE	Railway Sidings	1923	899272
Q	448m SE	Railway Sidings	1918	940939
R	453m SE	Railway Building	1923	913562
R	453m SE	Railway Building	1918	928757
S	453m W	Police Station	1985	892480
S	453m W	Police Station	1991	892480
5	466m SE	Leather Works	1907	818331
R	470m SE	Railway Building	1918	855014
Q	472m SE	Railway Sidings	1968	864703



ID	Location	Land Use	Date	Group ID
Q	476m SE	Railway Sidings	1907	868522
Q	479m SE	Railway Sidings	1934	863579
Q	483m SE	Railway Sidings	1907	912989
P	488m NW	Engineering Works	1905	986173
P	488m NW	Engineering Works	1923	894394
P	488m NW	Engineering Works	1934	993560
P	488m NW	Engineering Works	1915	957574
P	489m NW	Engineering Works	1890	897785
R	491m SE	Unspecified Ground Workings	1956	873323
R	491m SE	Unspecified Ground Workings	1968	873323
R	496m SE	Unspecified Ground Workings	1907	923783
T	499m E	Cuttings	1923	990547
T	499m E	Cuttings	1918	990547
T	499m E	Cuttings	1906	990547

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m				6
---------------------	--	--	--	---

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
B	125m N	Unspecified Tank	1893	120571
3	294m NE	Unspecified Tank	1922	120569
K	398m SE	Tanks	1952	142665
K	398m SE	Tanks	1952	142665
K	401m SE	Unspecified Tank	1922	120577
K	401m SE	Tanks	1933	108837



This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m			22
---------------------	--	--	----

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
A	109m S	Electricity Substations	1983	86177
A	110m S	Electricity Substation	1950	90150
A	111m S	Electricity Substation	1950	90150
A	112m S	Electricity Substation	1982	84667
A	112m S	Electricity Substations	1983	84319
A	112m S	Electricity Substation	1992	80820
E	264m N	Electricity Substation	1996	84003
E	265m N	Electricity Substation	1950	83113
E	265m N	Electricity Substation	1950	80255
E	266m N	Electricity Substation	1987	84296
E	266m N	Electricity Substation	1978	80255
E	266m N	Electricity Substation	1991	72068
E	266m N	Electricity Substation	1985	80255
F	271m E	Electricity Substation	1981	69589
F	271m E	Electricity Substation	1991	69589
G	273m W	Electricity Substation	1992	89523
G	281m W	Electricity Substation	1983	72638
J	332m S	Electricity Substation	1972	65921
J	362m S	Electricity Substation	1989	77010
J	362m S	Electricity Substation	1992	77010
L	378m NE	Electricity Substation	1979	77689



ID	Location	Land Use	Date	Group ID
----	----------	----------	------	----------

L	378m NE	Electricity Substation	1991	77689
---	---------	------------------------	------	-------

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	8
----------------------------	----------

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'.

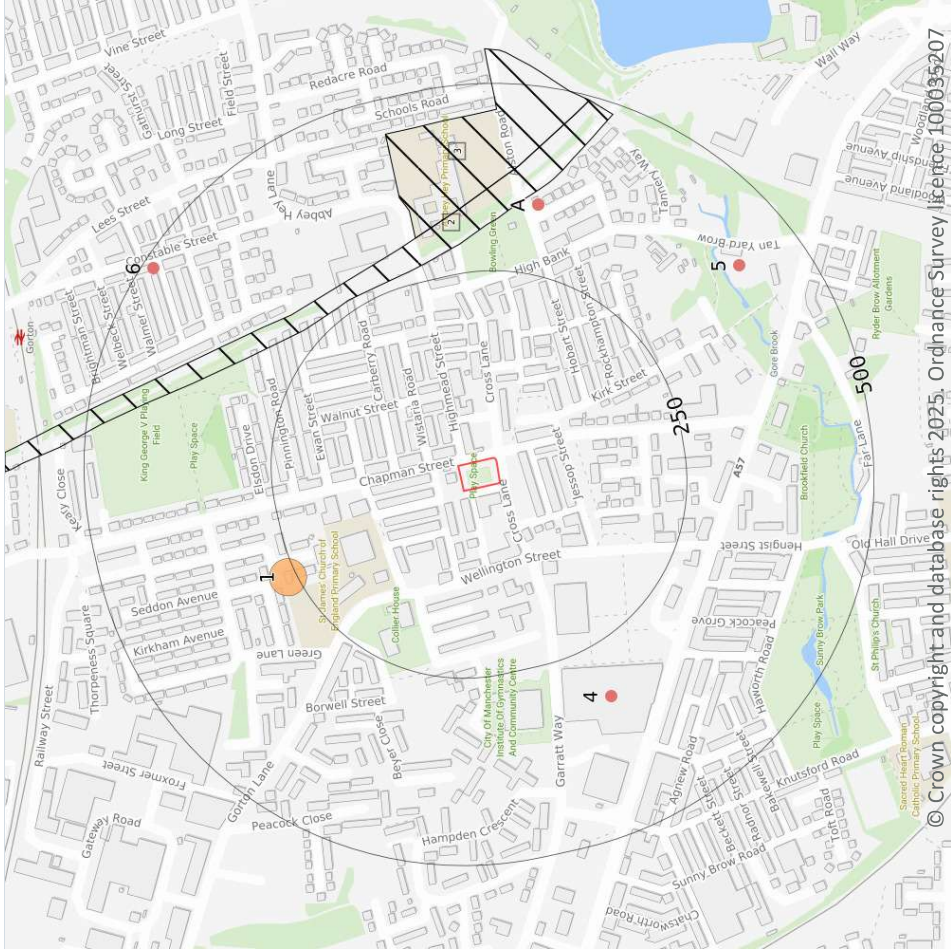
Features are displayed on the Past land use - un-grouped map on [page 21](#) >

ID	Location	Land Use	Date	Group ID
B	127m N	Garage	1992	22549
C	267m S	Garage	1963	26076
C	267m S	Garage	1968	26076
C	270m S	Garage	1978	26076
C	270m S	Garage	1982	26076
O	396m S	Garage	1989	25207
O	396m S	Garage	1972	24720
O	397m S	Garage	1992	28123

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.



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 18 June 2025

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 27](#) >

ID	Location	Details	
2	263m NE Site Address: Stockport Branch Canal, Greater Manchester Licence Holder Address: -	Waste Licence: - Site Reference: F056 Waste Type: Inert, Liquid sludge Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded: - Last Recorded: -

3	309m E Site Address: High Bank, Gorton, Greater Manchester Licence Holder Address: -	Waste Licence: - Site Reference: F037 Waste Type: - 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

1

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

Features are displayed on the Waste and landfill map on [page 27](#) >

ID	Location	Address	Further Details	Date
1	237m NW	Site Address: 10,Sandfold Lane, Gorton, MANCHESTER, Greater Manchester, M18 8NP	Type of Site: Recycling Centre Planning application reference: 081691/FO/2006/N2 Description: Scheme comprises use of material storage site for recycling centre for inert material and storage of inert material. An application (ref: 081691/FO/2006/N2) for detailed planning permission was granted by Manchester C.C. Planning decision obtained Data source: Historic Planning Application Data Type: Point	-

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	5
----------------------------	----------

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.

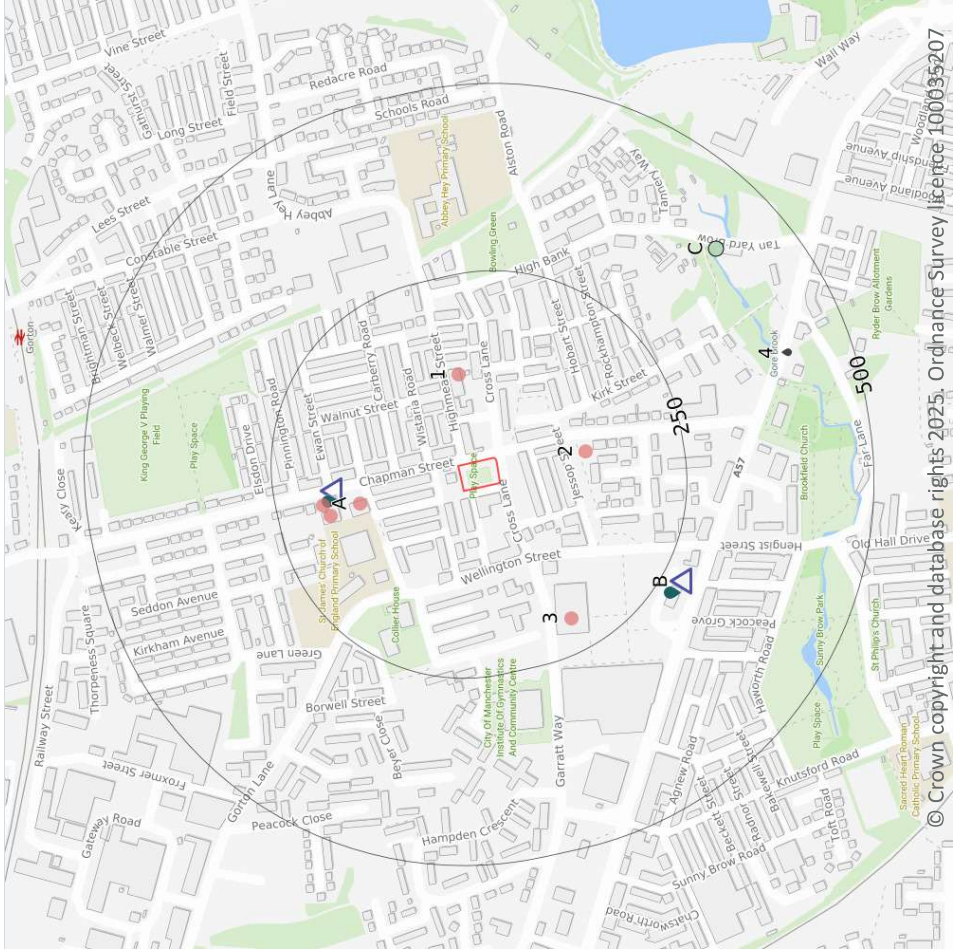
Features are displayed on the Waste and landfill map on [page 27](#) >

ID	Location	Site	Reference	Category	Sub-Category	Description
4	322m SW	-	WEX413343	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
A	343m E	-	WEX362832	Disposing of waste exemption	Not on a farm	Burning waste in the open
A	343m E	-	WEX235567	Disposing of waste exemption	Not on a farm	Burning waste in the open
5	415m SE	-	WEX429500	Storing waste exemption	Not on a farm	Storage of waste in a secure place
6	484m NE	47, Constable Street, Manchester, M18 8qq	WEX221462	Using waste exemption	Not on a farm	Use of waste in construction



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

4 Current industrial land use



4.1 Recent industrial land uses

Records within 250m				6
---------------------	--	--	--	---

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	119m E	D Signs	44, Highmead Street, Manchester, Greater Manchester, M18 8PJ	Signs	Industrial Products
2	120m S	Electricity Sub Station	Greater Manchester, M18	Electrical Features	Infrastructure and Facilities



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 18 June 2025

ID	Location	Company	Address	Activity	Category
A	139m N	Gorton M O T Test Centre	179, Chapman Street, Manchester, Greater Manchester, M18 8WP	Vehicle Repair, Testing and Servicing	Repair and Servicing
A	181m N	Shell Gorton Service Station	179, Chapman Street, Manchester, Greater Manchester, M18 8WP	Petrol and Fuel Stations	Road and Rail
A	188m N	Gorton Service Station	197, Chapman Street, Manchester, Greater Manchester, M18 8WP	Vehicle Cleaning Services	Personal, Consumer and Other Services

3	204m SW	Homefair Blinds UK Ltd	Gorton Retail Market, Garratt Way, Manchester, Greater Manchester, M18 8LD	Curtains and Blinds	Consumer Products
---	---------	------------------------------	---	---------------------	-------------------

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	173m N	SHELL	197, Chapman Street, Gorton, Manchester, Greater Manchester, M18 8WP	No	Open

B	276m SW	TESCO EXTRA	Hyde Road, Gorton, Manchester, Greater Manchester, M18 8LD	No	Open
---	---------	----------------	---	----	------

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	Enforcement: No Enforcements Notified
A	177m N	Shell Gorton Service Station, 197 Chapman Street, Gorton, M18 8WP	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
B	274m SW	Tesco Petrol Station (Hyde Road), Hyde Road, Gorton, Manchester, M18 8LD	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements 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			1
---------------------	--	--	---

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

Features are displayed on the Current industrial land use map on [page 31](#) >

ID	Location	Address	Details	
4	414m S	HYDEROAD,MANCH ESTER,GREATERMA NCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0377 Permit Version: 1 Receiving Water: -	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 01/01/1995 Revocation Date: -

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m			0
---------------------	--	--	---

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	2
---------------------	---

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

Features are displayed on the Current industrial land use map on [page 31](#) >

ID	Location	Details
C	407m SE	Incident Date: 14/11/2001 Incident Identification: 42750 Pollutant: Contaminated Water Pollutant Description: Firefighting Run-Off Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

C	407m SE	Incident Date: 14/11/2001 Incident Identification: 42750 Pollutant: Contaminated Water Pollutant Description: Firefighting Run-Off Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
---	---------	--

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

4.19 Pollution inventory substances

Records within 500m	0
---------------------	---

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

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

4.20 Pollution inventory waste transfers

Records within 500m

0

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

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

4.21 Pollution inventory radioactive waste

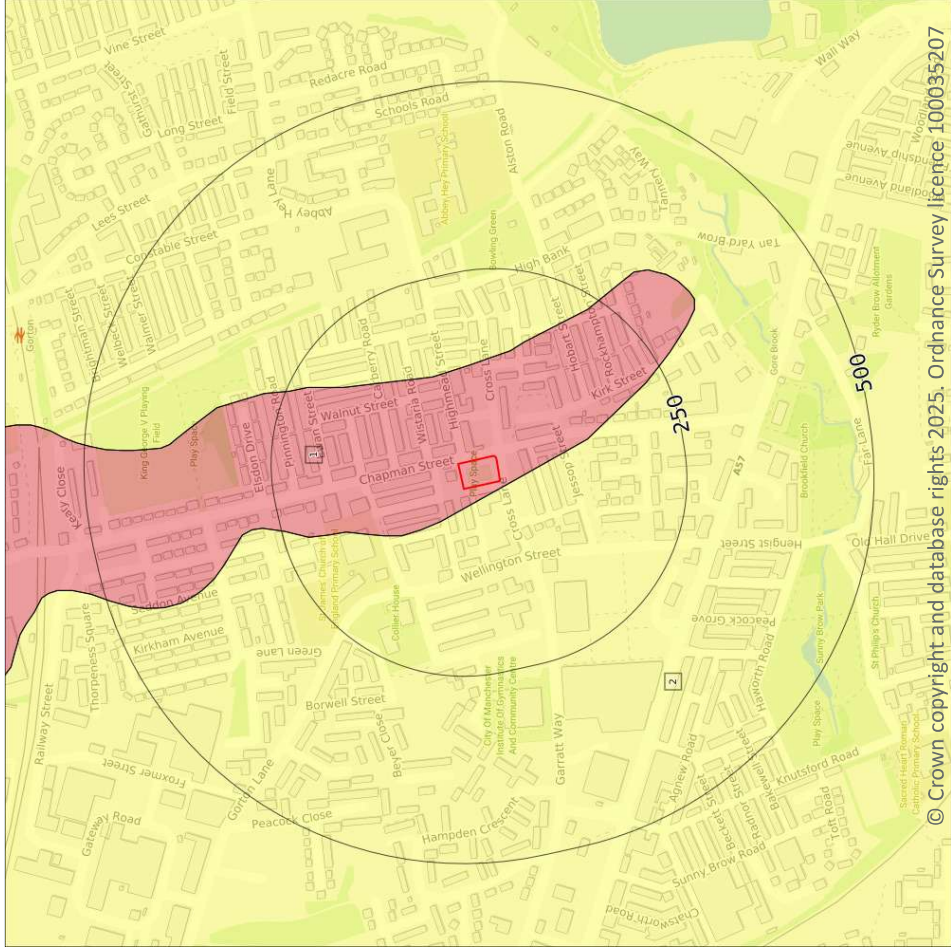
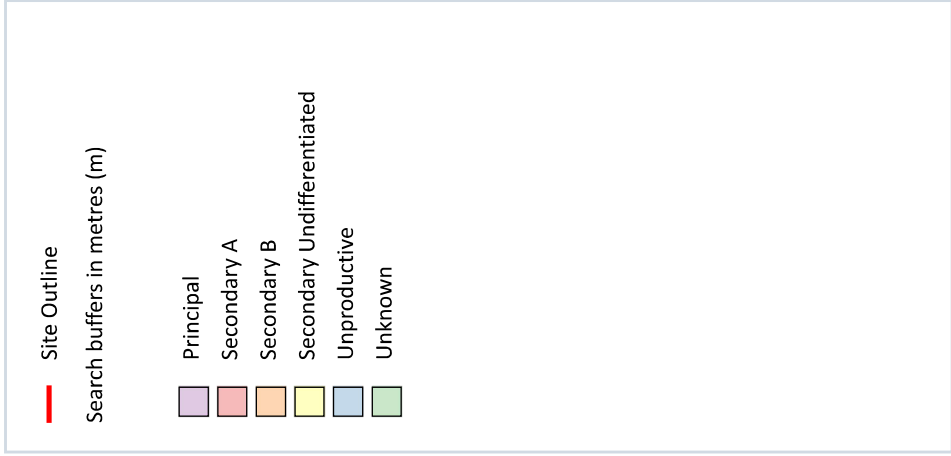
Records within 500m

0

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

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

5 Hydrogeology - Superficial aquifer



5.1 Superficial aquifer

Records within 500m

2

Aquifer status of groundwater held within superficial geology.

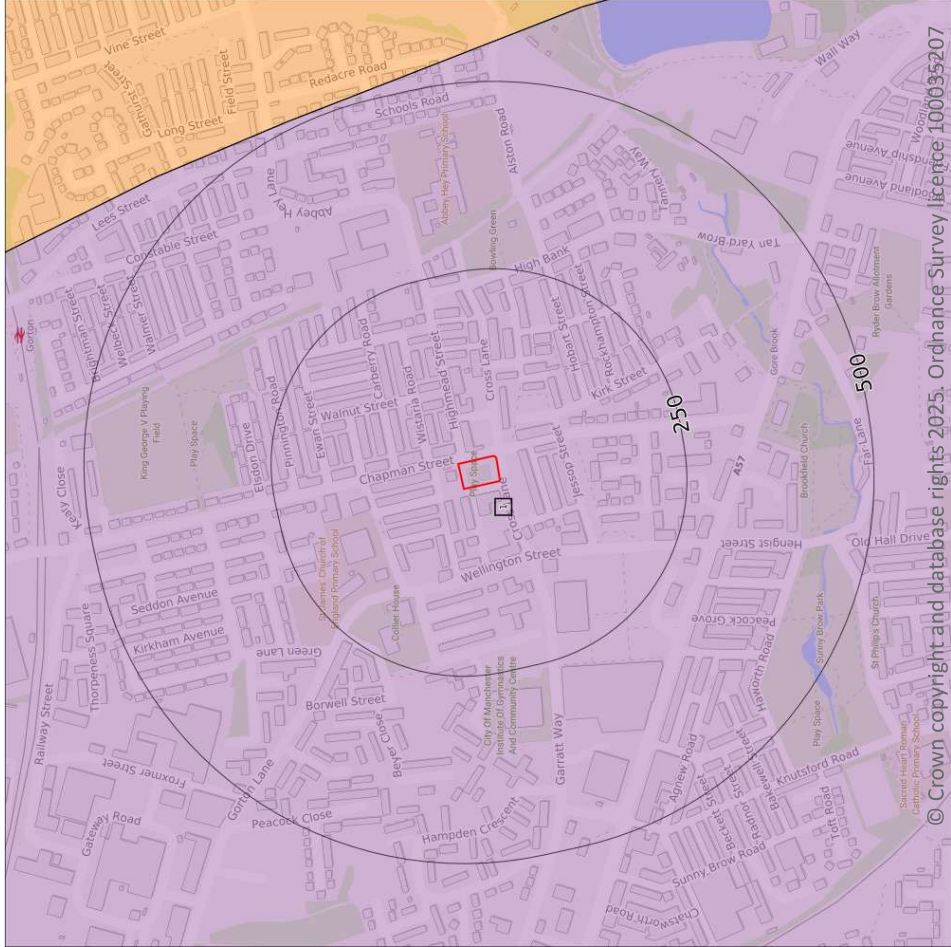
Features are displayed on the Hydrogeology map on [page 38](#) >

ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	9m SW	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type



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

Bedrock aquifer



5.2 Bedrock aquifer

Records within 500m

1

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 40](#) >

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

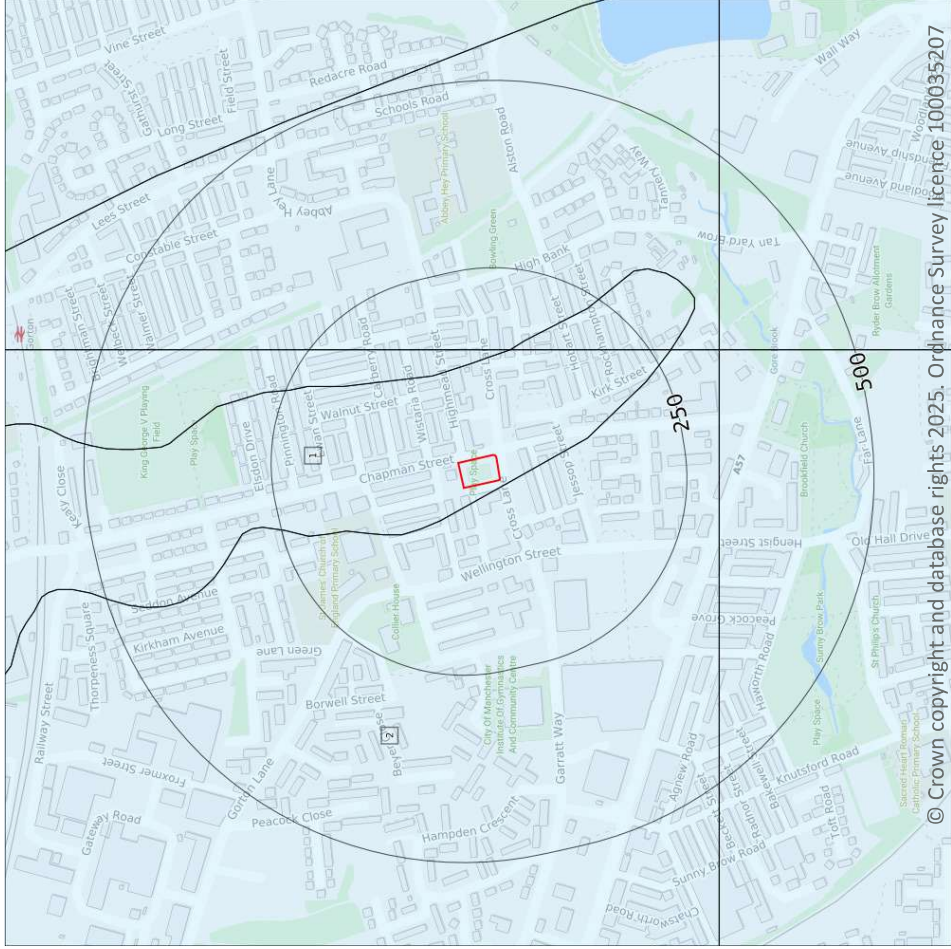
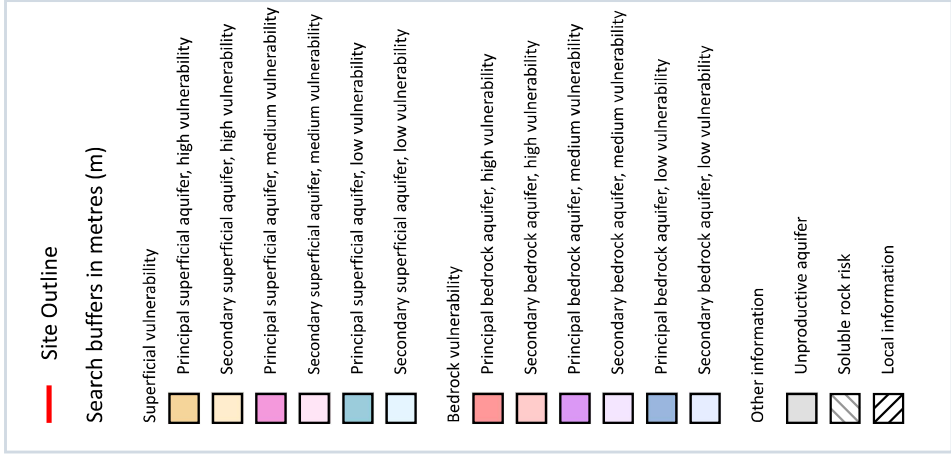
This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Contact us with any questions at:
info@groundsure.com 7
01273 257 755

Date: 18 June 2025

Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

2

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

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

Features are displayed on the Groundwater vulnerability map on [page 41](#) >



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 18 June 2025

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: >10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Principal Flow mechanism: Mixed
2	9m SW	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.



© Crown copyright and database rights 2025. Ordnance Survey licence 100035207



11

Features are displayed on the Abstractions and Source Protection Zones map on [page 43](#) >

ID	Location	Details
-	897m W	<p>Status: Historical Licence No: 2569006043 Details: Dust Suppression Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE, MANCHESTER Data Type: Point Name: G R A LIMITED Easting: 387950 Northing: 396100</p> <p>Annual Volume (m³): 4000 Max Daily Volume (m³): 22 Original Application No: - Original Start Date: 20/06/2003 Expiry Date: 31/03/2014 Issue No: 2 Version Start Date: 01/04/2008 Version End Date: -</p>
-	953m NW	<p>Status: Active Licence No: NW/069/0004/012 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PRESTON STREET, MANCHESTER Data Type: Point Name: Cemex UK Materials Limited Easting: 388030 Northing: 396880</p> <p>Annual Volume (m³): 7500 Max Daily Volume (m³): 72 Original Application No: NPS/WR/030760A Original Start Date: 19/06/2014 Expiry Date: 31/03/2027 Issue No: 2 Version Start Date: 21/12/2018 Version End Date: -</p>
-	953m NW	<p>Status: Historical Licence No: 2569006044 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PRESTON STREET, GORTON, MANCHESTER Data Type: Point Name: CEMEX UK MATERIALS LTD Easting: 388030 Northing: 396880</p> <p>Annual Volume (m³): 15000 Max Daily Volume (m³): 115 Original Application No: - Original Start Date: 23/10/2003 Expiry Date: 31/03/2014 Issue No: 3 Version Start Date: 15/10/2007 Version End Date: -</p>
-	1299m W	<p>Status: Historical Licence No: 2569006042 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE LEISURE CENTRE Data Type: Point Name: CLIVE BACK Easting: 387591 Northing: 395891</p> <p>Annual Volume (m³): 10000 Max Daily Volume (m³): 276 Original Application No: - Original Start Date: 11/07/2002 Expiry Date: 31/03/2014 Issue No: 4 Version Start Date: 29/02/2012 Version End Date: -</p>



ID	Location	Details
-	1299m W	<p>Status: Historical Licence No: NW/069/0006/006 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE LEISURE CENTRE Data Type: Point Name: The Chief Operating Officer of the Eastlands Trust Easting: 387591 Northing: 395891</p> <p>Annual Volume (m³): 8000 Max Daily Volume (m³): 276 Original Application No: - Original Start Date: 16/05/2014 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 16/05/2014 Version End Date: -</p>
-	1300m W	<p>Status: Historical Licence No: 2569006042 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE LEISURE CENTRE Data Type: Point Name: CLIVE BACK Easting: 387590 Northing: 395890</p> <p>Annual Volume (m³): 15000 Max Daily Volume (m³): 276 Original Application No: - Original Start Date: 11/07/2002 Expiry Date: 31/03/2014 Issue No: 3 Version Start Date: 04/02/2009 Version End Date: -</p>
-	1626m S	<p>Status: Historical Licence No: 2569013018 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT SANDFOLD LANE, LEVENSHULME, MANCHESTER" Data Type: Point Name: CBA ENTERPRISES LTD Easting: 388500 Northing: 394700</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 18/06/1992 Expiry Date: - Issue No: 100 Version Start Date: 29/03/1996 Version End Date: -</p>
-	1626m S	<p>Status: Historical Licence No: 2569013018 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT SANDFOLD LANE, LEVENSHULME, MANCHESTER Data Type: Point Name: CBA ENTERPRISES LTD Easting: 388500 Northing: 394700</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 18/06/1992 Expiry Date: - Issue No: 100 Version Start Date: 29/03/1996 Version End Date: -</p>



ID	Location	Details	
-	1626m S	Status: Historical Licence No: 2569013018 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT SANDFOLD LANE LEVENSHULME MANCHESTER Data Type: Point Name: CBA ENTERPRISES LTD Easting: 388500 Northing: 394700	Annual Volume (m ³): 117835 Max Daily Volume (m ³): 409 Original Application No: - Original Start Date: 18/06/1992 Expiry Date: - Issue No: 100 Version Start Date: 29/03/1996 Version End Date: -
-	1863m E	Status: Active Licence No: NW/069/0013/001/R01 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: DENTON GOLF CLUB BOREHOLE Data Type: Point Name: The Denton Golf Club Limited Easting: 390716 Northing: 396461	Annual Volume (m ³): 8000 Max Daily Volume (m ³): 127.4 Original Application No: NPS/WR/024169 Original Start Date: 01/04/2018 Expiry Date: 31/03/2030 Issue No: 1 Version Start Date: 01/04/2018 Version End Date: -
-	1863m E	Status: Historical Licence No: NW/069/0013/001 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: DENTON GOLF CLUB BOREHOLE Data Type: Point Name: The Denton Golf Club Limited Easting: 390716 Northing: 396461	Annual Volume (m ³): 8000 Max Daily Volume (m ³): 127.4 Original Application No: - Original Start Date: 27/08/2009 Expiry Date: 31/03/2018 Issue No: 1 Version Start Date: 27/08/2009 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

2

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 43](#) >



ID	Location	Details
-	1729m E	<div>Status: Historical</div> <div>Licence No: 2569006039</div> <div>Details: Spray Irrigation - Direct</div> <div>Direct Source: "Surface, Non-Tidal - North West Region"</div> <div>Point: "UPPER GORTON RESERVOIR, AUDENSHAW, MANCHESTER"</div> <div>Data Type: Point</div> <div>Name: FAIRFIELD GOLF AND SAILING CLUB</div> <div>Easting: 390450</div> <div>Northing: 397000</div> <div>Annual Volume (m³): -</div> <div>Max Daily Volume (m³): -</div> <div>Original Application No: -</div> <div>Original Start Date: 20/11/1996</div> <div>Expiry Date: -</div> <div>Issue No: 100</div> <div>Version Start Date: 20/11/1996</div> <div>Version End Date: -</div>

-	1729m E	<div>Status: Historical</div> <div>Licence No: 2569006039</div> <div>Details: Spray Irrigation - Direct</div> <div>Direct Source: Surface, Non-Tidal - North West Region</div> <div>Point: UPPER GORTON RESERVOIR, AUDENSHAW, MANCHESTER</div> <div>Data Type: Point</div> <div>Name: FAIRFIELD GOLF AND SAILING CLUB</div> <div>Easting: 390450</div> <div>Northing: 397000</div> <div>Annual Volume (m³): -</div> <div>Max Daily Volume (m³): -</div> <div>Original Application No: -</div> <div>Original Start Date: 20/11/1996</div> <div>Expiry Date: -</div> <div>Issue No: 100</div> <div>Version Start Date: 20/11/1996</div> <div>Version End Date: -</div>
---	---------	--

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)

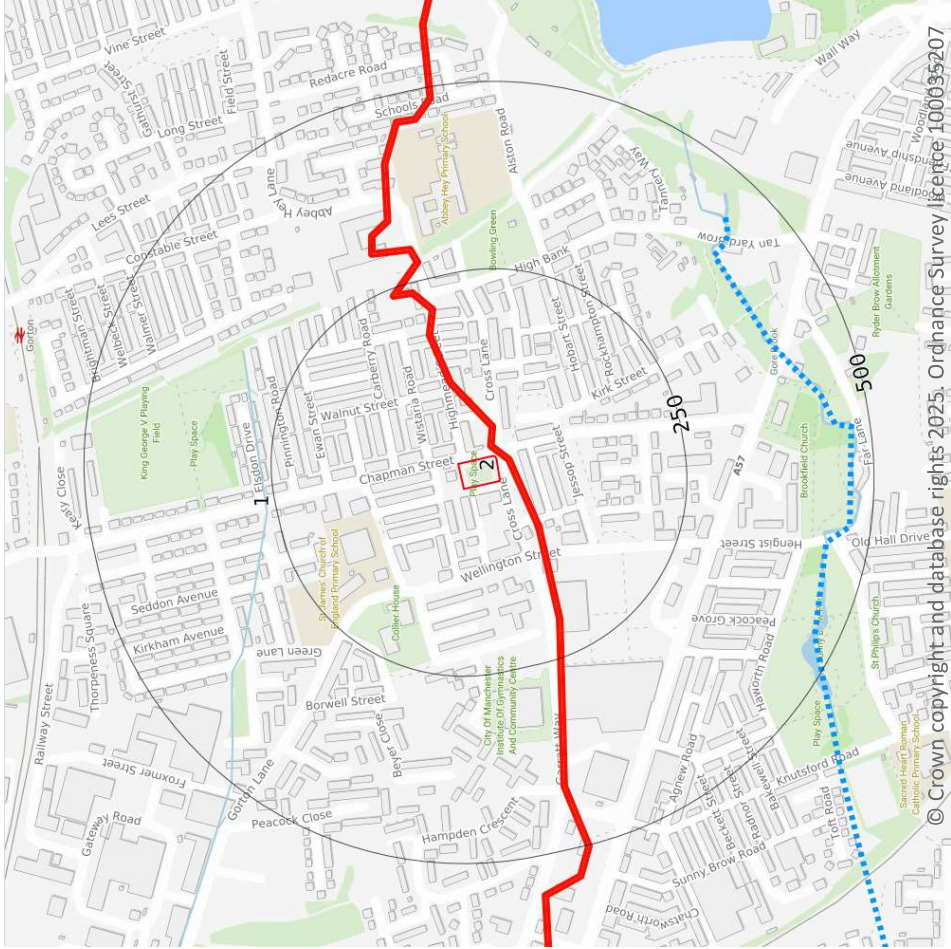
Records within 500m	0
---------------------	---

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



6.1 Water Network (OS MasterMap)

Records within 250m

0

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

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

0

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



This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site				1
-----------------	--	--	--	---

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

Features are displayed on the Hydrology map on [page 49](#) >

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Irwell / Manchester Ship Canal (Irk to confluence with Upper Mers	GB112069061452	Croal Irwell	Irwell

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

6.4 WFD Surface water bodies

Records identified				1
--------------------	--	--	--	---

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

Features are displayed on the Hydrology map on [page 49](#) >

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	5570m NW	River	Irwell / Manchester Ship Canal (Irk to confluence with Upper Mers	GB112069061452 ↗	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 49](#) >

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
2	On site	Manchester and East Cheshire Permo-Triassic Sandstone Aquifers	GB41201G101100 7	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

8.1 Surface water flooding

Highest risk on site	Negligible
Highest risk within 50m	Negligible

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.

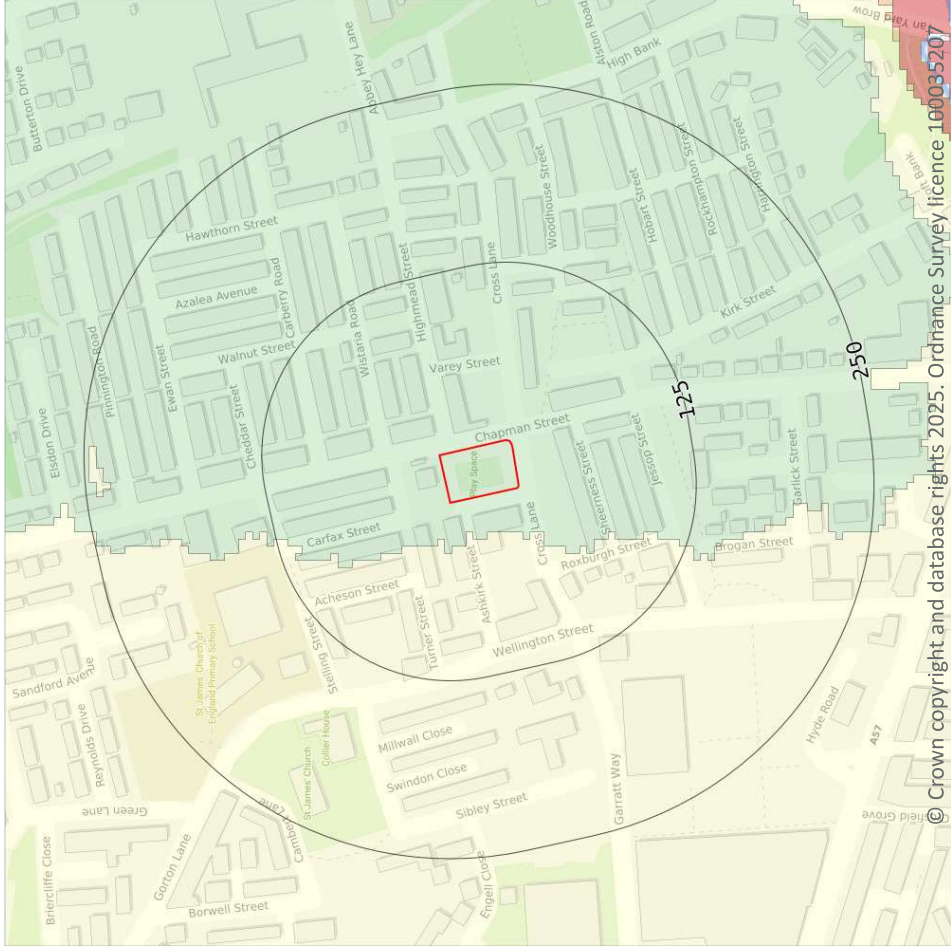
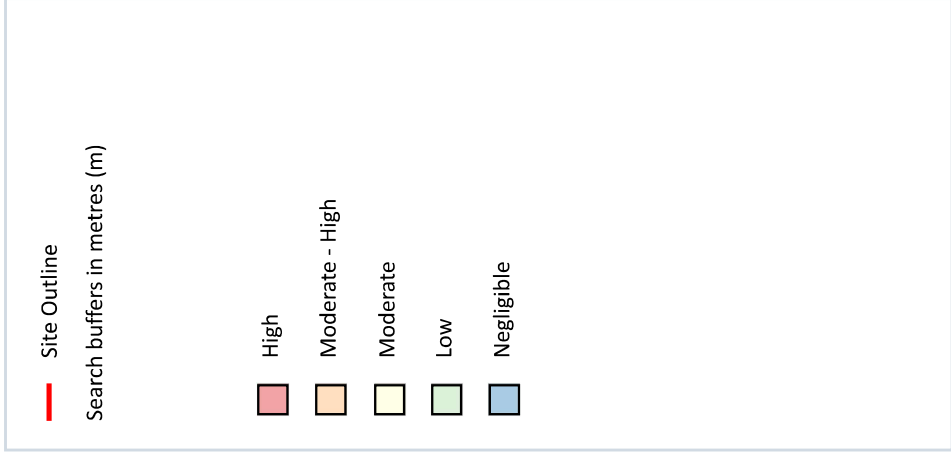
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site. The table below shows the maximum flood depths for a range of return periods for the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

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

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site	Low
Highest risk within 50m	Moderate

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 56](#) >

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m

0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m

0

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

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



10.5 National Nature Reserves (NNR)

Records within 2000m

0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m

0

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.

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

0

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

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

10.12 Proposed Ramsar sites

Records within 2000m

0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m

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.

© Crown copyright and database rights 2025. Ordnance Survey licence 100035207



1

Features are displayed on the SSSI Impact Zones and Units map on [page 61](#) >

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



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 63](#) >

ID	Location	Name	Grade	Reference Number	Listed date
1	226m NW	Church Of St James	II	1254833	06/06/1994

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

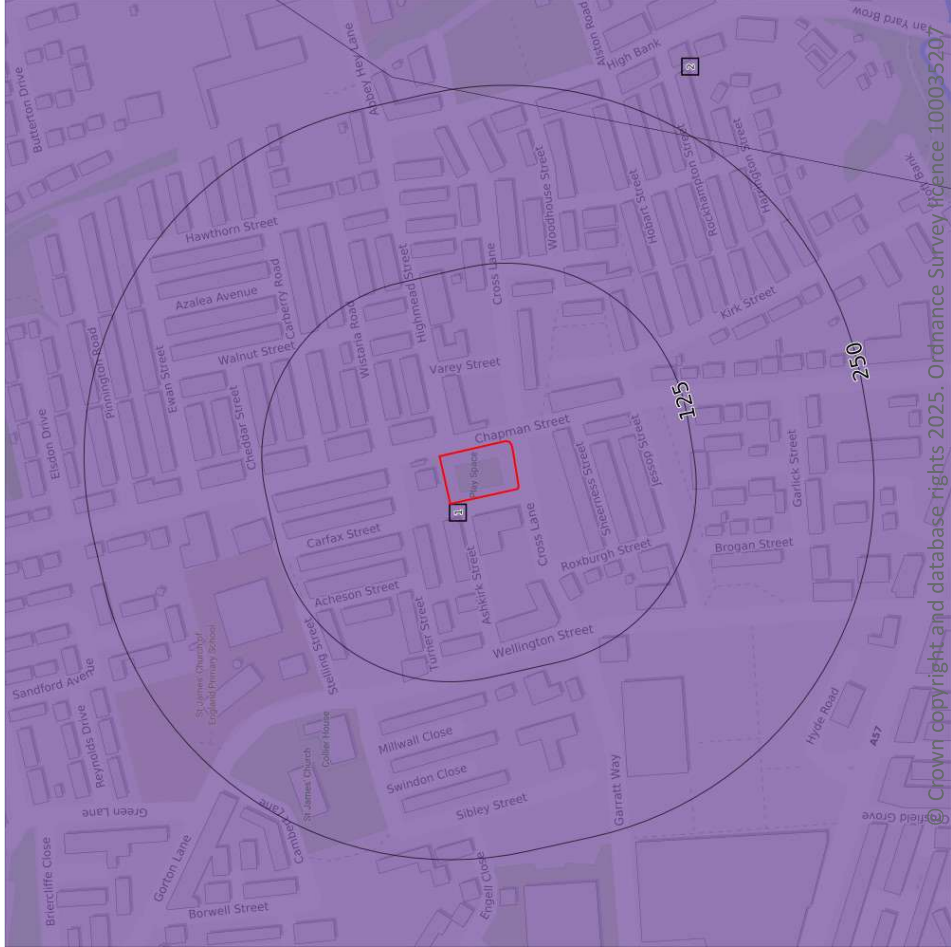
Records within 250m

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



12.1 Agricultural Land Classification

Records within 250m

2

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

Features are displayed on the Agricultural designations map on [page 66](#) >

ID	Location	Classification	Description
1	On site	Urban	Non-agricultural/no quality assigned
2	235m E	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

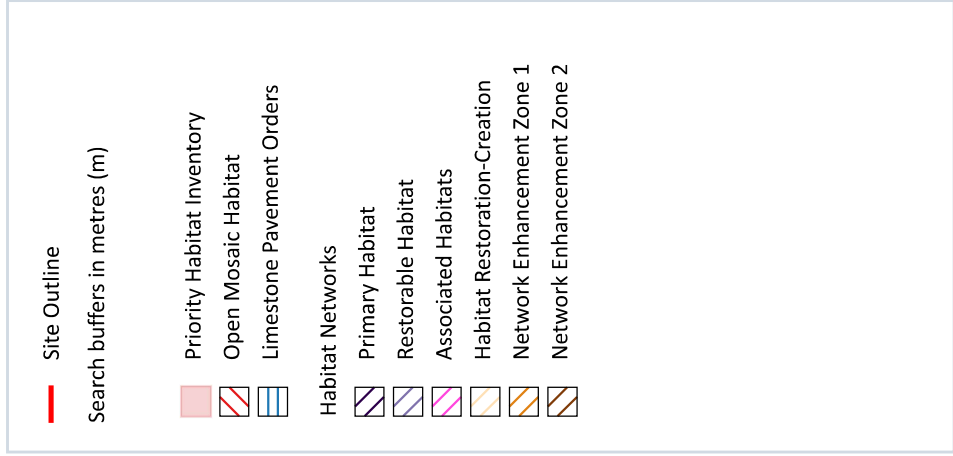
Records within 250m

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

3

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

Features are displayed on the Habitat designations map on [page 68](#) >

ID	Location	Main Habitat	Other habitats
A	216m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
1	221m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	247m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.



13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

1

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

Features are displayed on the Habitat designations map on [page 68](#) >

ID	Location	Site reference	Identification confidence	Primary source	Secondary source	Tertiary source
A	216m S	NLUD Ref: 421500647	Low	National Land Use Database - Previously Developed Land	UK Perspectives Aerial Photography	-

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

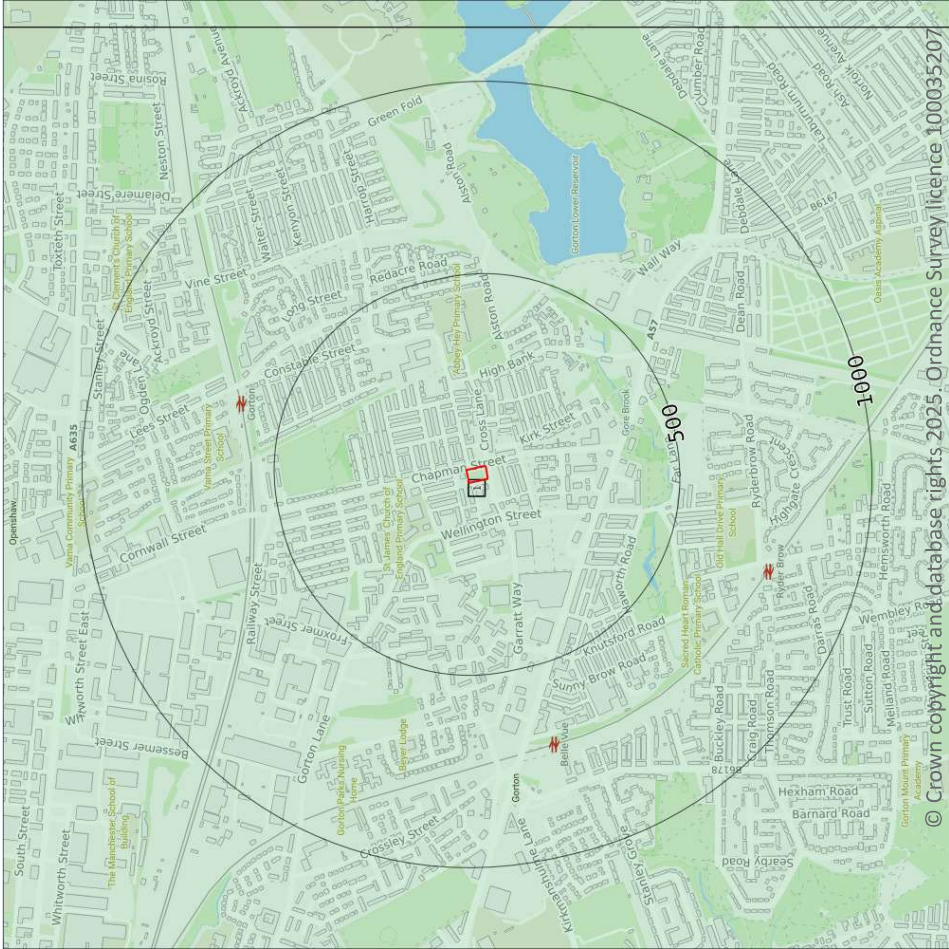
0

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



14.1 10k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:10,000 scale - Availability map on [page 70](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	SJ89NE

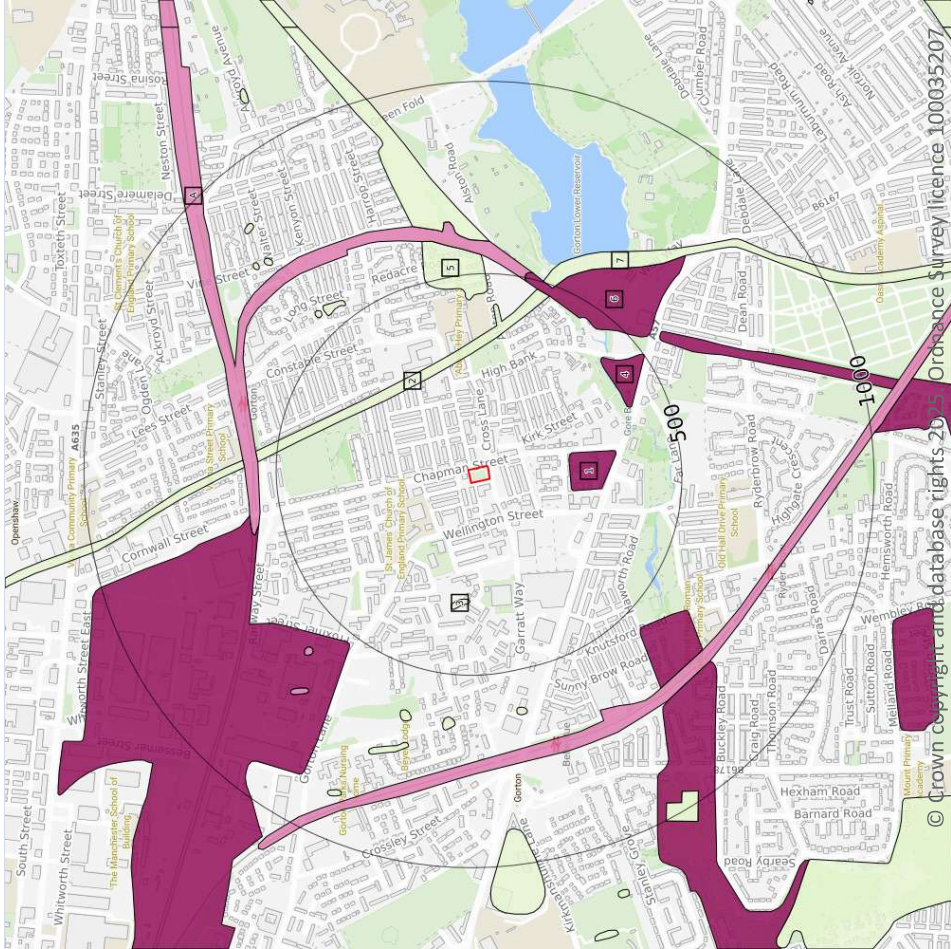
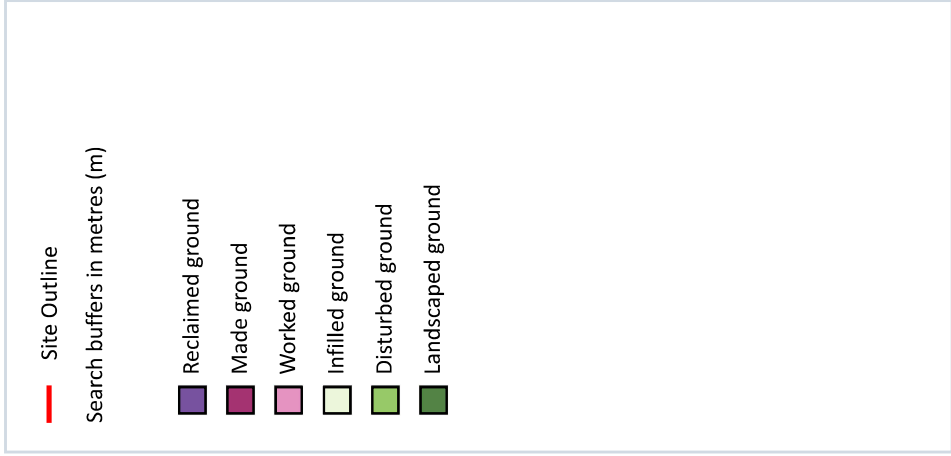
This data is sourced from the British Geological Survey.



Contact us with any questions at:
info@groundsure.com [7](#)
01273 257 755

Date: 18 June 2025

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



14.2 Artificial and made ground (10k)

Records within 500m

8

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 71](#) >

ID	Location	LEX Code	Description	Rock description
1	209m S	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
2	260m NE	WMGR-ARTDP	Infilled Ground	Artificial Deposit
3	302m W	WMGR-ARTDP	Infilled Ground	Artificial Deposit
4	394m SE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

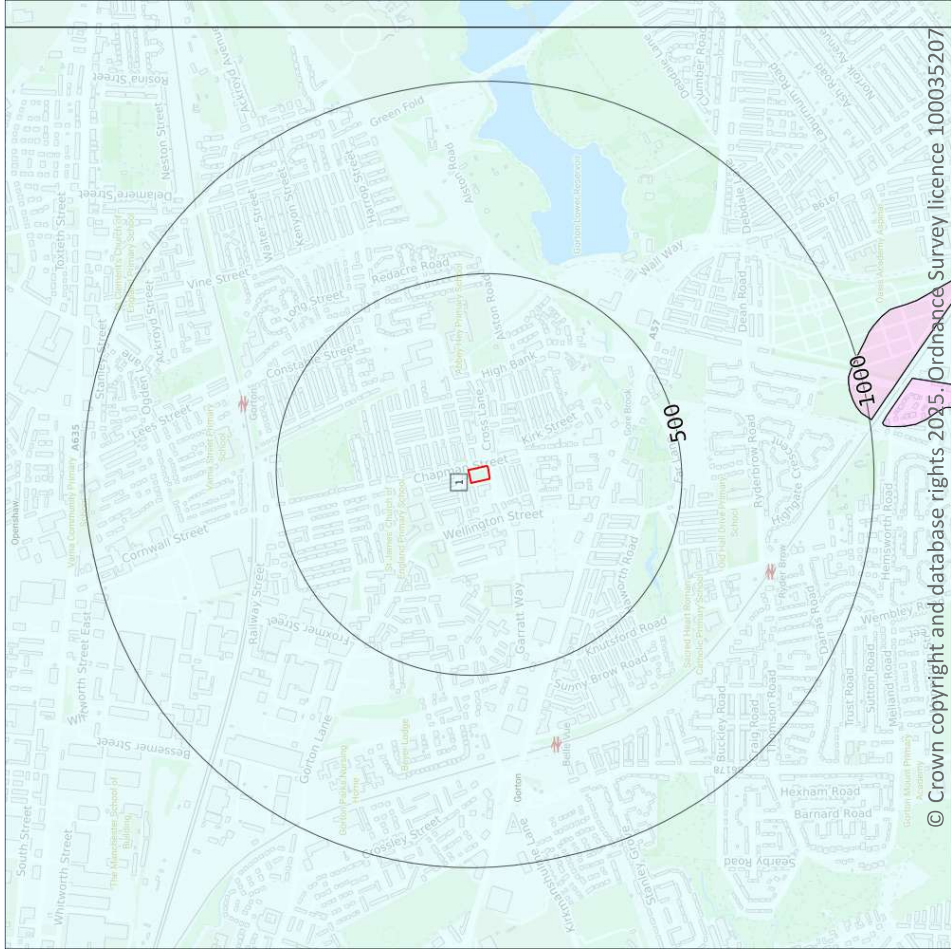


ID	Location	LEX Code	Description	Rock description
5	434m E	WMGR-ARTDP	Infilled Ground	Artificial Deposit
6	454m SE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
A	491m E	WGR-VOID	Worked Ground (Undivided)	Void
7	493m E	WMGR-ARTDP	Infilled Ground	Artificial Deposit

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



14.3 Superficial geology (10k)

Records within 500m

1

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 73](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton

This data is sourced from the British Geological Survey.



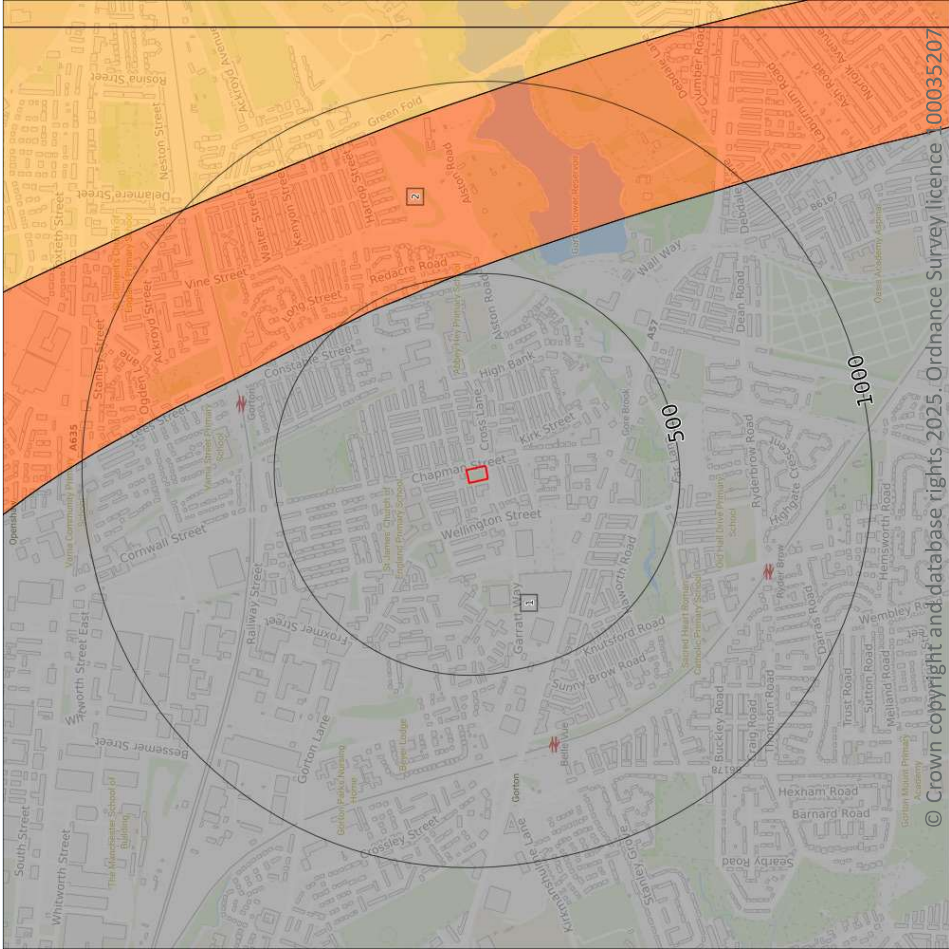
14.4 Landslip (10k)

Records within 500m	0
---------------------	---

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



- Site Outline
- Search buffers in metres (m)
- Bedrock faults and other linear features (10k)
- Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m

2

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 75](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch
2	476m E	MM-MDST	Manchester Marls Formation - Mudstone	Late Permian Epoch [Obsolete name]

This data is sourced from the British Geological Survey.



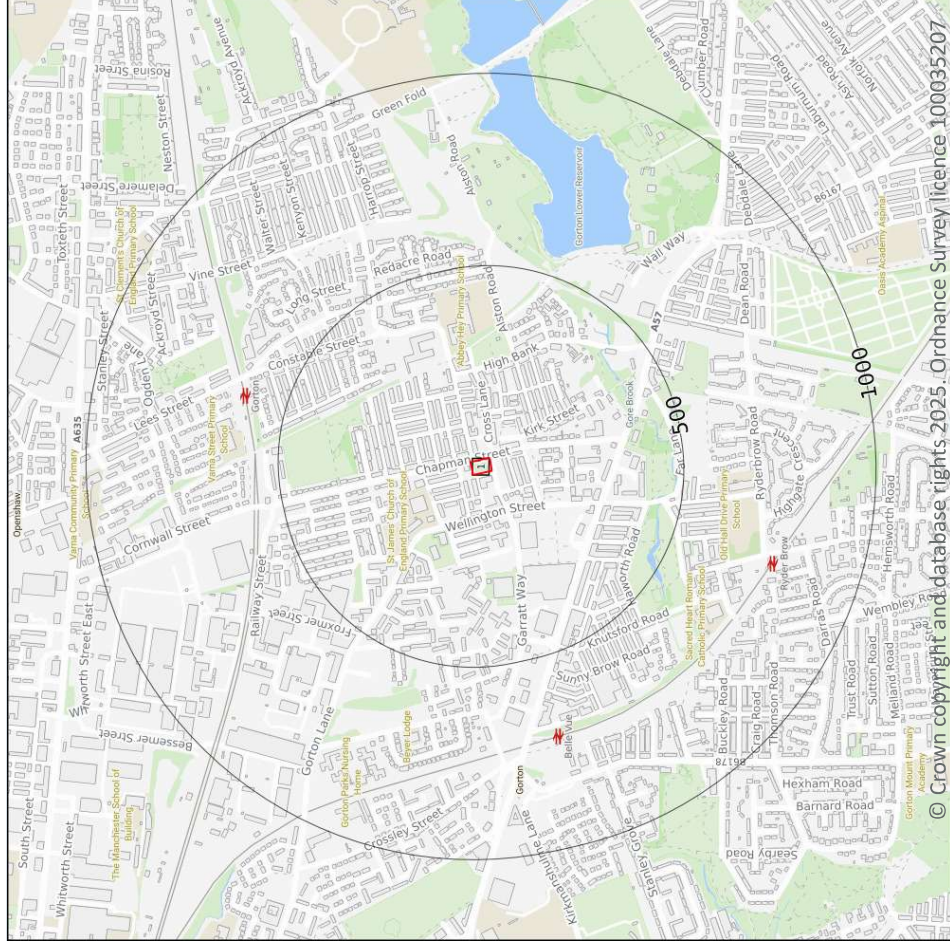
14.6 Bedrock faults and other linear features (10k)

Records within 500m	0
---------------------	---

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.

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



— Site Outline

Search buffers in metres (m)

☐ Geological map tile

15.1 50k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on [page 77](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	No coverage	EW085 manchester_v4

This data is sourced from the British Geological Survey.



Contact us with any questions at:

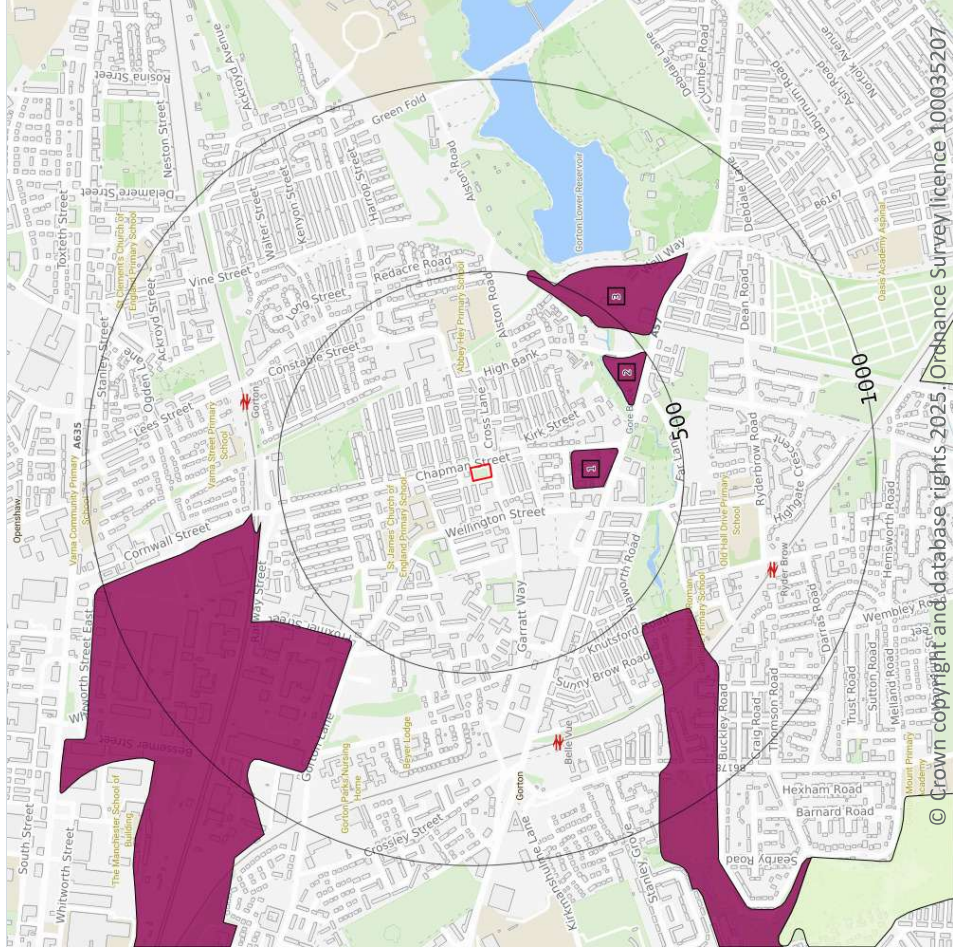
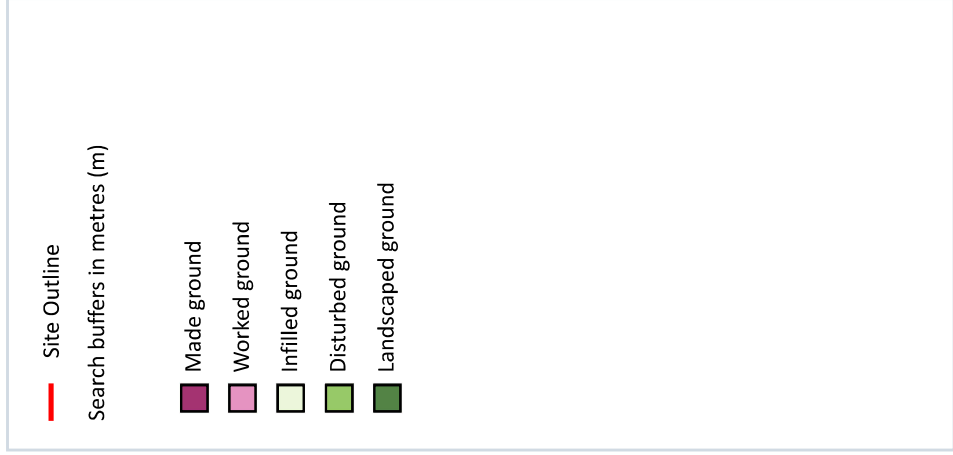
info@groundsurre.com ↗

01273 257 755

Date: 18 June 2025

77

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



15.2 Artificial and made ground (50k)

Records within 500m

3

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.

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on [page 78 >](#)

ID	Location	LEX Code	Description	Rock description
1	209m S	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
2	393m SE	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
3	453m SE	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.



Contact us with any questions at:
info@groundsure.com [7](#)
01273 257 755

Date: 18 June 2025

15.3 Artificial ground permeability (50k)

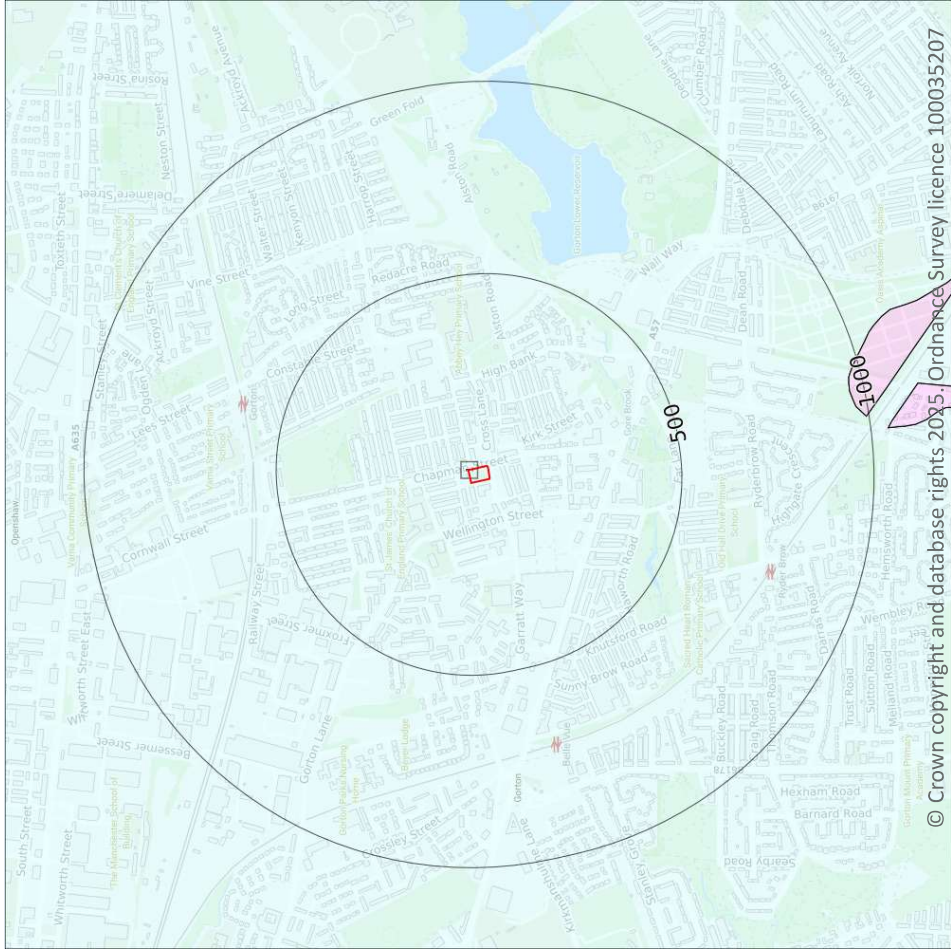
Records within 50m	0
--------------------	---

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 80](#) >

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.

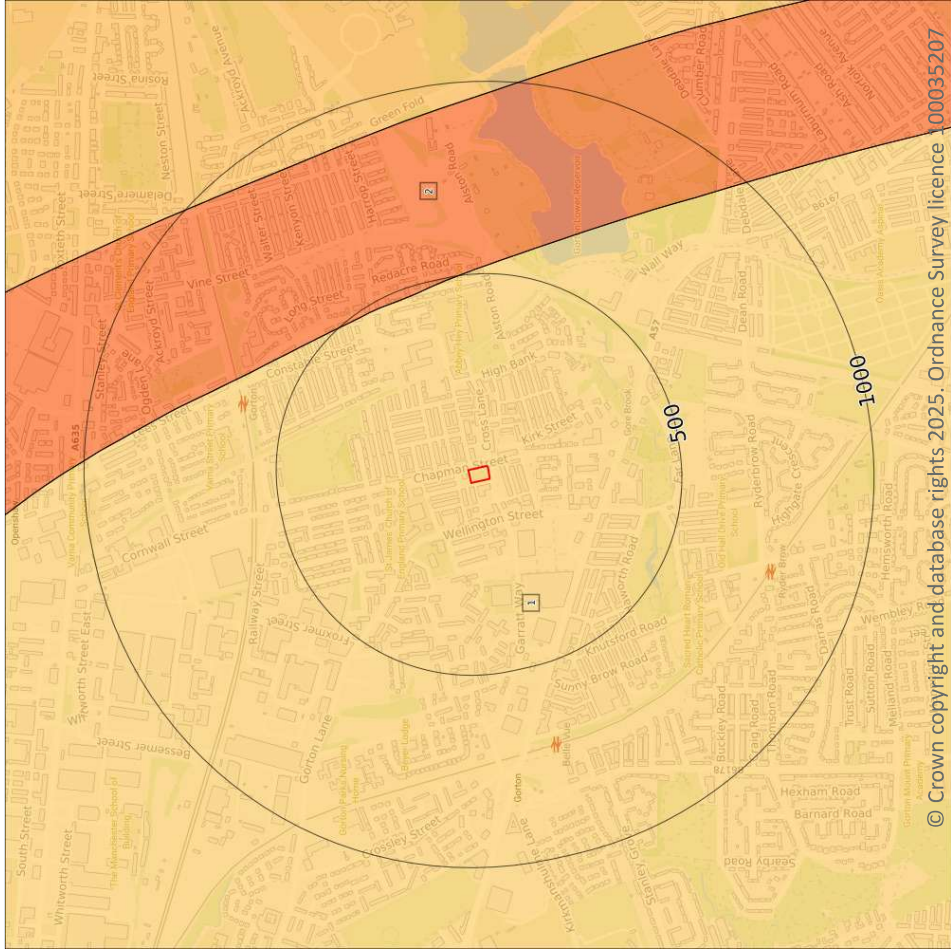
15.7 Landslip permeability (50k)

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

2

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 82](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	CHES-SDST	CHESTER FORMATION - SANDSTONE	OLENEKIAN

2 476m E MM-MDST MANCHESTER MARLS FORMATION - MUDSTONE -

This data is sourced from the British Geological Survey.



Contact us with any questions at:
info@groundsure.com 7
01273 257 755

Date: 18 June 2025

15.9 Bedrock permeability (50k)

Records within 50m

1

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

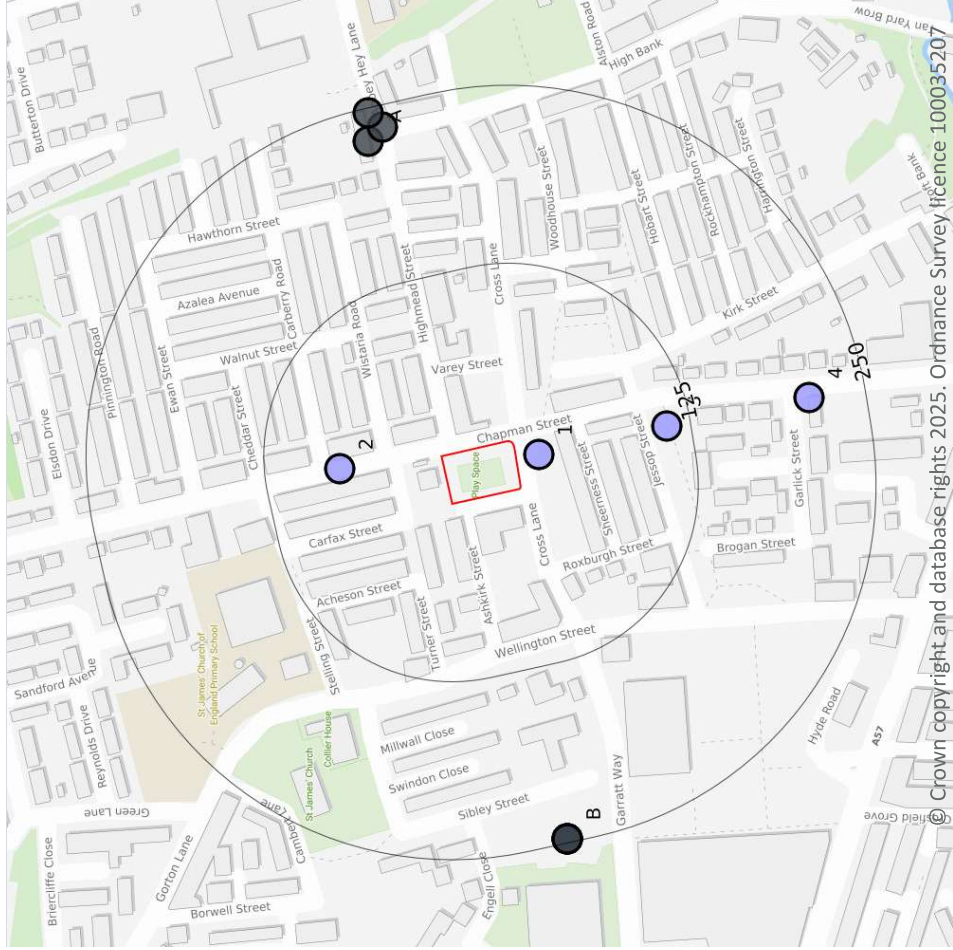
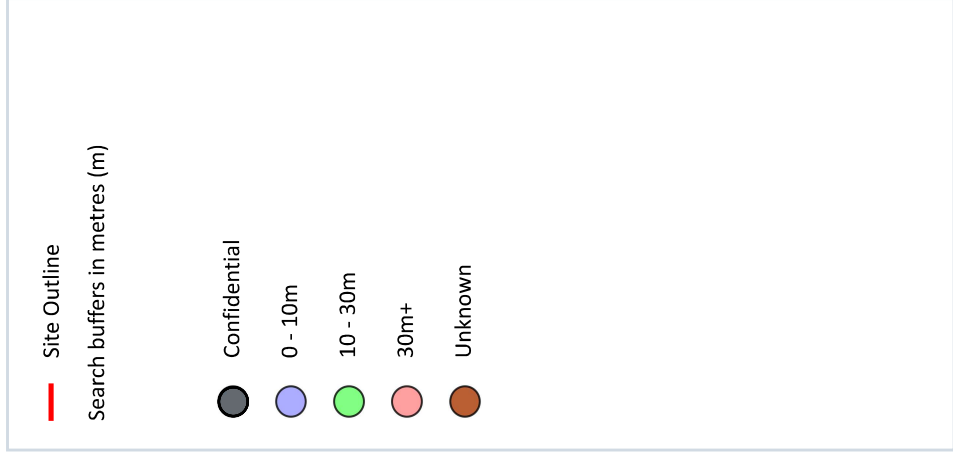
0

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.

This data is sourced from the British Geological Survey.



16 Boreholes



16.1 BGS Boreholes

Records within 250m

12

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 84](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	16m S	388850 396280	GORTON STORM WATER RELIEF SEWER 3	7.0	N	937593 ↗
2	72m N	388840 396420	GORTON STORM WATER RELIEF SEWER 2	7.0	N	937592 ↗
3	108m S	388870 396190	GORTON STORM WATER RELIEF SEWER 14	10.0	N	937602 ↗



Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

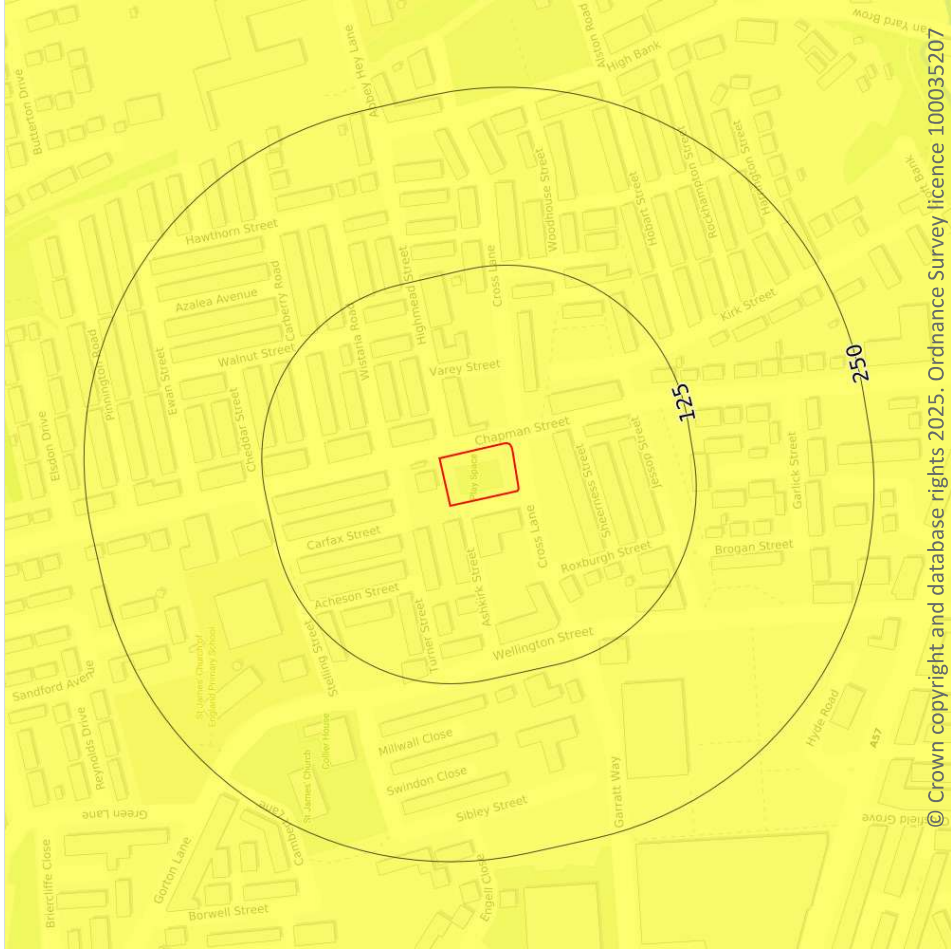
Date: 18 June 2025

ID	Location	Grid reference	Name	Length	Confidential	Web link
4	210m S	388890 396090	GORTON STORM WATER RELIEF SEWER 6	7.0	N	937594 ↗
A	227m E	389070 396400	GORTON COMMUNITY CENTRE EXTENSION BH1	-	Y	N/A
A	235m E	389080 396390	GORTON COMMUNITY CENTRE EXTENSION TP1	-	Y	N/A
A	246m E	389090 396400	GORTON COMMUNITY CENTRE EXTENSION TP2	-	Y	N/A
B	248m W	388580 396260	GORTON CULTURAL CENTRE GARRAT WAY 1	-	Y	N/A
B	248m W	388580 396260	GORTON CULTURAL CENTRE GARRAT WAY TP1	-	Y	N/A
B	248m W	388580 396260	GORTON CULTURAL CENTRE GARRAT WAY TP2	-	Y	N/A
B	248m W	388580 396260	GORTON CULTURAL CENTRE GARRAT WAY TP3	-	Y	N/A
B	248m W	388580 396260	GORTON CULTURAL CENTRE GARRAT WAY TP4	-	Y	N/A

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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 86](#) >

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

This data is sourced from the British Geological Survey.



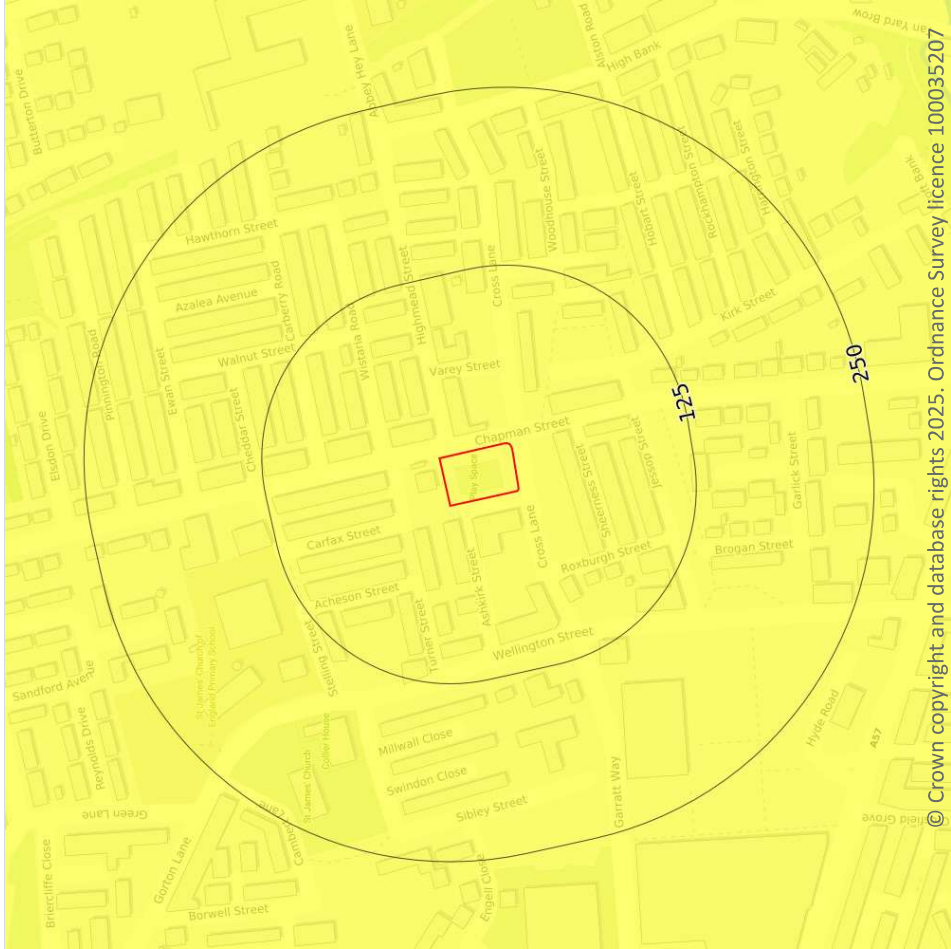
Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 18 June 2025

Natural ground subsidence - Running sands



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 87](#) >

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.



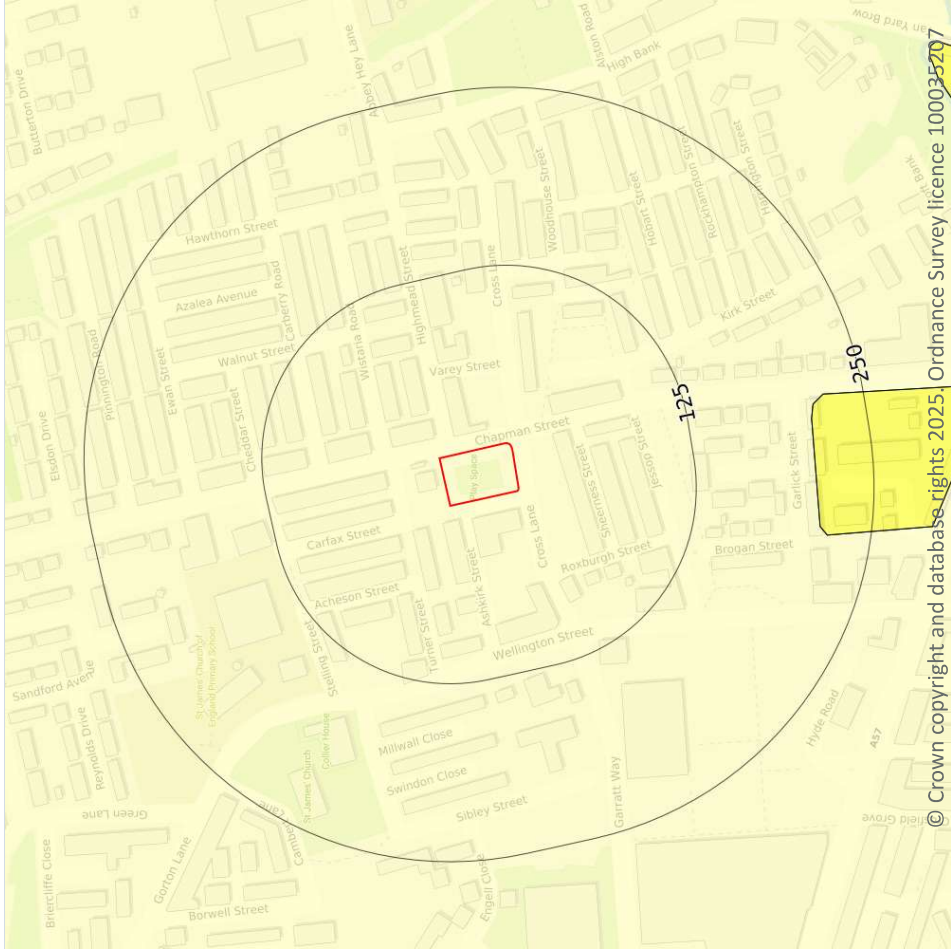
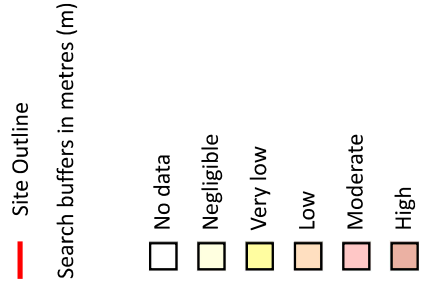
Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 18 June 2025

Natural ground subsidence - Compressible deposits



17.3 Compressible deposits

Records within 50m

1

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

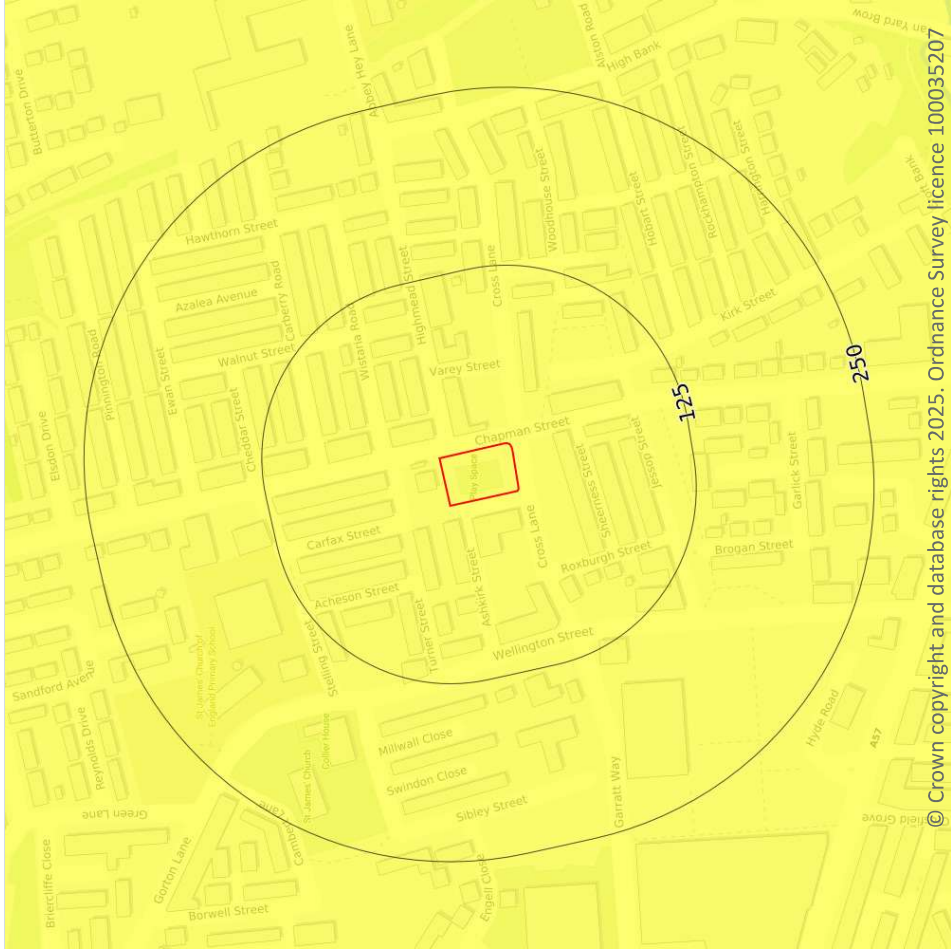
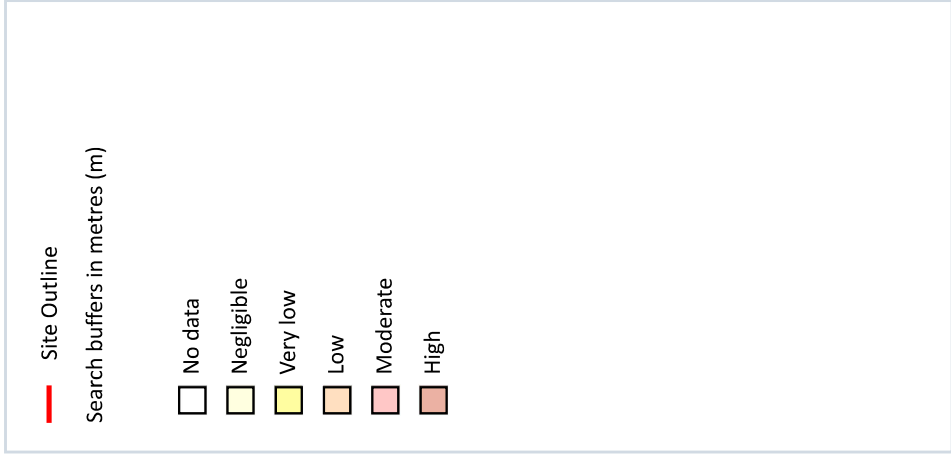
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 88](#) >

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



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.

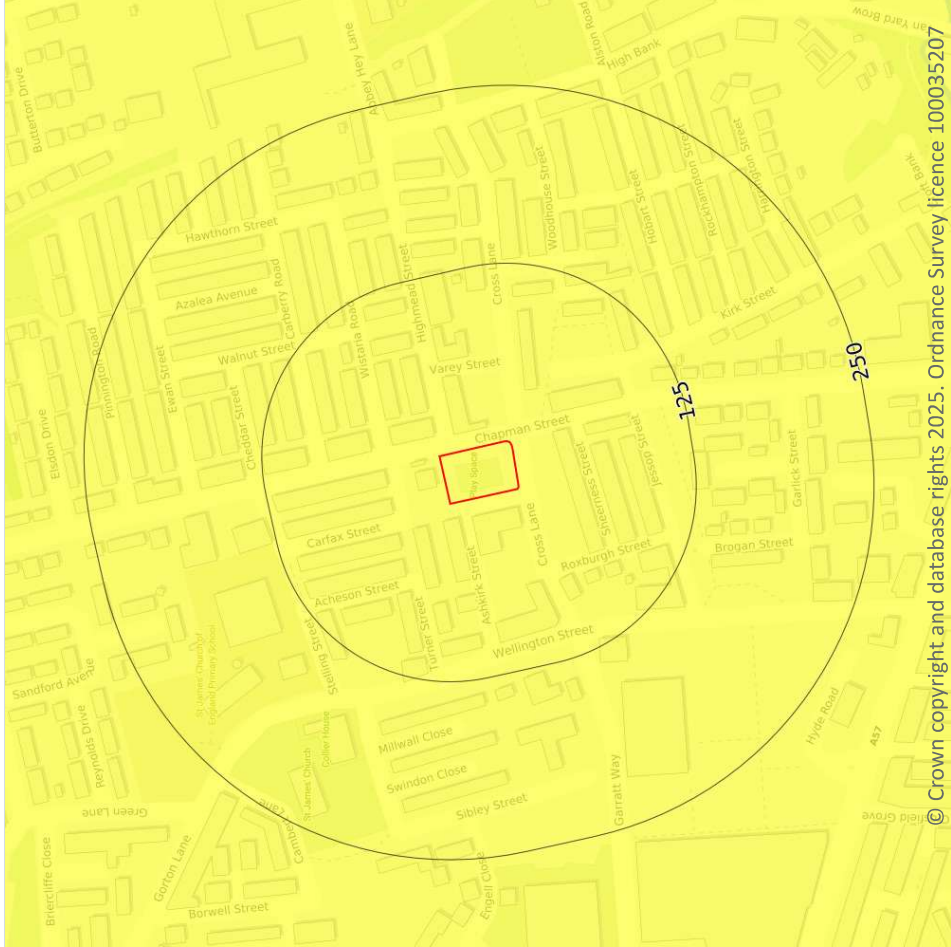
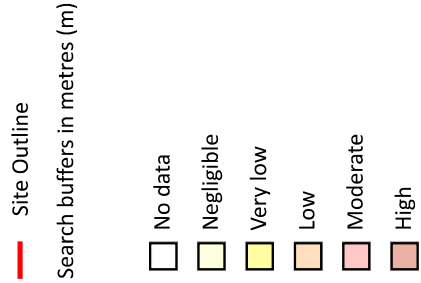
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 89](#) >

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



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.

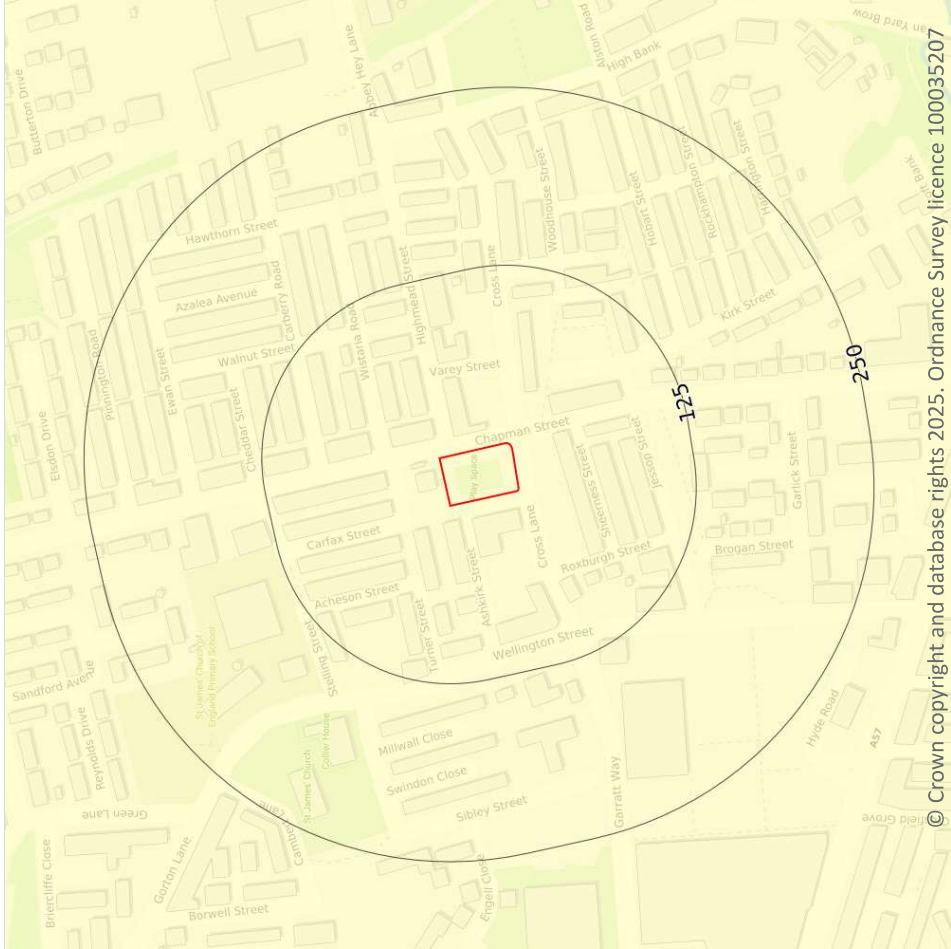
Features are displayed on the Natural ground subsidence - Landslides map on [page 90](#) >

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



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 91](#)

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.



0

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m				12
---------------------	--	--	--	----

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 93](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
1	159m N	Pond	1848	1:10560
A	163m NW	Reservoirs	1915	1:10560
A	163m NW	Pond	1905	1:10560
A	163m NW	Pond	1890	1:10560
A	163m NW	Reservoirs	1923	1:10560
A	165m NW	Ponds	1934	1:10560
B	192m N	Pond	1905	1:10560
B	192m N	Pond	1890	1:10560
B	192m N	Reservoirs	1923	1:10560
B	195m N	Reservoirs	1915	1:10560
B	201m N	Pond	1934	1:10560
2	201m NE	Pond	1848	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	0
---------------------	---

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	0
----------------------	---

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

This data is sourced from the British Geological Survey.

18.7 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	In addition to being located inside an area where The Coal Authority have information on coal mining activities, Johnson Poole & Bloomer (JPB) have information such as mining plans and maps held within their archive of mining activities that have occurred within 1km of this property which may supplement this information. 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

0

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.

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		1
Areas which could be affected by past, current or future coal mining.		

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

This data is sourced from the Coal Authority.

18.13 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.		
<i>This data is sourced from the Cheshire Brine Subsidence Compensation Board.</i>		

18.14 Gypsum areas

Records on site		0
Generalised areas that may be affected by gypsum extraction.		
<i>This data is sourced from British Gypsum.</i>		

18.15 Tin mining

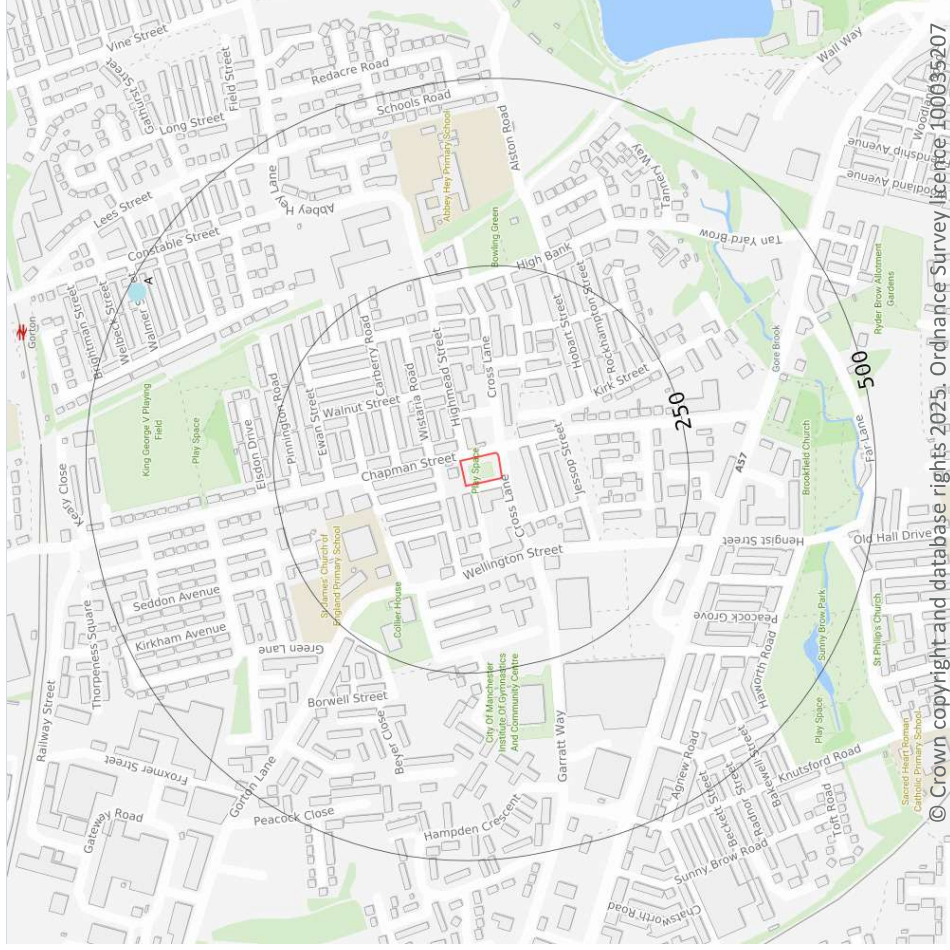
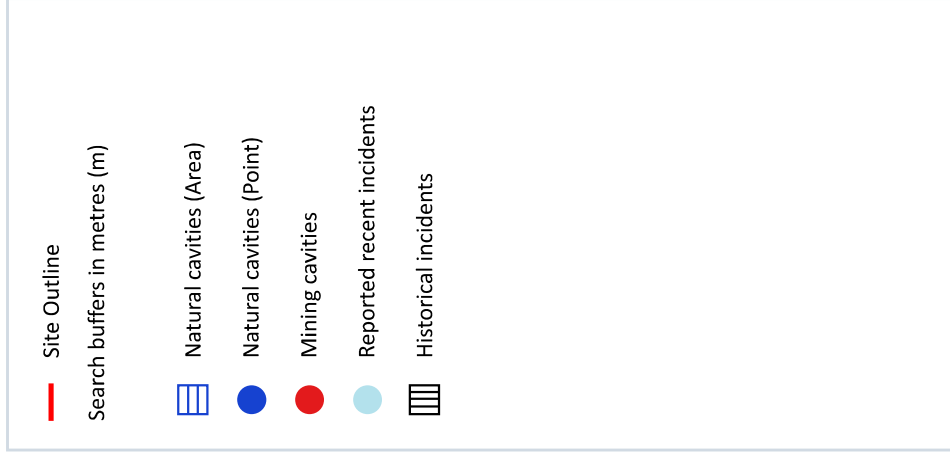
Records on site		0
Generalised areas that may be affected by historical tin mining.		
<i>This data is sourced from Groundsure.</i>		

18.16 Clay mining

Records on site		0
Generalised areas that may be affected by kaolin and ball clay extraction.		
<i>This data is sourced from the Kaolin and Ball Clay Association (UK).</i>		



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

2

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.

Features are displayed on the Ground cavities and sinkholes map on [page 98](#) >

ID	Location	Name	Date	Cause	Estimated diameter	Description	Accuracy
A 487 m NE	Walmer Street , Abbey Hey ↗	20/01 /2021	Collapsed drain/sewer	3m	Hole appeared on the Wednesday evening, four homes in the road were evacuated, hours later two of these homes had partially collapsed.	1m	

A 491 m NE	Walmer Street , Abbey Hey , Gorton , Manchester ↗	20/01 /2021	Unknown - Speculated Collapsed Sewer; Possible Heavy Rain	3m	After heavy rains in the area a sinkhole opened up swallowing a car, the following days the sinkhole caused three houses - 23, 25 & 27 Walmer St - to collapse (these were later demolished and other properties were evacuated). Cause is still unknown.	1m
------------	---	-------------	---	----	---	----

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

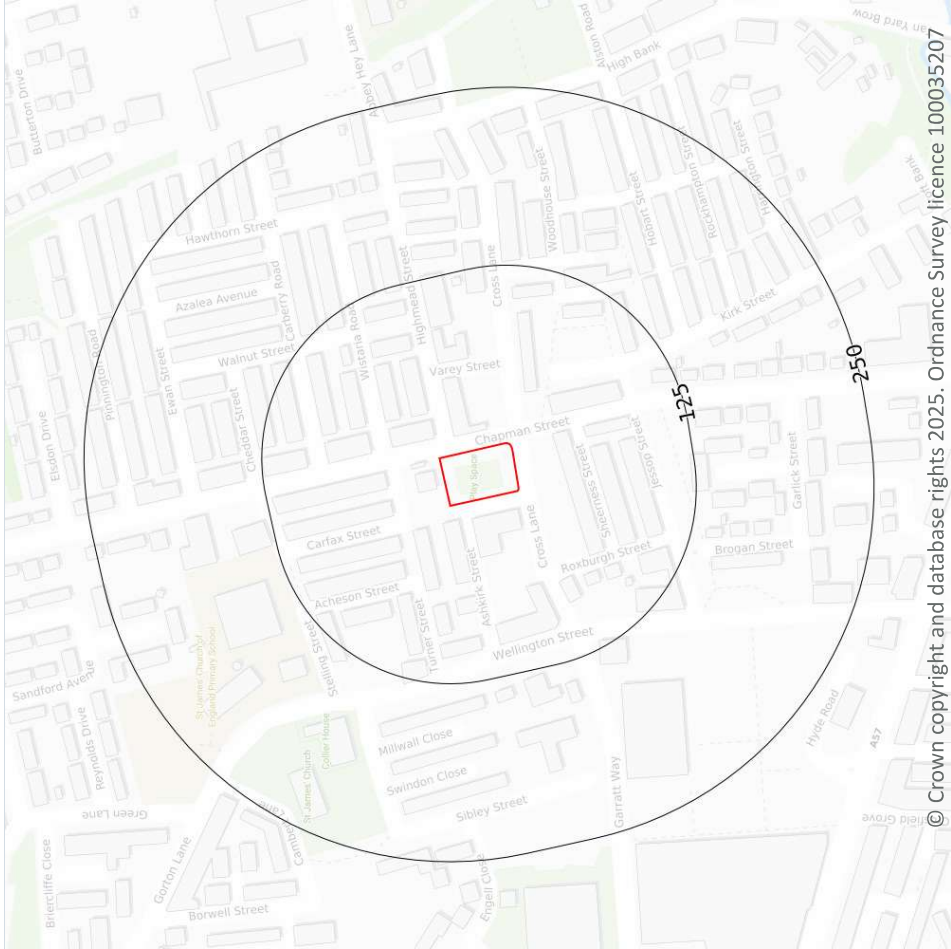
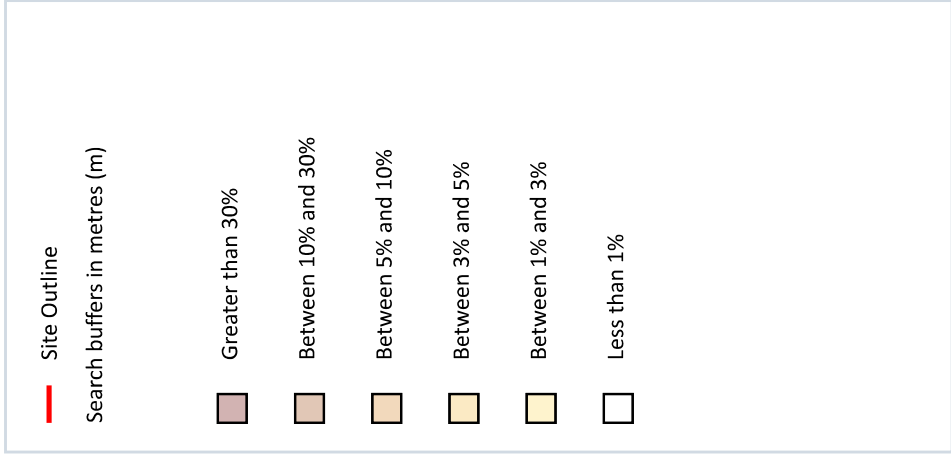


number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

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

This data is sourced from Groundsure.

20 Radon



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 101](#) >

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	2
--------------------	---

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
9m SW	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 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	6
--------------------	---

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
On site	24	4.2	60	41	0.3	70	31	26	6
On site	25	4.4	60	41	0.3	71	32	27	6
16m W	25	4.4	83	57	0.3	73	28	28	7
24m W	25	4.4	93	64	0.3	71	31	27	8
40m E	25	4.4	59	41	0.3	76	22	30	8
40m E	25	4.4	59	41	0.3	74	22	29	8

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m							1
--------------------	--	--	--	--	--	--	---

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

Location	Arsenic (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Lead (mg/kg)	Tin (mg/kg)	Sample Type
15m SW	24.4	0.7	69.1	83.5	25.6	380.5	27.0	Topsoil

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects

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

0

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

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 4

Photographs



Photo 1: Image shows the entrance to the site.



Photo 2: Image shows raised embankment area present to the perimeter of the site.



Photo 3: Image shows the centre area of the site.



Photo 4: Image shows general waste present to the site.



Rogers Geotechnical Services Ltd

Offices 1 & 2, Barndcliffe Business Park,
Near Bank, Shelley,
Huddersfield,

Job No:

C3742/23/E/5681

Site:

Chapman Street,
Gorton,
Manchester,
Greater Manchester,
M18 8WY

Client:

Centrepoint

