

ONE NORTH PARADE, MANCHESTER

PHASE 1 GEO-ENVIRONMENTAL ASSESSMENT

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DRAWINGS		
Drawing Number	**Rev**	**Title**
19020-SQP-ZZ-ZZ-DR-A-20000	-	Parsonage Gardens Floor Plans, Proposed GA Floor Plan, Level B1
19020-SQP-ZZ-ZZ-DR-A-20001	-	Parsonage Gardens Floor Plans, Proposed GA Floor Plan, Level GF
19020-SQP-ZZ-ZZ-DR-A-20015	-	Parsonage Gardens Floor Plans, Proposed GA Floor Plan - Roof Level
C5890/01	-	Site Location Plan
C5890/02	-	Site Features Plan

APPENDICES	
Appendix	**Title**
Photographs	Site Walkover Photographs
Appendix A	Methodology and Guidance
Appendix B	Historical Maps
Appendix C	Geo-Environmental Data Report
Appendix D	BGS Exploratory Hole Records
Appendix E	Mining Search Report
Appendix F	UXO Screening Map

1. INTRODUCTION

1.1 Context

This report describes a desk-based Phase I Geo-Environmental Assessment Report carried out by Renaissance Associates Ltd on a site off No. 1 North Parade, Manchester and has been completed in general accordance with the following guidance:

- Environment Agency guidance - Land Contamination: Risk Management (LCRM).
- BS 10175:2011+A2:2017 Investigation of Potentially Contaminated Sites.
- BS5930: 2015+A1:2020 Code of Practice for Ground Investigations.
- BS EN 1997-1:2004+A1:2013 Eurocode 7. Geotechnical design. General rules plus UK National Annex.
- BS EN 1997-2:2007 Eurocode 7 Geotechnical design. Ground investigation and testing plus UK National Annex.

Definitions of terms and acronyms used within this report is presented in Section 7.

1.2 Proposed Development

The proposed development is for a commercial end use, comprising demolition of two existing buildings and construction of a fourteen storey office building with an additional basement, as shown on drawing Nos. 19020-SQP-ZZ-ZZ-DR-A-20000, 19020-SQP-ZZ-ZZ-DR-A-20001 and 19020-SQP-ZZ-ZZ-DR-A-20015 provided by the client.

1.3 Objective and Scope

The objectives of this assessment were to determine the environmental setting and ground conditions of the site, highlighting potential areas of concern that may govern the redevelopment.

The scope of works comprises a Phase I Assessment and site walk-over, with a review of the site, surroundings, historical uses and environmental setting in order to develop a preliminary Conceptual Site Model (CSM).

This report is intended to meet the requirements of a Preliminary Investigation as defined in BS10175:2011+A2:2017 and has been produced in general accordance with the recommendations for a Tier 1 Preliminary Risk Assessment as described in LCRM guidance.

1.4 Limitations

This Phase 1 Geo-Environmental Assessment Report has been prepared in accordance with the relevant legislative framework, guidance and risk assessment methodology as outlined in Appendix A.

The findings and opinions conveyed via this assessment are based on information obtained from a number of sources as detailed within this report, renaissance have assumed this information is correct and reliable. Nevertheless, renaissance cannot and does not guarantee the authenticity or reliability of the information it has relied upon.

Renaissance have used reasonable skill, care and diligence in the production of this report. There may be other conditions prevailing on the site which are outside the scope of work and have not been highlighted by this assessment and therefore have not been taken into account by this report. Responsibility cannot be accepted for such site conditions not revealed by the assessment.

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Any recommendations made in this report should be confirmed with the Regulatory Authorities prior to implementation to ensure compliance.

This assessment has been based on the proposed planning layouts provided. Any subsequent change to the planning layout may have an impact on the validity of recommendations made within this report. Furthermore, new information, changed practices or new legislation may necessitate revised interpretation of the report after the date of its submission.

The site plans enclosed in this report should not be scaled off. Any site boundary line depicted on plans does not imply legal ownership of land.

Notwithstanding site observations concerning the presence or otherwise of archaeological issues, asbestos-containing materials (ACM) or invasive weeds (e.g. Japanese knotweed), this report does not constitute a formal survey of these potential issues and specialist advice should be sought.

2. THE SITE

2.1 Location

The site is located off 1 N Parade, Manchester M3 2NH, centred on National Grid Reference 383641, 39840 as shown on the Site Location Plan, Drawing No. C5890/01.

2.2 Site Description

A site reconnaissance survey was carried out at the site on 19th September 2024. The main site features and potential issues identified during this survey are detailed below and are shown on the Site Features Plan, Drawing No. C5890/02. A selection of photographs from the site walkover are presented to the rear of this report.

Feature	Description
Site Area	Approximately 0.13 hectares.
Site Access	Access to the smaller building is via Parsonage in the west. Access to the larger building via frontage to Parsonage Gardens in the south.
Current Land Use and Site Features	The site is currently occupied by two buildings utilised as offices, with a road (Back College Land) passing between the building in a southeast – northwest orientation. The smaller building, located in the northeast of the site, is three storeys high, and the larger building, located in the southwest is four storeys high. Both buildings include basement structures. The roadway between the two sites comprises brick paving and holds a narrow width which could be an obstacle for vehicle access.
Potential Sources of Gross Contamination	No potential sources of gross contamination were encountered during the site walkover.
Vegetation / Ecology	No trees or hedges were noted during the investigation
Topography	The whole of the site is flat.
Site Boundaries	The site boundaries are defined by the extent of the current buildings.
Surrounding Area	The site is set within an urban area and is surrounded by predominately commercial buildings filled with offices. Parsonage Garden is present to the southwest. The River Irwell is noted passing the site approximately 40m to the west/northwest

3. SITE SETTING

3.1 Historical Setting

A review of the available historical Ordnance Survey Maps and satellite imagery has been conducted, with the pertinent issues that may have affected the site, or its environs, summarised below. The Historical Maps are presented in Appendix B. A review of the historical industrial data within the geo-environmental data report has also been undertaken below, the report is presented in Appendix C.

Notable features on site, and potentially contaminative or geotechnically relevant features within 100m of the site boundary have been presented. Any features that have potentially been infilled will be considered up to 250m from the site boundary.

Feature	Distance (m)& Direction	Years Present	Description
Buildings (unnamed) / Stable	On site	1851 - 1891	1850 mapping shows a series of unnamed buildings across the north and south of the site with 'Back College Land' road crossing the site. A stable is present in the northwest of the site. The buildings appear to have been removed and redeveloped by 1891 mapping.
Buildings	On site	1891 - present	Buildings are present from 1891 mapping in the configuration that they are currently present to this day.
Tanks	19mE 61m NE	1891 - 1933	Tanks are present 19m east and 61m northeast of the site. The tank 19m east is only present on 1891 mapping, with the tank 61m northeast present from 1891 to 1933.
Cistern	20m E	1851 - 1891	A cistern was present 20m east of the site, it was present on the 1850-1851 mapping, but not identifiable on the 1891 mapping.
Pumps	15mE 85m SW 95m S	1851 - 1891	A single pump was present 15m east of the site present on the 1850-1851 mapping, but not identifiable on the 1891 mapping.
			Three pumps were present 85m southwest of the site, present on the 1850-1851 mapping, but not identifiable on the 1891 mapping.
			Two pumps were present 90m south of the site, present on the 1850-1851 mapping, but not identifiable on the 1891 mapping
St Marys Church Graveyard	45m SW	1851 - 1908	A disused graveyard associated with St Marys Church 45m south west of the site was present on 1850 - 1851 mapping and the 1893 mapping, however it was not identified on the 1908 mapping. The site is now occupied by Parsonage Gardens.
Cotton Finishing Works	55m NE	1851 - 1891	A Cotton Finishing Works was present 55m north east of the site, on the 1850-1851 mapping, but not identifiable on the 1891 mapping, so it had been changed or ceased operation between these dates.

Feature	Distance (m)& Direction	Years Present	Description
Chimneys	55m NE 60m NE	1891 – 1979	Chimneys are present 55m and 60m northeast and of the site on 1891 mapping, but on chimney is not present on the 1892 mapping and the other shown until 1979 mapping.
Hat Manufactory	60m N	1851 - 1891	Hat Manufactory sites were present 60m north and 65m southwest of the site on the 1851 mapping, but are not identifiable on the 1891 mapping.
Timber Yards	70m SW 95m W 100m NW	1851 - 1891	Multiple Timber Yards are shown on 1850 mapping, but are not identifiable on the 1891 mapping.
Works (various)	From 80m S	1932 - 1985	Multiple works are present from the earliest mapping to as recent as 1985 mapping within 100m of the site. These include cotton works, stationary works, cabinet works, leather works, printing works and cotton dye works.
Garage	90m S	1948-1955	A garage was located 90m south of the site in the 1948 mapping but it was not present in the 1955 mapping. The land is now occupied by a multistorey car park.

In summary, the map evidence indicates that the site has been occupied by buildings since the earliest mapping (1851), with the current configuration of buildings present from 1891 mapping.

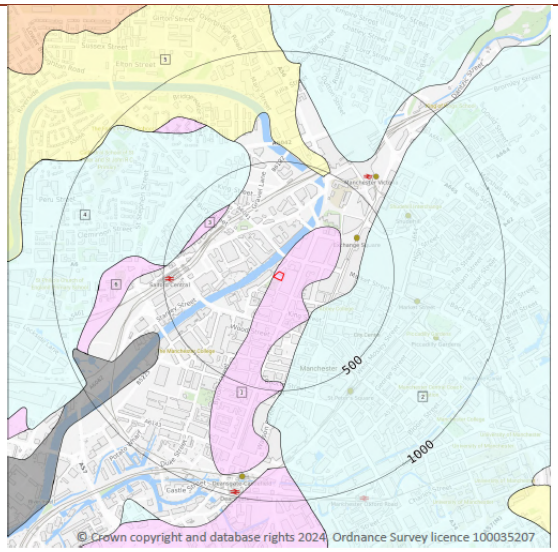
Historical land use in the surrounding area has been predominantly commercial and industrial, with numerous works buildings present.

3.2 Published Geology

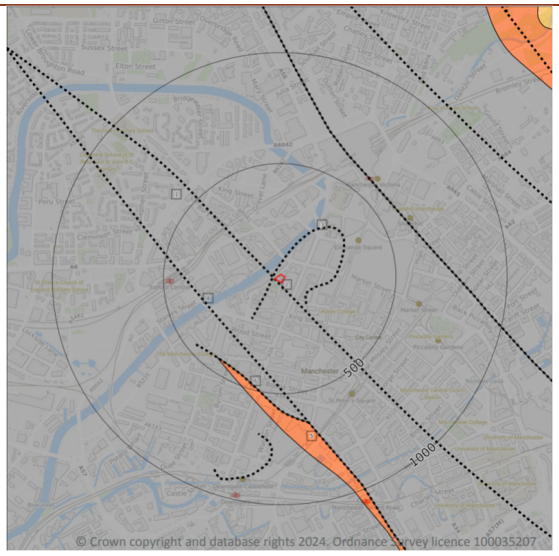
The following publications of the British Geological Survey (BGS) were examined in respect of the geology underlying the site:

- British Geological Survey (BGS) 1:50,000 Scale Geological Map Sheet 85 Manchester. Solid and Drift Edition.
- BGS 1:10,000 Scale Geological Map Sheet SJ89NW.
- BGS Geology of Britain Map Viewer.
- BGS GeoIndex Onshore.
- Coal Authority Interactive Map.
- Geo-Environmental Data Report.

Extracts of the 1:10,000 geological mapping from the Geo-Environmental Data Report are presented below for reference:



BGS 1:10 000 Superficial Geology



BGS 1:10 000 Solid Geology

3.2.1 Made Ground

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

3.2.2 Superficial Deposits

The site is indicated to be underlain by Glaciofluvial Sheet Deposits. This stratum typically comprises of Sand and Gravel.

3.2.3 Solid Geology

The deeper solid geology is indicated to be part of the Chester Pebble Bed Formation which typically comprises of Sandstone

An inferred normal fault is shown to be present crossing the most western corner of the site, however any movements associated with this fault should have now stopped.

In addition, there is landform linear feature 11m W of the site and it is a buried channel or valley margin.

3.3 BGS Exploratory Hole Records

There are 3 no. BGS exploratory hole records within a relevant distance of the site (assumed as an approximate 50m radius) which are available to view. These are all shown as being in the same location 25m west of the site.

A summary of the ground conditions is presented in the table below.

Reference	Distance from Site (m) and Direction	Depth Made Ground (m)	Depth Superficial Deposits (m)	Depth Solid Geology (m)
SJ89NW3628R (Neil Riverside Parsonage 3)	25m W	GL - 3.82 – Silt Debris and Stonewall	3.82 – 6.41 – Sand and Gravel	6.41 – 8.39 – Red Sandstone

Reference	Distance from Site (m) and Direction	Depth Made Ground (m)	Depth Superficial Deposits (m)	Depth Solid Geology (m)
SJ89NW215/DR (Neil Riverside Parsonage 4)		GL – 1.83 Silt, Sand Debris and Stonewall	1.83 – 4.88 – Sand and Gravel	4.88 – 6.4 – Red Sandstone
SJ89NW3630R (Neil Riverside Parsonage 5)		GL – 0.31 – Stonewall	0.31 – 3.66 – Sand and Gravel	3.66 – 5.18 – Red Sandstone

The BGS Borehole Logs are presented in Appendix D.

3.4 Mining and Mineral Extraction

Coal Mining

The online Coal Authority Interactive Map layers have been reviewed and the details are summarised in the table below:

Relevant Interactive Map Data	Issue at Subject Site?
Coal Authority Reporting Area	Yes
High Risk Development Area	No

As the site lies within the Coal Authority Reporting Area, a mining search has been undertaken as the site could be affected by past or current coal mining.

The mining searches are presented in Appendix E, the main findings of which are presented below.

Highlighted Evidence	Issue	Issue at Subject Site?
Past Underground Mining	No	
Present Underground Mining	No	
Future Underground Mining	No	
Mine Entries	No	
Past, present and future opencast coal mining	No	
Coal mining subsidence	No	
Mine gas	No	
Withdrawal of support	No	
Information from the Cheshire Brine Subsidence Compensation Board	No	

No significant issues are identified therefore coal mining risks are not any considered further in this report.

3.5 Hydrogeology

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

Stratum	Coverage	Aquifer Designation
Superficial Glaciofluvial Sheet Deposits	Full Site	Secondary (A) Aquifer. These are 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.
Bedrock Chester Pebble Bed Formation	Ful Site	Principal Aquifer. This is 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.

A summary of the pertinent hydrogeological features within the Geo-Environmental Data Report are provided below:

Feature	**Distance (m) & Direction**	**Details**
Nearest Active Groundwater Abstraction	201 m N	Licence No: 2569007070 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT DIAL HOUSE CHAPEL STREET SALFORD Annual Volume (m^3): 45 Original Start Date: 27/01/1971
Nearest Active Potable Groundwater Abstraction	-	None within 2000m.
Source Protection Zones	-	None within 500m.

3.6 Hydrology

A summary of the pertinent hydrological aspects within the Geo-Environmental Data Report are provided below:

Feature	**Distance (m) & Direction**	**Details**
Nearest Watercourse	55m NW	Inland river not influenced by normal tidal action - River Irwell.
Nearest Active Surface Water Abstraction	-	None within 2000m
Closest Active Licenced Discharge Consent	106m N	Effluent Type: Sewage Discharges - Sewer Storm Overflow - Water Company Permit Number: 01MAN0156

Feature	Distance (m) & Direction	Details
		Permit Version: 4 Receiving Water: River Irwell Effective Date: 25/06/2018 Revocation Date: -

Information obtained from the Environment Agency (EA) Risk of Flooding from Rivers and the Sea (RoFRaS) database indicates that the site is uncategorised.

The site is not indicated to lie within an EA designated Zone 2 / Zone 3 flood plain.

The British Geological Survey indicate there is a potential for groundwater flooding at the subject site, with a moderate risk rating.

No further consideration of flood risk is undertaken in this report. Specialist flood risk advice should be sought with regards to drainage and flooding.

3.7 Landfill and Waste Management Sites

There are no active or historic landfill sites recorded within 500m.

There are no current waste management sites recorded within 500m of the site.

There are 14 historical waste sites recorded within 500m of the site, the closest is 328m south and is recorded as a Recycling Storage Facility. The other records predominately relate to historical scrap yards.

3.8 Environmental Regulatory Data

A summary of the relevant environmental aspects, both on site and within 250m of the site contained in the Geo-Environmental Data Report, are presented in the table below:

Entry	On Site	0-50m	50-250m	Details
Recent Industrial Land Uses	-	1	21	The closest is located 39m north of the site is a Medical Equipment, Supplies and Pharmaceuticals provider (Jane Lewis Healthcare).
Current or Recent Fuel Stations	-	-	-	None within 250m.
Licensed Industrial Activities (Part A(1))	-	-	-	None within 250m.
Licensed Pollutant Release (Part A(2)/B)	-	-	4	The closest record is located 192m south west of the site and is a Dry Cleaners (Granada Dry Cleaners) with an Historical Permit type B.
Radioactive Substances	-	-	-	None within 250m.

Entry	On Site	0-50m	50-250m	Details
Pollution Incidents (EA/NRW)	-	1	4	The closest record was 39m north of the site, and occurred 17/08/2001, however the pollutant and its descriptions are not identified. The impact on water was Category 3 (Minor), but the Land and Air impact was Category 4 (No impact).

In regard to the entries identified above, based on the uses listed, alongside distances and ages, none are considered to be of significant relevance to be carried forward to the preliminary CSM and have not been considered further

3.9 Radon

Information from the environmental database report indicates the property is in an area where <1% of properties are above the Action Level for radon, and therefore radon protective measures are not required in accordance with BRE Report 211 'Radon – Guidance on protective measures for new dwellings'.

3.10 UXO Risk

In accordance with CIRIA Report C681, renaissance have reviewed non-specialist UXO data for the site using the online Zetica Bomb Risk Mapping data.

There is no indication of former military use from the Phase I Assessment. The map indicates the site to be in an area where the bomb risk is moderate. A copy of the map is presented in Appendix F.

Since the site is considered to be at moderate bomb risk, in order to determine if and what further action may be required to mitigate the risk, the next stage would be to follow the recommended process set out in CIRIA Report C681 and carry out a preliminary risk assessment or undertake a full detailed risk assessment. Intrusive works on site may also require supervision by a UXO specialist.

4. PHASE 1 SUMMARY AND RISK ASSESSMENT

4.1 Introduction

The risk posed by any contaminants in soil or groundwater will depend on the nature and level of the source, the probability of exposure occurring, the potential pollution pathway and the likely effects on the receptors.

A contaminant is defined as a substance that has the potential to cause harm, a risk is considered to exist if such a substance is present at sufficient concentrations to cause harm and if a pathway is present through which a receptor could be exposed to the contaminant.

The following sections discuss the identified potential on-site and off-site sources, and any pollution that could impact receptors via the pathways associated with the proposed development. Pollution linkages are assessed which may represent a risk to human health and/or controlled water receptors from the information gained from the Phase I Assessment searches. The assessment has been carried out on a qualitative basis and aims to produce a complete and comprehensive Preliminary Conceptual Site Model.

Three potential impacts exist for any given site and all three need to be considered in the qualitative risk assessment, these are:

- On-site impacts
- The site impacting its surroundings.
- Off-site sources impacting the subject site.

4.2 Potential Contaminative Sources

4.2.1 On-Site

From the information obtained, the following sources have been identified which may affect the redevelopment of the site for residential/commercial end use:

- Made ground from previous demolition / construction.

4.2.2 Off-Site

The following off-site sources have been identified which may affect the redevelopment of the site:

- Tanks (19m E, 61m NE)
- Disused Graveyard (45m SW).
- Historic Land Uses: Hat Manufactories / Chimneys / Timber Yards (from 55m NE)
- Various Works (from 80m S).
- Garage (90m S).

Given the age of the nearby disused graveyard, and the current land use as an open gardens it is considered that gas generation is likely to be very low and that residual ground gases associated with decomposition would have vented to atmosphere. The graveyard is therefore not considered to be a viable source and has not been considered further in the CSM.

4.2.3 Associated Contaminants

The contaminants commonly associated with the potential sources of contamination identified are tabulated below:

Contaminative Sources	Department of the Environment Industry Profile or Other Source	Commonly Associated Contaminants
On Site		
Made Ground	AGS Guides BS8485 and BS8576	Heavy metals, PAHs, asbestos, ground gases (carbon dioxide and methane
Off Site		
Tanks	-	Hydrocarbons
Historic Land Uses: Hat Manufactories / Chimneys / Timber Yards	Timber Treatment Miscellaneous industries	Metals and metal compounds, organic and inorganic compounds, fuel oils, PFAS
Works (various)	Textile and dye manufacturing works Animal and Animal Waste Products Miscellaneous industries	Hydrocarbons, mineral acids, solvents, SVOCs, PCBs, acids, alkalis, sulphides, metals and metal compounds, organic and inorganic compounds, fuel oils, PFAS
Garage	-	Heavy metals, PAHs, petroleum hydrocarbons, asbestos, VOCs (vapours)

4.3 Pathways

Potential	
Pathways in respect to Human Health	• Dermal contact with contamination. • Inhalation of dusts. Inhalation of gases or vapours in both indoor and outdoor air.
Pathways in respect to Controlled Waters – Surface water	• Surface run-off /over land flow. • Drainage discharge. • Base flow from groundwater.
Pathways in respect to Controlled Waters – Groundwater	• Leaching of mobile contamination into groundwater via the unsaturated zone. • Migration of perched groundwater in any permeable soils or along existing or proposed service runs. • Migration into the saturated zone and flow through the aquifers underlying the site.
Pathways in respect to Property/structures/water pipes	• Direct contact with substances deleterious to building materials and potable water supply pipelines. • Migration of ground gases (methane) into confined spaces (explosion and damage to property).

4.4 Receptors

The identified receptors are listed below:

- Residential and commercial end users (human health).
- Structures/Property/Potable water supply pipes.
- Nearest watercourse. Corn Brook 55m SW (Controlled waters).
- Superficial Secondary A Aquifer - Glaciofluvial Sheet Deposits (Controlled waters).
- Bedrock Principal Aquifer - Chester Formation (Controlled waters).

Under current UK health and safety legislation, employers are required to carry out their own appropriate site-specific risk assessments and mitigation to protect employees. It has been assumed that any future construction works onsite will be undertaken in compliance with these requirements. Therefore, construction workers have not been specifically considered as part of this assessment.

4.5 Preliminary Conceptual Site Model (CSM)

The information obtained in the previous sections has been used to compile a Preliminary CSM. The identified potential contaminants and receptors have been assessed in the table below as to whether a plausible source-pathway-receptor pollutant linkage for the proposed end use of the site exists. The risk classification has been estimated in accordance with information in the renaissance Guidance and Methodology in Appendix A.

The Preliminary CSM's are presented in the tables overleaf, any assessed risk above moderate will possibly require further action:

Human Health						
Potential Source	**Potential Pathway**	**Potential Receptor**	**Likelihood**	**Severity**	**Level of Risk**	**Justification**
On site **Made ground** Heavy metals, PAHs, asbestos	Root uptake, direct contact, inhalation of dusts	End-users	Low Likelihood	Medium	Moderate / Low	Based on the development history of the site it is considered likely that made ground is present, however it is likely to be limited in nature and gross contamination is not expected. The proposed development layout indicates that the ground will be surfaced with buildings and hardstanding surfaces, breaking the pathway of any contamination present to future site users. Risks are considered to be moderate / low, however further investigation should be undertaken to confirm the risks.
On site **Made ground** Ground gases (carbon dioxide and methane)	Migration into confined spaces, inhalation and asphyxiation/ explosion	End-users/ properties / structures	Low Likelihood	Medium	Moderate / Low	The nature and thickness of made ground is unknown, though is likely to comprise inert construction materials. If putrescible made ground is present, it could be capable of generation ground gases which could affect future site users / buildings, though this is of low likelihood. Risks are considered to be moderate / low, and further assessment is required to confirm the gas risks at the site.
Offsite **Tanks** Hydrocarbons	Ingestion, direct contact, inhalation of dusts	End-users	Unlikely	Medium	Low	The tank 19m east of the site was only present on 1891 mapping. The tank 61m northeast was only present until 1933 mapping. Given the ages of the tanks, any historic spillages would likely have diluted and contamination dissipated by now. It is unlikely that contamination is present underlying the site from historic or ongoing migration of contamination from these sources.
Offsite **Historic Land Uses: Hat Manufactories /**	Ingestion, direct contact, inhalation of dusts	End-users	Unlikely	Medium	Low	Previous industrial land use surrounding the site have been replaced with commercial buildings / land use in recent years. Hat manufactories and timber yards were only present on mapping until 1891 and therefore contamination associated with these sources is unlikely to be present at this time, particularly in concentrations capable of migrating to the site and affecting future site users. Additionally, the proposed development will comprise mostly hardstanding.

Human Health						
Potential Source	**Potential Pathway**	**Potential Receptor**	**Likelihood**	**Severity**	**Level of Risk**	**Justification**
Chimneys / Timber Yards Metals and metal compounds, organic and inorganic compounds, fuel oils, PFAS						Risks associated with historic land use surrounding the site are considered to be low.
Offsite Works (various) Hydrocarbons, mineral acids, solvents, SVOCs, PCBs, acids, alkalis, sulphides, metals and metal compounds, organic and inorganic compounds, fuel oils, PFAS	Ingestion, direct contact, inhalation of dusts	End-users	Unlikely	Medium	Low	Multiple historical industrial works including leather, printing, cabinet and stationary works were all present from 80m south of the site which all presented possible sources of similar contaminants. Several of the identified works are located on the other side of the River Irwell, which would create a break in the contamination pathway from these sources. Residual contamination may be present associated with the historic works in close proximity to the site, however the proposed development will comprise mostly hardstanding which will break the pollutant linkage to future end users. Risks are assessed as being low.

Human Health						
Potential Source	**Potential Pathway**	**Potential Receptor**	**Likelihood**	**Severity**	**Level of Risk**	**Justification**
Offsite **Garage** Heavy metals, PAHs, petroleum hydrocarbons, asbestos, VOCs	Ingestion, direct contact, inhalation of dusts, inhalation and asphyxiation	End-users	Unlikely	Medium	Low	The nearby garage has not been in operation since 1955 mapping and therefore contamination associated with this source is likely to be limited and any vapours associated with historic spillages would have dissipated to atmosphere by now. The proposed development will comprise mostly hardstanding which will break the pollutant linkage to future end users. Risks are assessed as being low.
Onsite **Made Ground** Heavy metals, PAHs, asbestos	Overland flow, / migration through saturated zone	River Irwell 55m away (Surface waters)	Unlikely	Medium	Low	It is considered contaminants associated with the made ground and other past industrial uses are unlikely to impact the River. Since the underlying area is made of sand and gravel, the permeability is good, which could create lateral migration to absorb the contaminants, however the presence of the new hardstanding / structures at the site with new drainage would minimise surface run off and leaching / migration. Therefore a low risk is posed to the river from made ground.
	Leaching through unsaturated zone / Migration through saturated zone	Secondary A Aquifer (Groundwater)	Low Likelihood	Medium	Moderate/ low	Gross contamination is not anticipated to be present at the site based on the site history, however if contamination is present then it could migrate through granular superficial soils. The site is underlain by Principal and Secondary A aquifers There are no groundwater abstraction licences or Source Protection Zones near the site. As stated above, the site is currently surfaced in hardstanding and will remain so once foundations are laid, which will further reduce the risk to controlled waters.
	Migration through	Principal Aquifer	Low Likelihood	Medium	Moderate/ low	

Human Health						
Potential Source	**Potential Pathway**	**Potential Receptor**	**Likelihood**	**Severity**	**Level of Risk**	**Justification**
	saturated zone	(Groundwater)				

Human Health Risk – Soils Contamination Summary

Based on the preliminary CSM and the current use of the site, the overall risk from land contamination at the site is considered to be **low to moderate** for a redeveloped site. This would need to be confirmed by appropriate intrusive investigation, testing and assessment.

Human Health Risk – Ground Gas Summary

A potential onsite gas source has been identified associated with made ground.

Potentially viable linkages are considered to exist and the preliminary CSM considers these sources to be of low to moderate risk.

In accordance with BS8576 and CIRIA C665 as set out in Appendix A of this report, the gas generation potential is considered to be very low. The sensitivity of the development is low on account of the proposed commercial use.

In line with current guidance, it is recommended that ground gas monitoring should comprise an initial 4 visits over a 1 month period.

No radon protective measures are required in accordance with BRE Report 211 ‘Radon – Guidance on protective measures for new dwellings’ 2023 Edition.

Controlled Waters Risk - Summary

Based on the preliminary CSM, renaissance believes the overall risk to controlled waters at the site is **moderate to low**

The above assessed level of risk will need to be confirmed by intrusive investigation and quantitative risk assessment.

5 PRELIMINARY GEOTECHNICAL ASSESSMENT

5.2 Hazard Identification

A preliminary geotechnical hazard identification exercise has been undertaken in general accordance with the Highways England document CD 622, 'Managing geotechnical risk'. Potential geotechnical hazards based on the expected ground conditions are listed below:

- Made ground of unknown nature; if placed in a non-engineered manner may cause excessive settlement of foundations, highways and infrastructure.
- Low strength, compressible ground (peat and soft organic clays); may cause excessive settlement of foundations, highways and infrastructure.
- Presence of obstruction in the ground from historical developments (e.g relict foundations) causing difficulties with excavations or penetrative works (e.g. piling).
- Attack of buried concrete by aggressive ground conditions; the site may contain unknown made ground and potentially sulphate bearing soils.
- Running sands or loose fill materials leading to difficulty with excavation due to trench collapse.
- Shallow groundwater/groundwater rise causing resulting in difficulties with excavations due to trench collapse.
- UXO; the site lies within an area at moderate risk from unexploded ordnance.

Whilst the site lies within a Coal Authority reporting area, based on the available information, the risk from mining induced instability is considered to be very low and needs no further consideration.

The above identified geotechnical hazards will need to be considered as part of further investigations and assessments

5.3 Foundation and Geotechnical Design

The proposed development will comprise a 14 storey office building with an additional basement. In light of the likely imposed loads, it is likely that a deep foundation solution, such as piles will be required. However, the exact type of foundation solution should be informed by an onsite intrusive investigation to the confirm ground conditions.

Intrusive investigation should also obtain data to allow appropriate concrete classification in accordance with BRE SD1 and for preliminary highways/pavement design.

5.4 Drainage

Drainage to SuDS is a potentially viable option for the site, given the indicated presence of permeable River Terrace deposits, subject to the depth to the groundwater and test results.

This would need to be confirmed by an onsite intrusive investigation to confirm ground conditions and infiltration rates. Testing should be carried out in general accordance with BRE Digest 365 “Soakaway design” and CIRIA C753 “The SuDS Manual

5.5 Recommendations

To confirm the ground conditions in respect to the identified potential geotechnical hazards and risks, an appropriate intrusive investigation will need to be undertaken.

6 CONCLUSIONS AND RECOMMENDATIONS

6.2 Geo-Environmental Summary

The risk from off-site sources of contamination is considered to be moderate to low.

The risk from permanent ground gases is considered to be moderate to low.

Radon is not considered to pose a risk

The overall risk to controlled waters is considered to be moderate to low.

Intrusive investigations will be required to confirm the above assessed levels of risks and determine remedial requirements, if any.

6.3 Geotechnical Summary

Intrusive investigations will be required to confirm the most suitable foundation solution and to obtain parameters for concrete classification, floor slab and highways design.

Whilst the site lies within a Coal Authority Reporting Area, mining related instability is not considered to pose a risk to the site.

Drainage to SuDS is potentially viable, subject to intrusive investigation and testing

6.4 Further Work

To confirm the risks to the identified receptors and confirm the ground conditions in respect to the identified geotechnical and geo-environmental risks, an appropriate intrusive investigation will need to be undertaken. The following further works are recommended, although this list is not exhaustive and should be read in conjunction with any planning conditions that are applicable to the site:

- Topographical survey / utility mapping.
- Demolition Asbestos survey.
- Obtain Detailed UXO Desk Study.
- Intrusive ground investigation comprising:
  - Windowless sampling and cored drilling.
  - Installation of standpipes in boreholes to allow gas concentrations and groundwater levels to be monitored.
  - The undertaking of soil infiltration rate testing (if required).
  - Geotechnical testing of soils and rock.
  - Contamination analyses of soil,
- Assessment and recommendations based on the above, including requirements for further work, if necessary.

7 ABBREVIATIONS AND DEFINITIONS

GLOSSARY	
Term / Abbreviation	**Definition**
AST	Above Ground Storage Tank.
B(a)P	Benzo (a) Pyrene.
BGS	British Geological Survey.
BRE	Building Research Establishment.
BS	British Standard.
BTEX	Benzene, Toluene, Ethylbenzene, Xylenes.
CBR	California Bearing Ratio (used in pavement/highways design).
CAR 2012	Control of Asbestos Regulations (2012).
CBCB	Cheshire Brine Compensation Board.
CBCD	Cheshire Brine Compensation District.
CBR	California Bearing Ratio.
CIEH	Chartered Institute of Environmental Health.
CIRIA	Construction Industry Research Association.
CL:AIRE	Contaminated Land: Applications in Real Environments.
CLEA	Contaminated Land Exposure Assessment.
CLO	Contaminated Land Officer.
COMAH	Control of Major Accident Hazards.
Contamination	Presence of a substance which is in, on or under land, and which has the potential to cause significant harm or to cause significant pollution of controlled water. There is no assumption in this definition that harm results from the presence of the contamination. Naturally enhanced concentrations of harmful substances can fall within this definition of contamination. Contamination may relate to soils, surface water, groundwater or ground gas.
Controlled Waters	Inland freshwater (any lake, pond or watercourse above the freshwater limit), water contained in underground strata and any coastal water

GLOSSARY	
Term / Abbreviation	**Definition**
	between the limit of highest tide or the freshwater line to the three-mile limit of territorial waters.
CPT	Cone Penetration Test.
CSM	Conceptual Site Model. A schematic hypothesis of the nature and sources of contamination, potential migration pathways (including description of the ground and groundwater) and potential receptors, developed on the basis of the information from the preliminary investigation and refined during subsequent phases of investigation and which is an essential part of the risk assessment process. The conceptual site model is initially derived from the information obtained by the preliminary investigation (i.e. the Phase I Phase I Assessment). This conceptual model is used to focus subsequent investigations, where these are considered to be necessary, in order to meet the objectives of the investigations and the risk assessment. The results of intrusive investigations can provide additional data that can be used to further refine the conceptual site model.
DCP	Dynamic Cone Penetrometer.
DNAPL	Dense Non-Aqueous Phase Liquid.
DoWCoP	Definition of Waste Code of Practice.
DWS	Drinking Water Standard.
EA	Environment Agency.
EHO	Environmental health Officer.
EQS	Environmental Quality Standard.
GAC	Generic Assessment Criteria.
GDR	Geotechnical Design Report.
GFR	Geotechnical Feedback Report.
GIR	Ground Investigation Report.
GSV	Gas Screening Value.
Harm	Adverse effect on the health of living organisms, or other interference with ecological systems of which they form part, and, in the case of human health, including property/structures and water supply pipelines.
Hazard	Inherently dangerous quality of a substance, procedure or event.

GLOSSARY	
Term / Abbreviation	**Definition**
HDPE	High Density Polyethylene.
HSV	Hand Shear Vane.
K	Modulus of Subgrade Reaction.
LCRM	Land Contamination: Risk Management (EA guidance).
LNAPL	Light Non-Aqueous Phase Liquid (petrol, diesel, kerosene).
LOD	Limit of Detection (for particular method adopted).
MMP	Materials Management Plan.
Mv	Modulus of Volume of Compressibility.
ND	Not Detected.
NHBC	National House Building Council.
NR	Not Recorded.
OS	Ordnance Survey.
PAH	Polycyclic Aromatic Hydrocarbon.
Pathway	Mechanism or route by which a contaminant comes into contact with, or otherwise affects, a receptor.
PCB	Poly-Chlorinated Biphenyl.
PCSM	Preliminary Conceptual Site Model.
pH	Scale used to specify how acidic or basic a water-based solution is.
PHC	Petroleum Hydrocarbons.
PID	Photo Ionisation Detector.
PNEC	Predicted No-Effect Concentration.
Precision	Level of agreement within a series of measurements of a parameter.
PSD	Particle Size Distribution.
PVC	Polyvinyl Chloride.
Receptor	Human health, living organisms, ecological systems, controlled waters (surface waters and groundwater within aquifers), atmosphere, structures

GLOSSARY	
Term / Abbreviation	**Definition**
	and utilities that could potentially be adversely affected by contaminant(s).
Risk	Probability of the occurrence, magnitude and consequences of an unwanted adverse effect on a receptor.
Risk Assessment	Process of establishing, to the extent possible, the existence, nature and significance of risk.
Sampling	Methods and techniques used to obtain a representative sample of the material under investigation.
SOM	Soil Organic Matter.
Source	Location from which contamination is, or was, derived. This could possibly be the location of the highest soil, groundwater or gas concentration of the contaminant(s).
SPT	Standard Penetration Test.
SVOCs	Semi Volatile Organic Compounds.
TOC	Total Organic Carbon.
TPH CWG	Total Petroleum Hydrocarbon (Criteria Working Group).
TVOCs	Total volatile organic compounds.
UCS	Unconfined Compressive Strength.
Uncertainty	Parameter, associated with the result of a measurement that characterises the dispersion of the values that could reasonably be attributed to the measurement.
UST	Underground Storage Tank.
UXO	Unexploded Ordnance.
VCCs	Vibro Concrete Columns.
VSCs	Vibro Stone Columns
VOCs	Volatile Organic Compounds.
WAC	Waste Assessment Criteria.
WFD (in waste context)	Waste Framework Directive.
WFD (in water context)	Water Framework Directive.

GLOSSARY	
Term / Abbreviation	**Definition**
Units	**Definition**
°	Degrees
Φ	Phi angle (in degrees)
g/l	Grams per Litre
Km	Kilometres
kPa	Kilo Pascal (Equivalent to kN/m^2)
KN/m^2/mm	Kilo Newton per metered squared per millimeter
kN/m^2	Kilo Newtons per metre squared
kPa	Kilo Pascal (Equivalent to kN/m^2)
l/hr	Litres per hour
MJ/kg	Mega joule per kilogram
MN	Mega Newton
M^2/MN	Mega Newton per metre squared
M	Metres
m bgl	Metres Below Ground Level
m OD	Metres Ordnance Datum (sea level)
µg/l	Micrograms per Litre (parts per billion)
µm	Micrometre
mb	Millibars (atmospheric pressure)
mg/kg	Milligrams per kilogram (parts per million)
mg/m^3	Milligram per metre cubed
mm	Millimetre
ppb	Parts Per Billion
Ppm	Parts Per Million

8 REFERENCES

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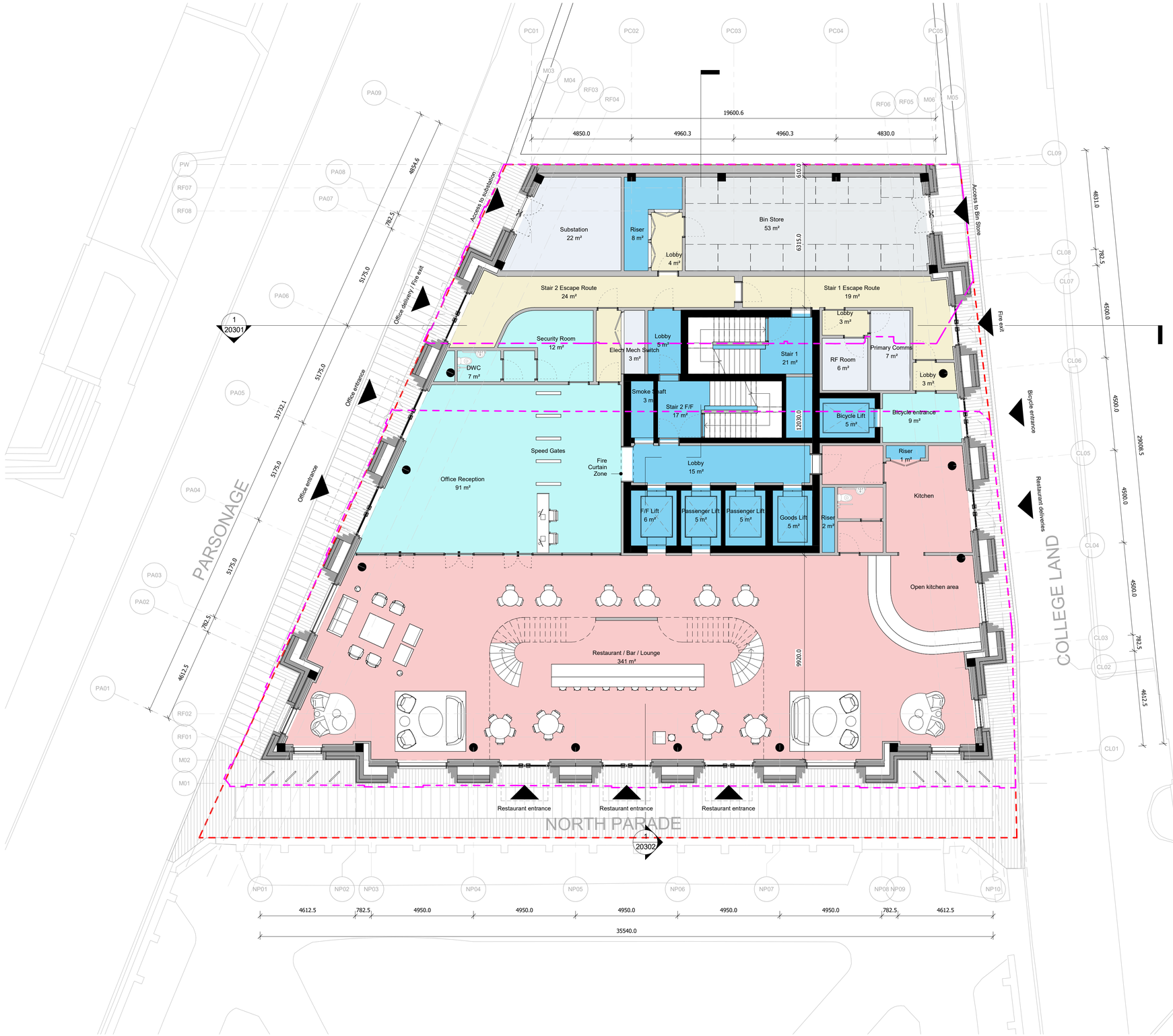
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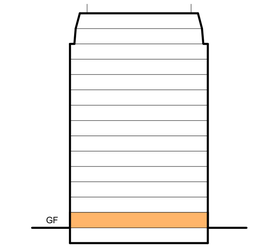
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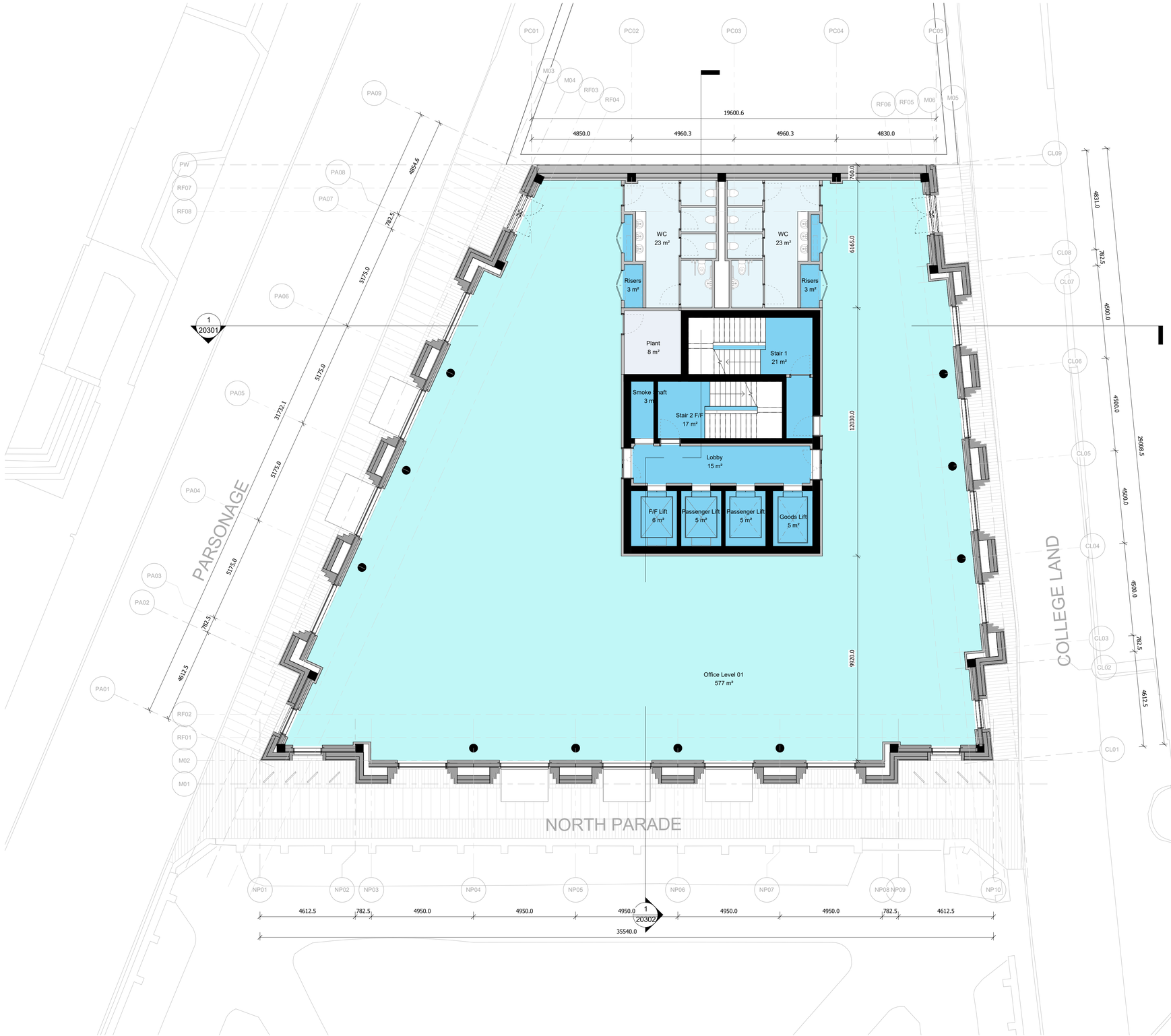
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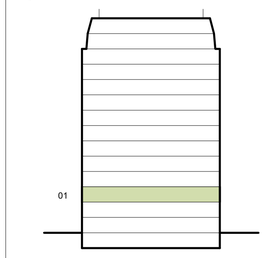
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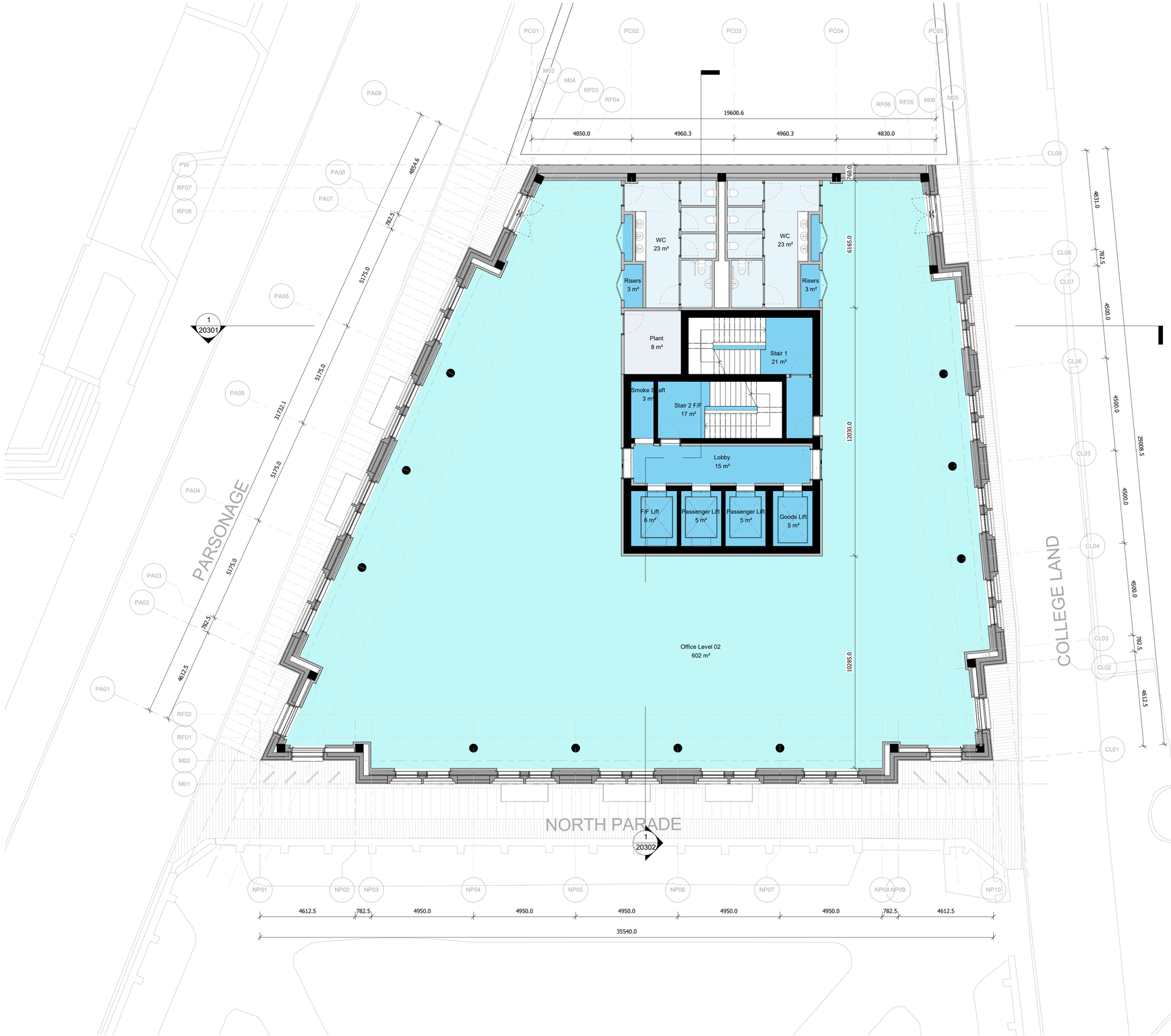
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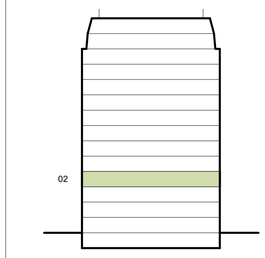
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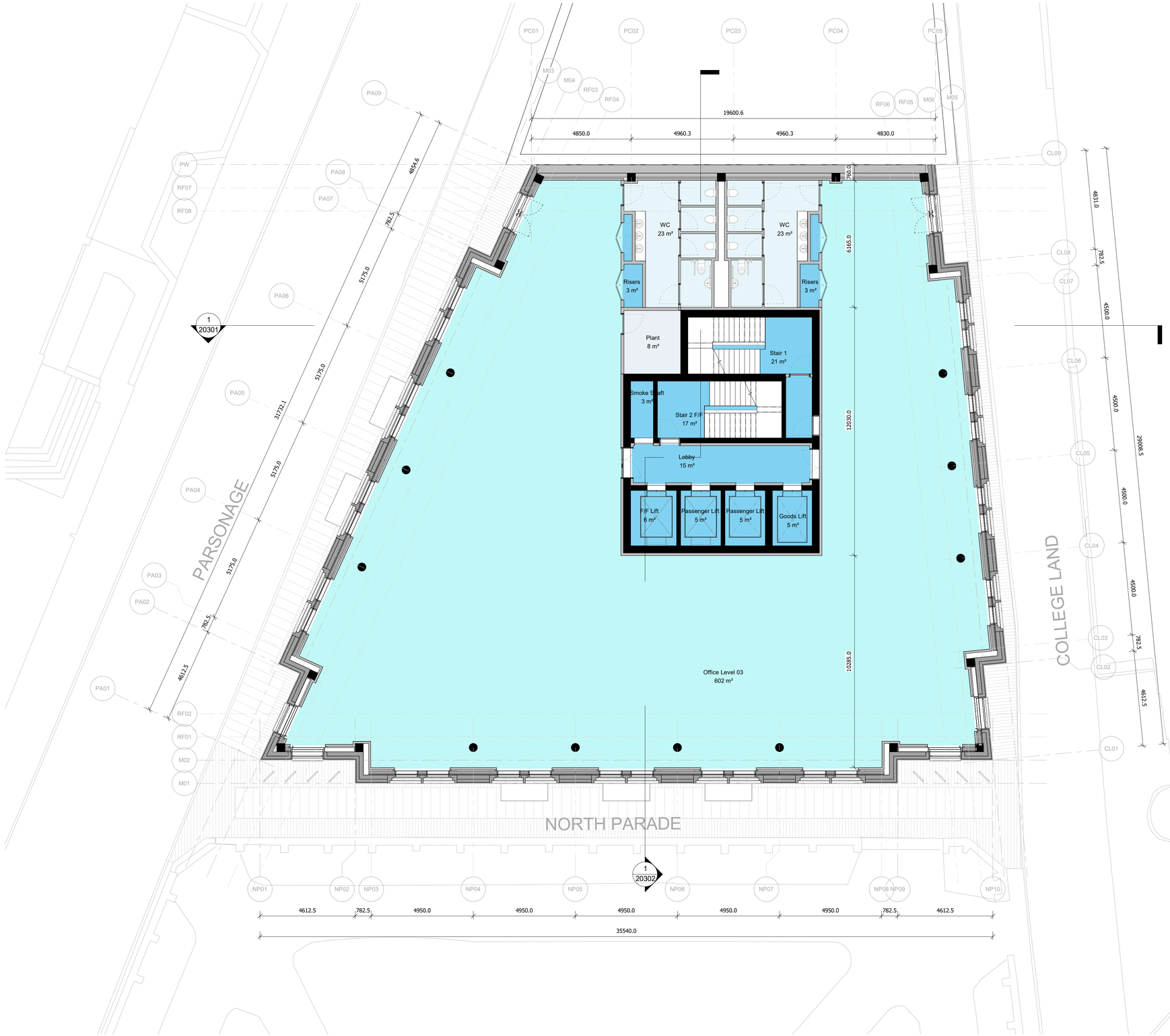
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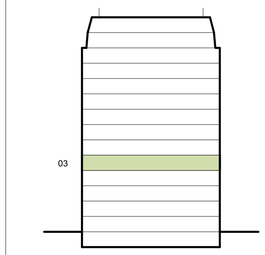
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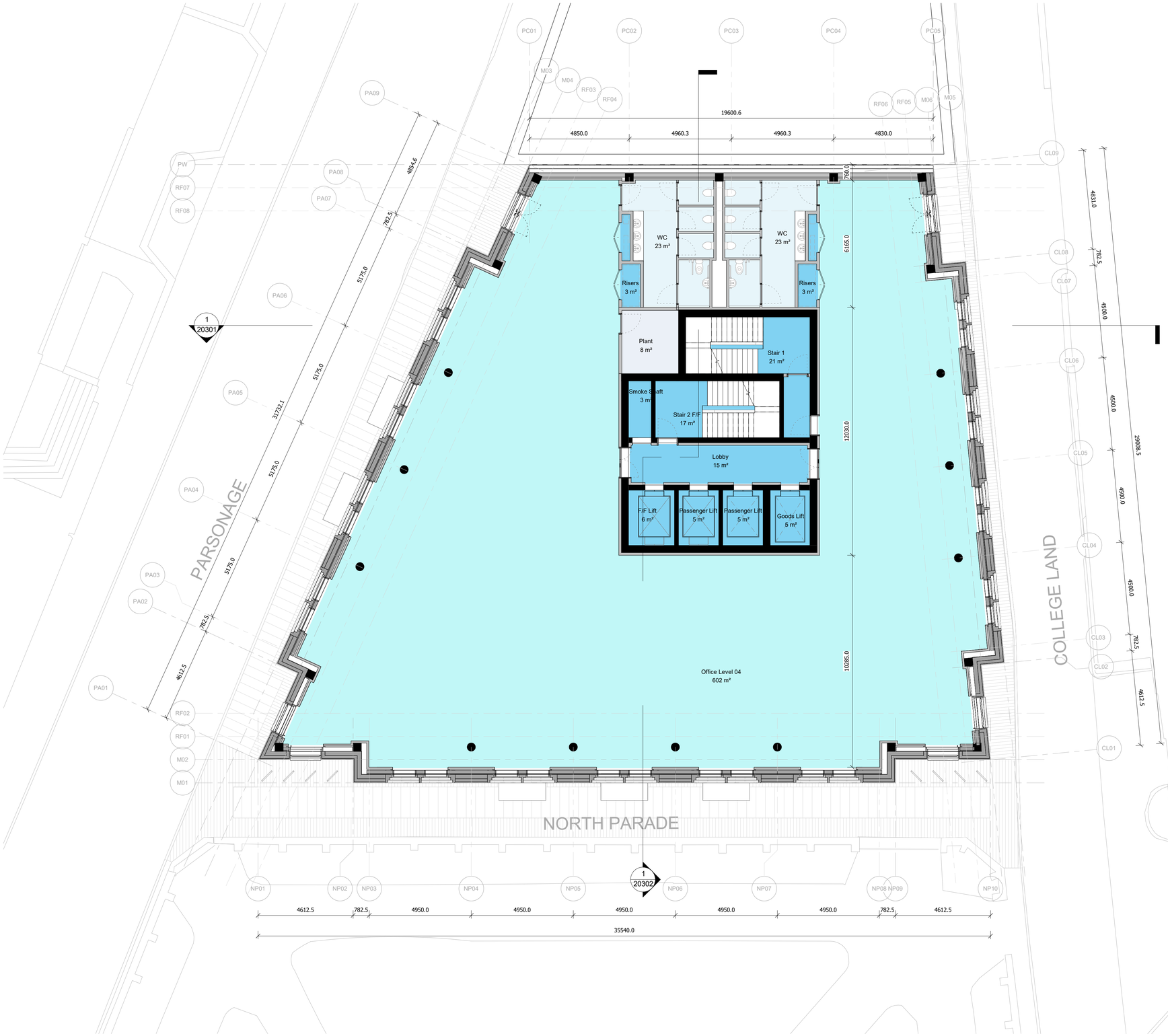
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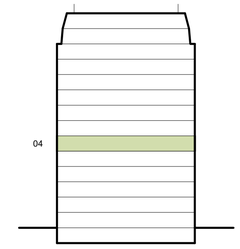
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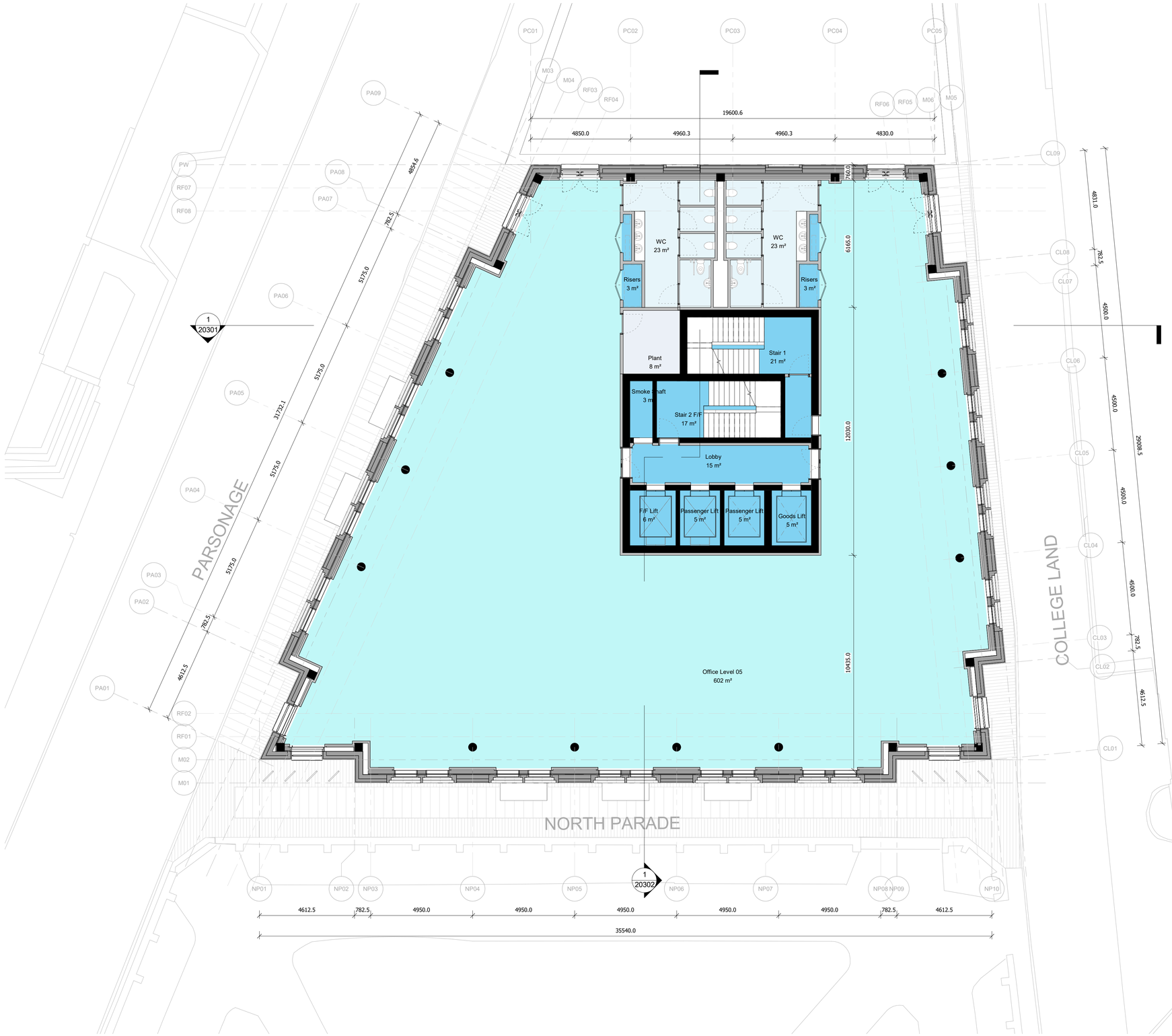
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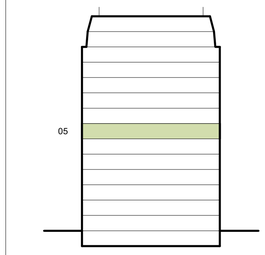
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Drawing Number	Revision
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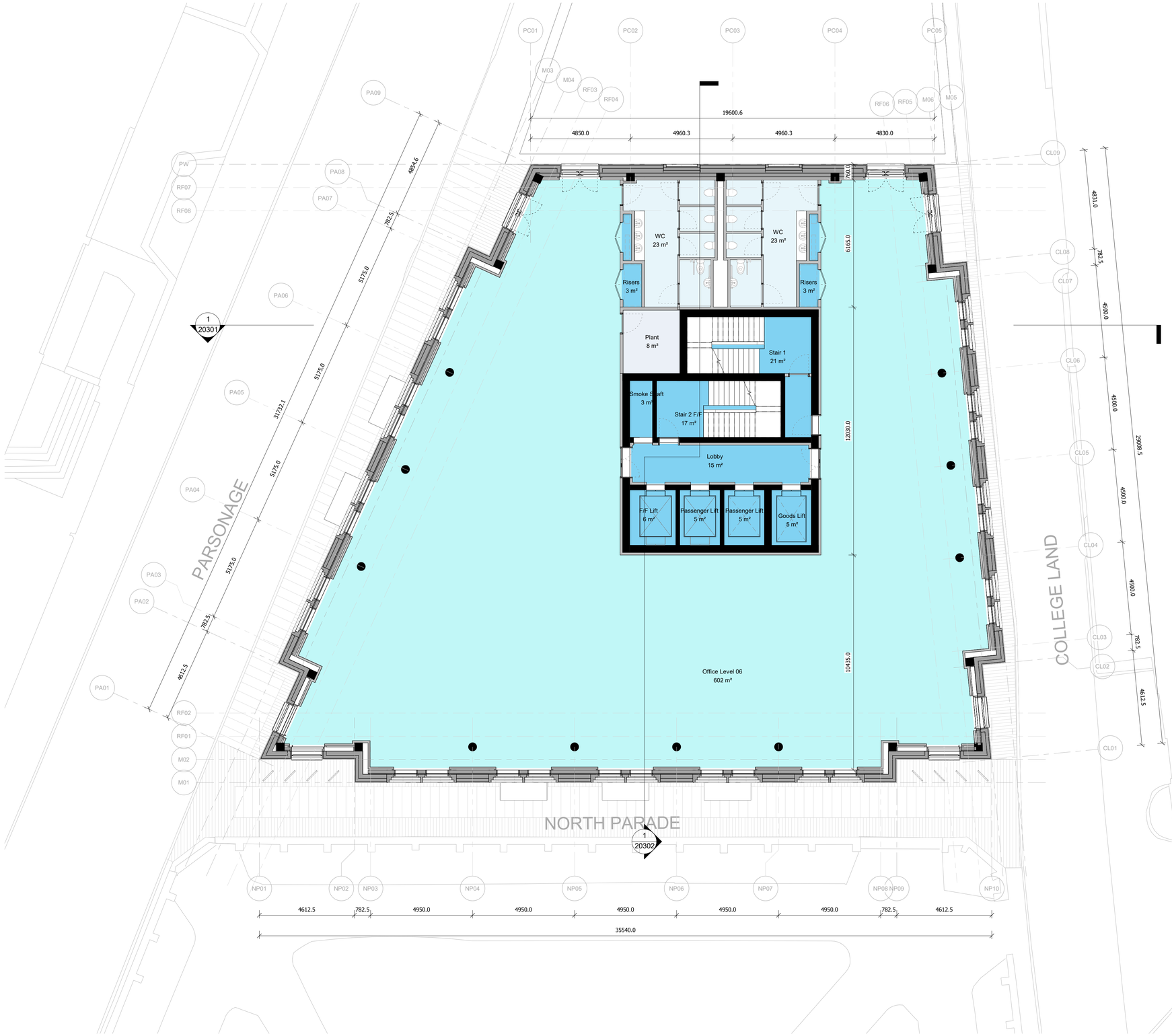
1 GA Proposed Level 05 FFL

N

0 2 4 6 8 10 m

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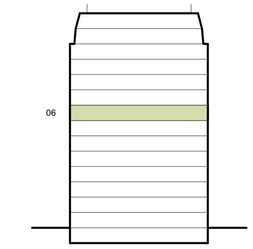
Key

- BOH
- Circulation
- Core
- Facilities
- Plant
- Office
- Retail
- Planning Application Boundary
- Existing Building Boundary
- 2000 mm Clear Head Height

Key

- Structure
- Facade
- Internal

Key Plan



Description	Date	Chk	Rev
Issued for Information	16/04/25	MGr	P05
Issued for Information	26/02/25	MGr	P04
Design Freeze	21/02/24	MGr	P03
Issue for Information	30/09/24	MGr	P02
First Issue	17/09/24	MGr	P01

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Title

Parsonage Gardens Floor Plans
Proposed GA Floor Plan
Level 06

Suitability	Status	
	Work in Progress	
Date	Scale @ ISO A1	Job Number
31/07/23	1:100	19020
Drawing Number		Revision
19020-SQP-ZZ-06-DR-A-20108		P05

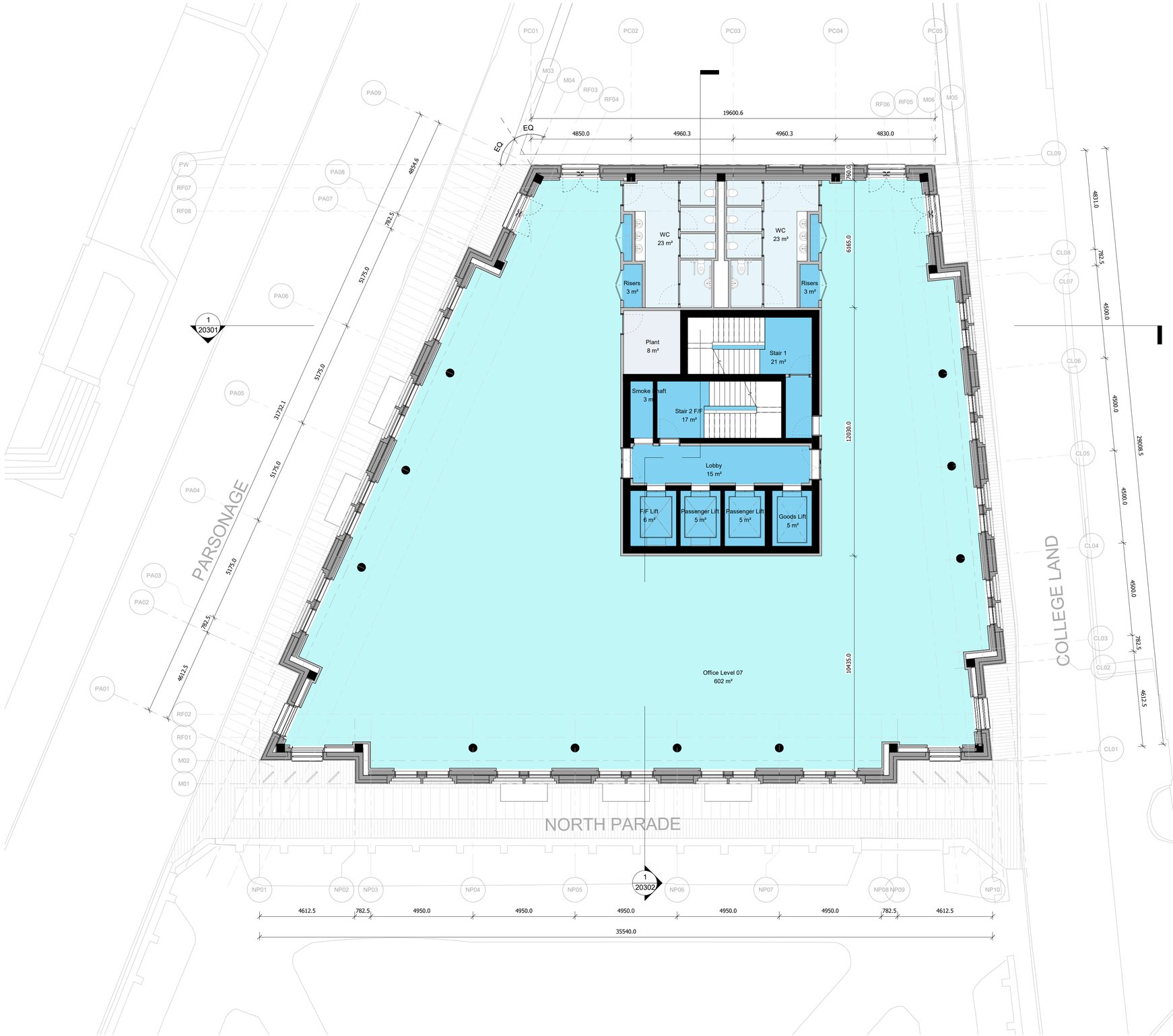
N

0 2 4 6 8 10 m

1 GA Proposed Level 06 FFL

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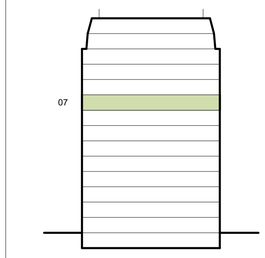
Key

- BOH
- Circulation
- Core
- Facilities
- Plant
- Office
- Retail
- Planning Application Boundary
- Existing Building Boundary
- 2000 mm Clear Head Height

Key

- Structure
- Facade
- Internal

Key Plan



Description	Date	Chk	Rev
Issued for Information	16/04/25	MGr	P05
Issued for Information	26/02/25	MGr	P04
Design Freeze	21/02/24	MGr	P03
Issue for Information	30/09/24	MGr	P02
First Issue	17/09/24	MGr	P01

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Manchester
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Title

Parsonage Gardens Floor Plans
Proposed GA Floor Plan
Level 07

Suitability	Status	
	Work in Progress	
Date	Scale @ ISO A1	Job Number
31/07/23	1:100	19020
Drawing Number		Revision
19020-SQP-ZZ-07-DR-A-20109		P05

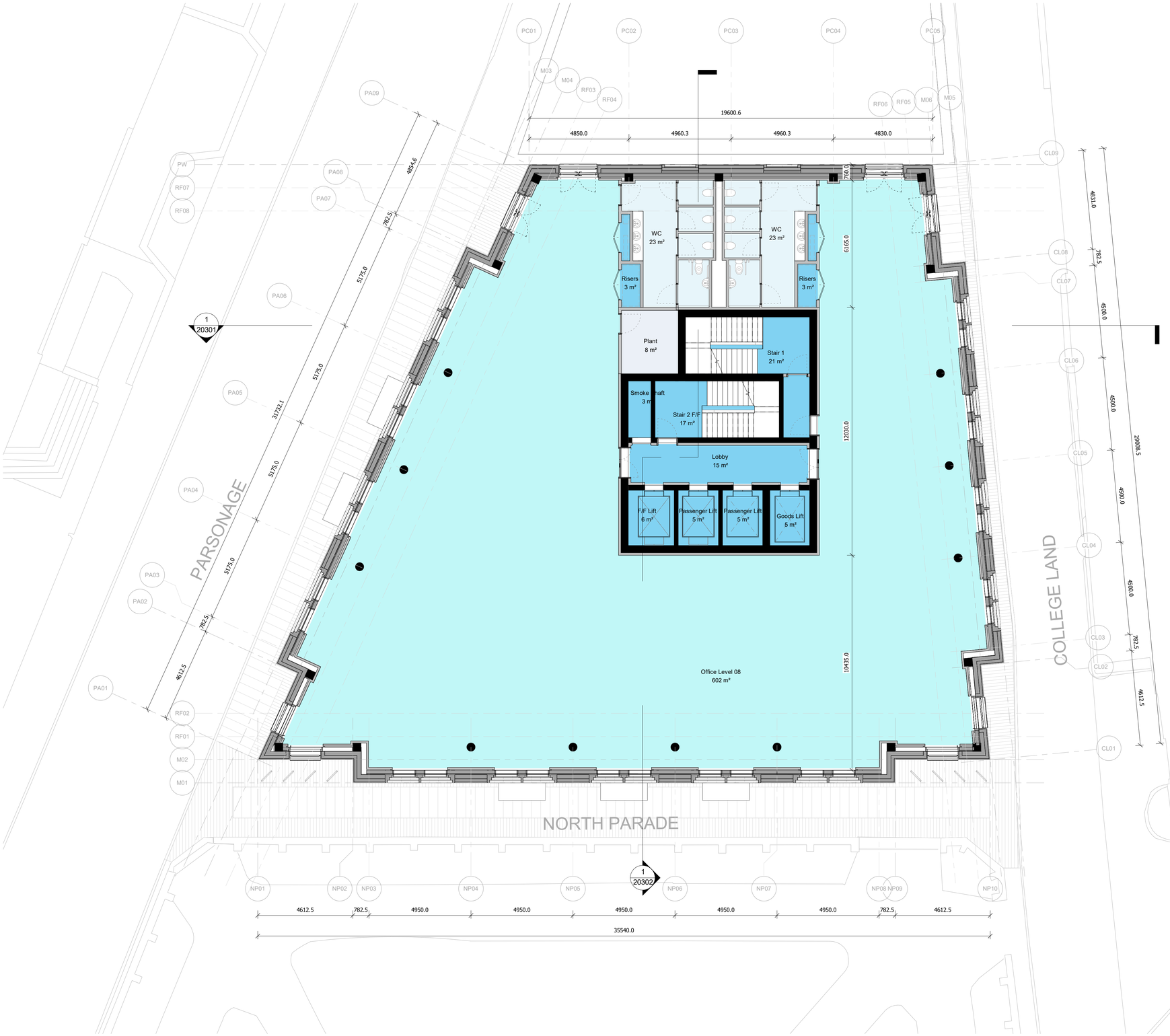
1 GA Proposed Level 07 FFL

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1 GA Proposed Level 08 FFL

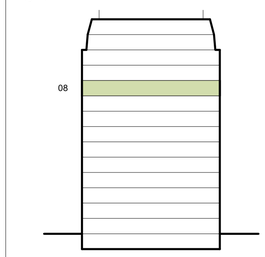
Key

- BOH
- Circulation
- Core
- Facilities
- Plant
- Office
- Retail
- Planning Application Boundary
- Existing Building Boundary
- 2000 mm Clear Head Height

Key

- Structure
- Facade
- Internal

Key Plan



N

0 2 4 6 8 10 m

Description	Date	Chk	Rev
Issued for Information	16/04/25	MGr	P05
Issued for Information	26/02/25	MGr	P04
Design Freeze	21/02/24	MGr	P03
Issue for Information	30/09/24	MGr	P02
First Issue	17/09/24	MGr	P01

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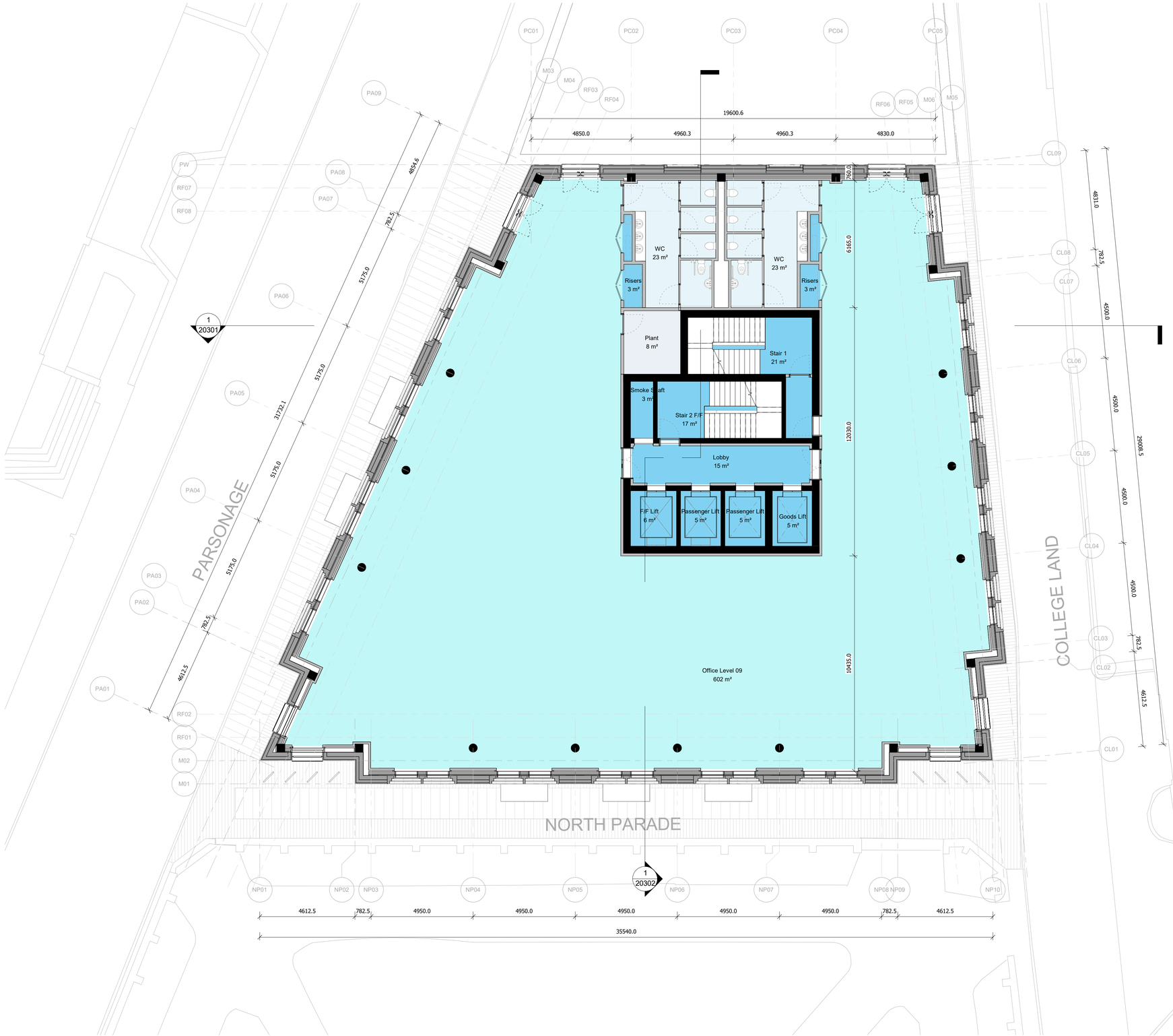
Title

Parsonage Gardens Floor Plans
Proposed GA Floor Plan
Level 08

Suitability	Status	
	Work in Progress	
Date	Scale @ ISO A1	Job Number
31/07/23	1:100	19020
Drawing Number		Revision
19020-SQP-ZZ-08-DR-A-20110		P05

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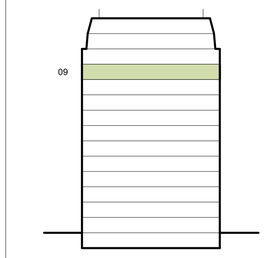
Key

- BOH
- Circulation
- Core
- Facilities
- Plant
- Office
- Retail
- Planning Application Boundary
- Existing Building Boundary
- 2000 mm Clear Head Height

Key

- Structure
- Facade
- Internal

Key Plan



Description	Date	Chk	Rev
Issued for Information	16/04/25	MGr	P05
Issued for Information	26/02/25	MGr	P04
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Issue for Information	30/09/24	MGr	P02
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Title

Parsonage Gardens Floor Plans
Proposed GA Floor Plan
Level 09

Suitability	Status	
	Work in Progress	
Date	Scale @ ISO A1	Job Number
31/07/23	1:100	19020
Drawing Number		Revision
19020-SQP-ZZ-09-DR-A-20111		P05

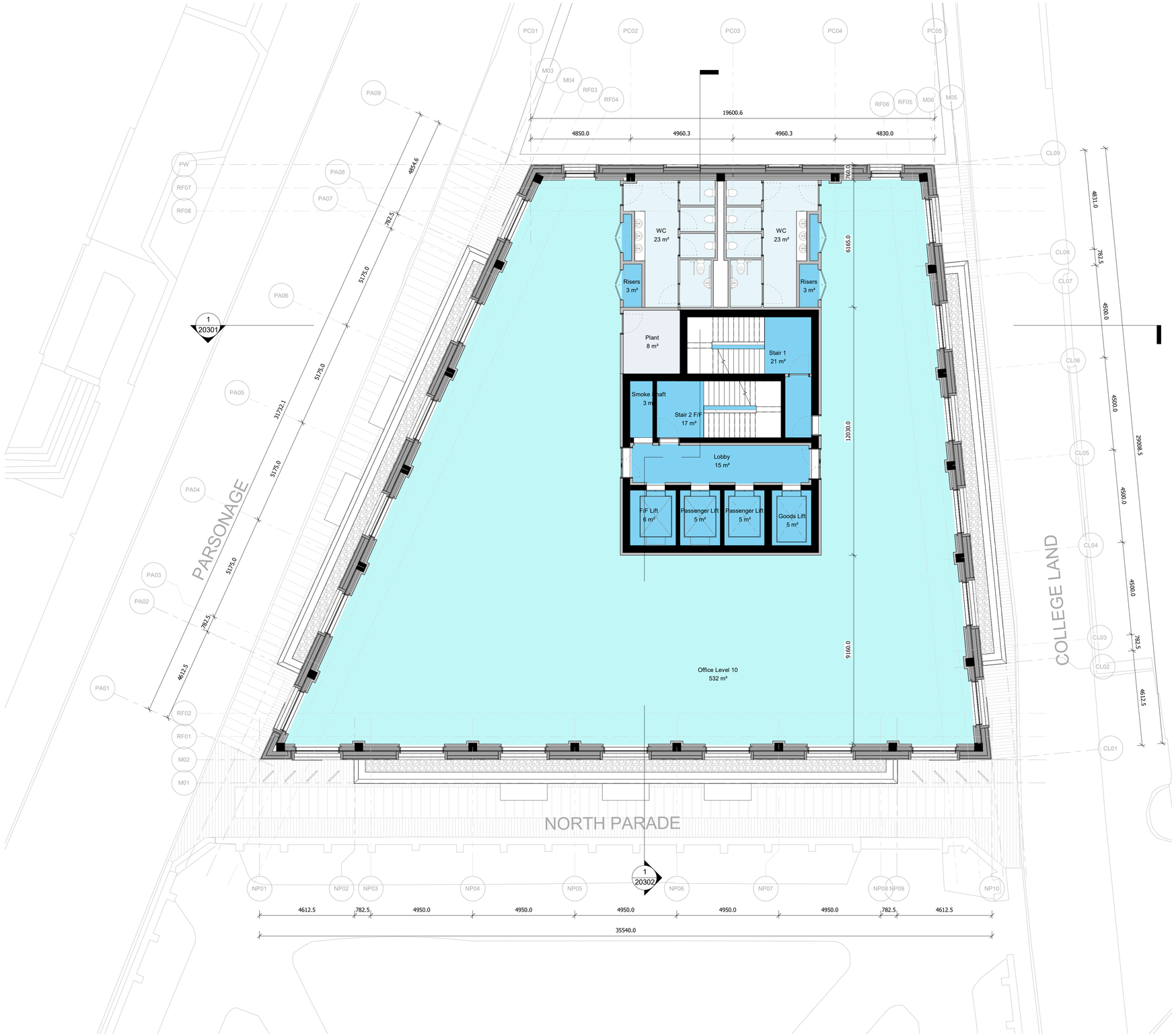
1 GA Proposed Level 09 FFL

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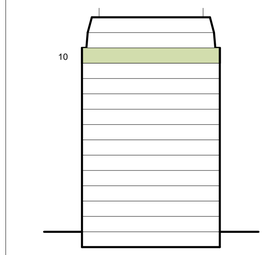
Key

- BOH
- Circulation
- Core
- Facilities
- Plant
- Office
- Retail
- Planning Application Boundary
- Existing Building Boundary
- 2000 mm Clear Head Height

Key

- Structure
- Facade
- Internal

Key Plan



Description	Date	Chk	Rev
Issued for Information	16/04/25	MGr	P05
Issued for Information	26/02/25	MGr	P04
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Issue for Information	30/09/24	MGr	P02
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Title

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Proposed GA Floor Plan
Level 10

Suitability	Status	
	Work in Progress	
Date	Scale @ ISO A1	Job Number
31/07/23	1:100	19020
Drawing Number		Revision
19020-SQP-ZZ-10-DR-A-20112		P05

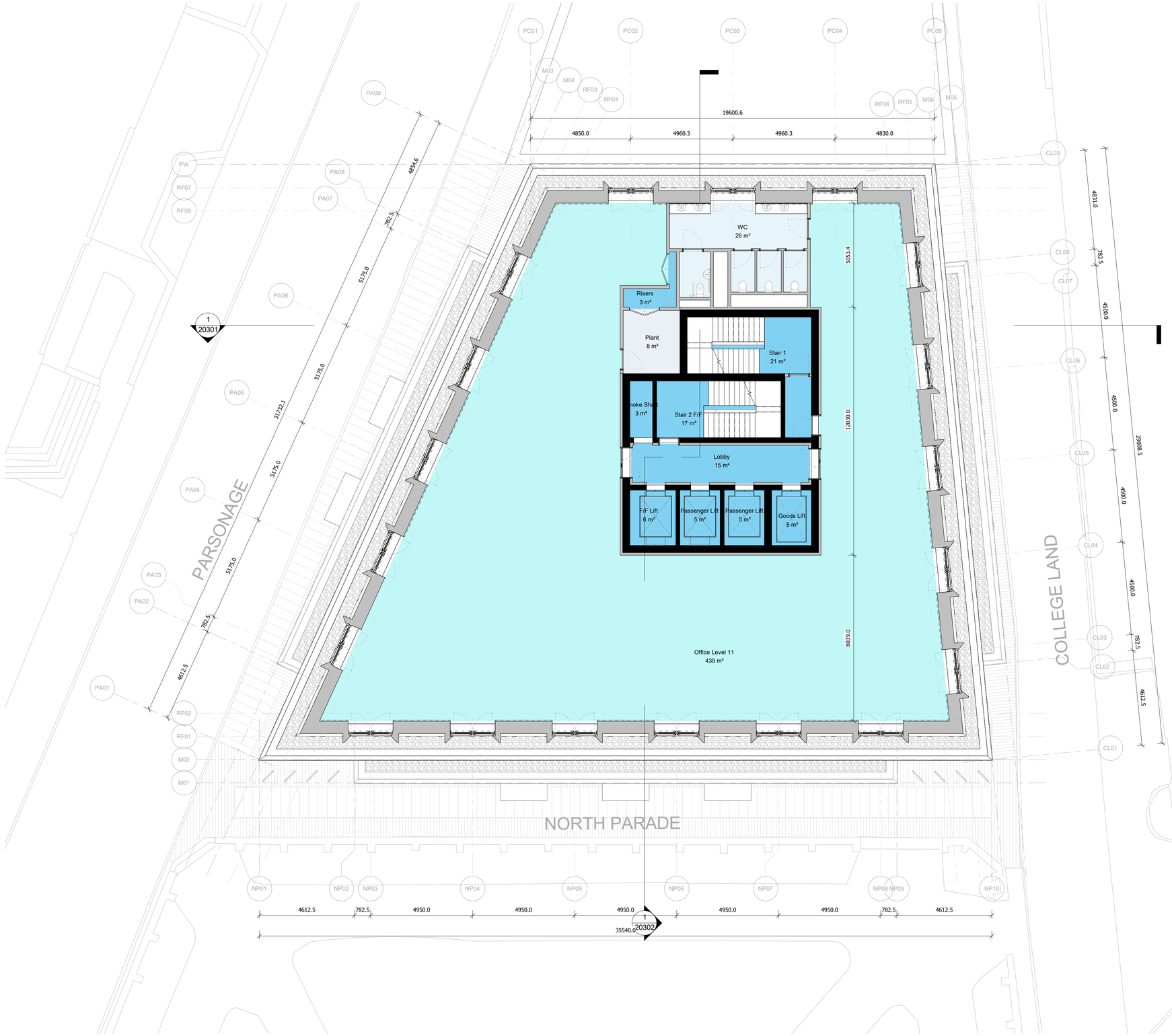
1 GA Proposed Level 10 FFL

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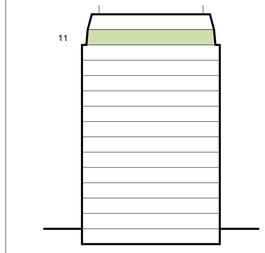
Key

- BOH
- Circulation
- Core
- Facilities
- Plant
- Office
- Retail
- Planning Application Boundary
- Existing Building Boundary
- 2000 mm Clear Head Height

Key

- Structure
- Facade
- Internal

Key Plan



Description	Date	Chk	Rev
Issued for Information	16/04/25	MGr	P05
Issued for Information	26/02/25	MGr	P04
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Issue for Information	30/09/24	MGr	P02
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Title

Parsonage Gardens Floor Plans
Proposed GA Floor Plan
Level 11

Suitability	Status	
	Work in Progress	
Date	Scale @ ISO A1	Job Number
31/07/23	1:100	19020
Drawing Number		Revision
19020-SQP-ZZ-11-DR-A-20113		P05

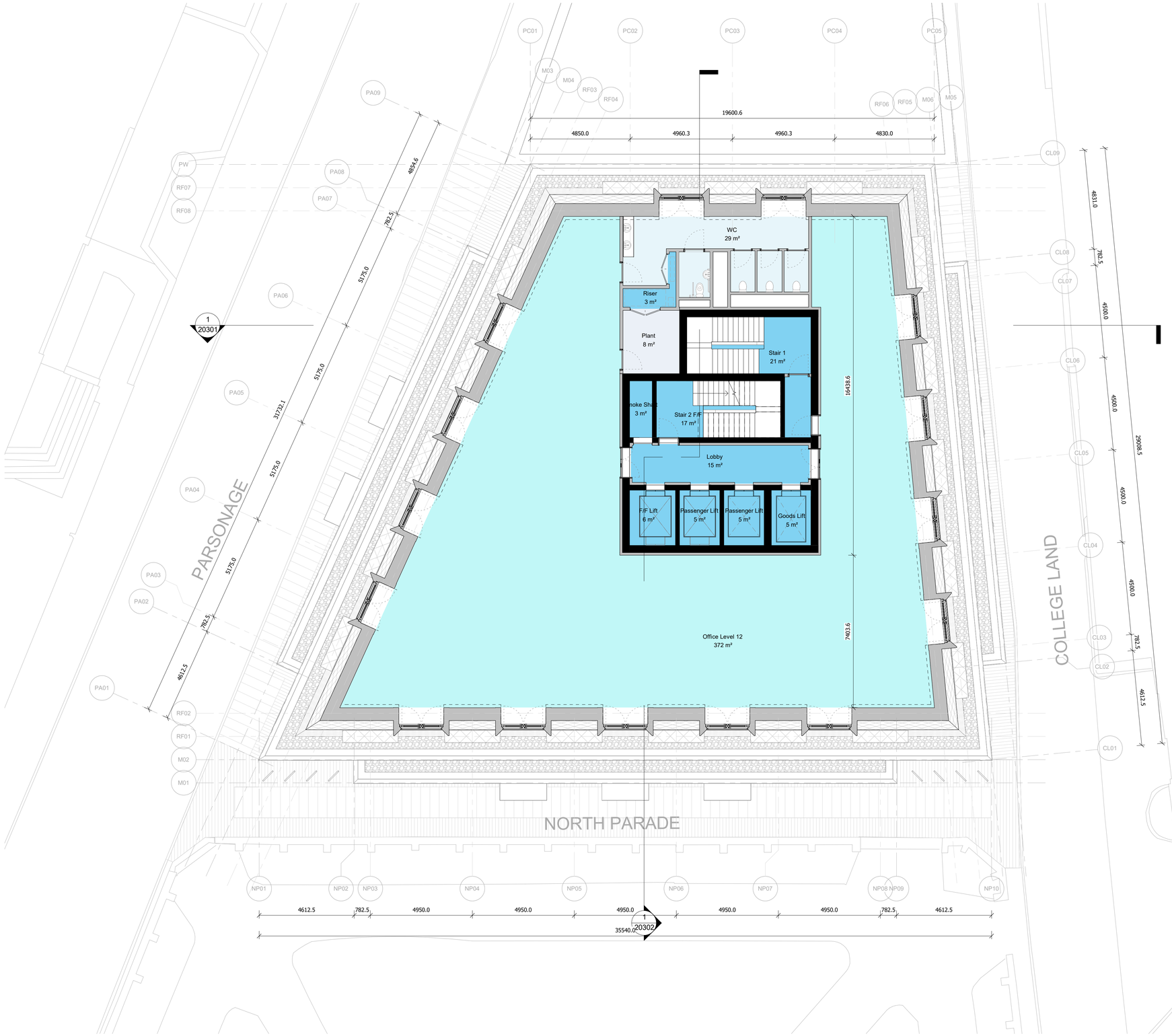
1 GA Proposed Level 11 FFL

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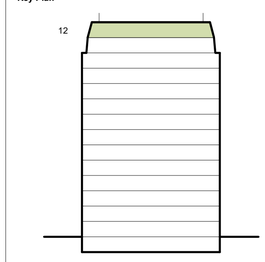
Key

- BOH
- Circulation
- Core
- Facilities
- Plant
- Office
- Retail
- Planning Application Boundary
- Existing Building Boundary
- 2000 mm Clear Head Height

Key

- Structure
- Facade
- Internal

Key Plan



Description	Date	Chk	Rev
Issued for Information	16/04/25	MGr	P05
Issued for Information	26/02/25	MGr	P04
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Issue for Information	30/09/24	MGr	P02
First Issue	17/09/24	MGr	P01

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Title

Parsonage Gardens Floor Plans
Proposed GA Floor Plan
Level 12

Suitability	Status	
	Work in Progress	
Date	Scale @ ISO A1	Job Number
31/07/23	1:100	19020
Drawing Number		Revision
19020-SQP-ZZ-12-DR-A-20114		P05

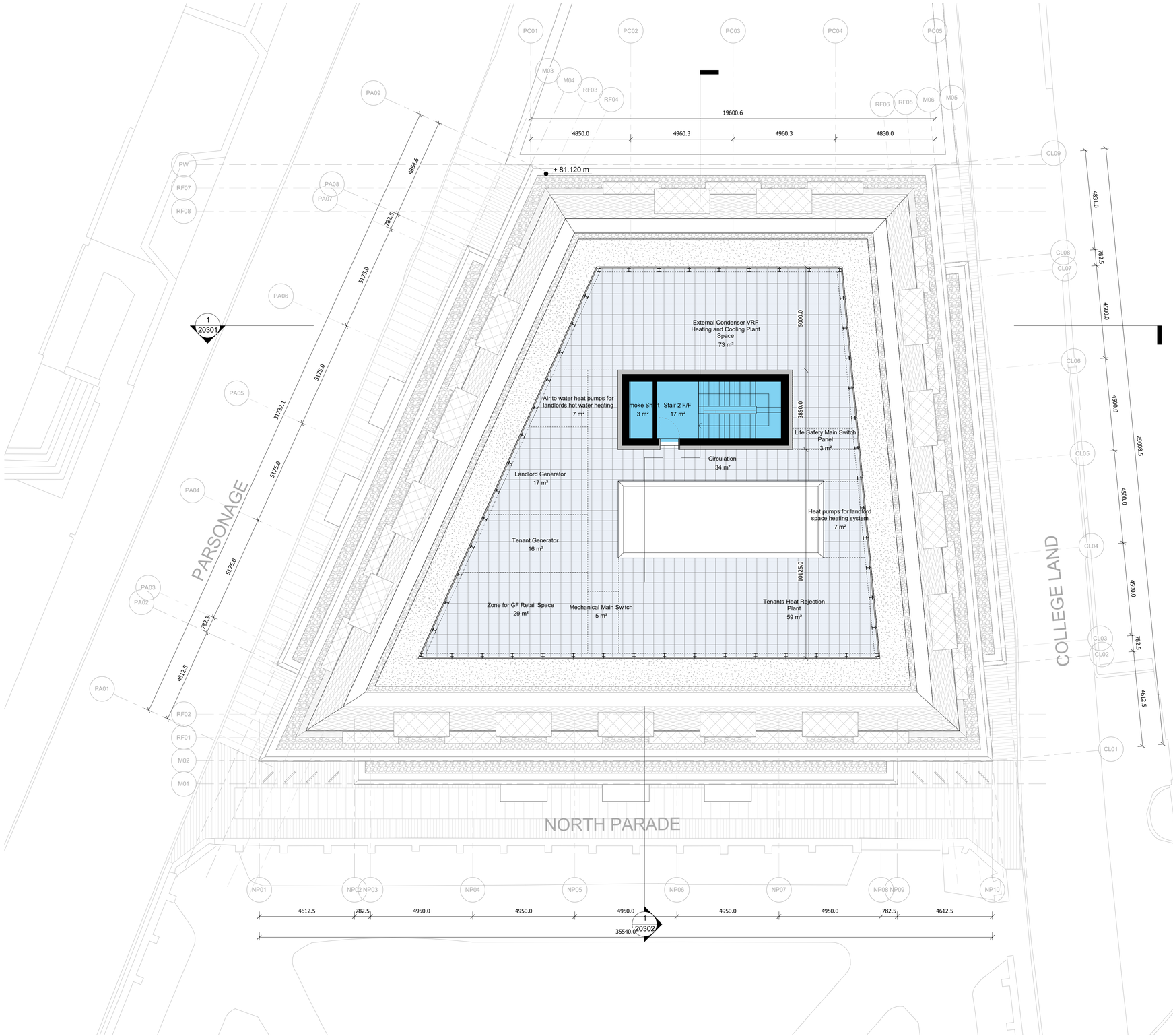
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2 GA Proposed Level Roof FFL

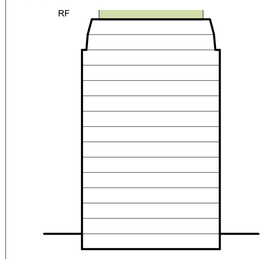
Key

- BOH
- Circulation
- Core
- Facilities
- Plant
- Office
- Retail
- Planning Application Boundary
- Existing Building Boundary
- 2000 mm Clear Head Height

Key

- Structure
- Facade
- Internal

Key Plan



Description	Date	Chk	Rev
Issued for Information	16/04/25	MGr	P05
Issued for Information	26/02/25	MGr	P04
Design Freeze	21/02/24	MGr	P03
Issue for Information	30/09/24	MGr	P02
First Issue	17/09/24	MGr	P01

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M3 2NH

Title

Parsonage Gardens Floor Plans
Proposed GA Floor Plan
Roof Level

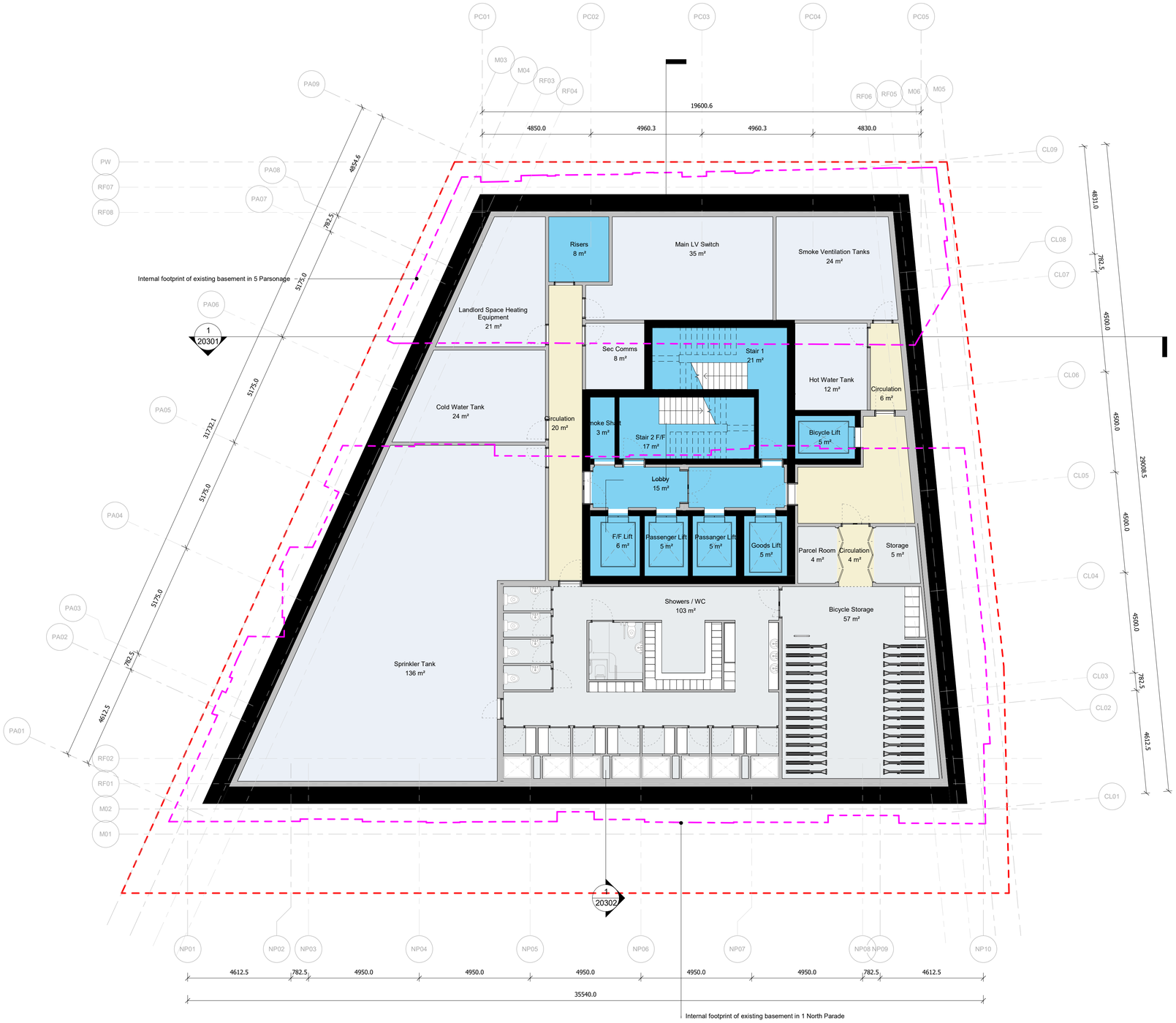
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	Work in Progress	
Date	Scale @ ISO A1	Job Number
31/07/23	1:100	19020
Drawing Number		Revision
19020-SQP-ZZ-13-DR-A-20115		P05

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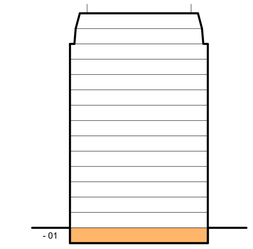
Key

- BOH
- Circulation
- Core
- Facilities
- Plant
- Office
- Retail
- Planning Application Boundary
- Existing Building Boundary
- 2000 mm Clear Head Height

Key

- Structure
- Facade
- Internal

Key Plan



Description	Date	Chk	Rev
Issued for Information	16/04/25	MGr	P05
Issued for Information	26/02/25	MGr	P04
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Issue for Information	30/09/24	MGr	P02
First Issue	17/09/24	MGr	P01

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Title

Parsonage Gardens Floor Plans
Proposed GA Floor Plan
Level B1

Suitability	Status	
	Work in Progress	
Date	Scale @ ISO A1	Job Number
31/07/23	1:100	19020
Drawing Number		Revision
19020-SQP-ZZ-B1-DR-A-20100		P05

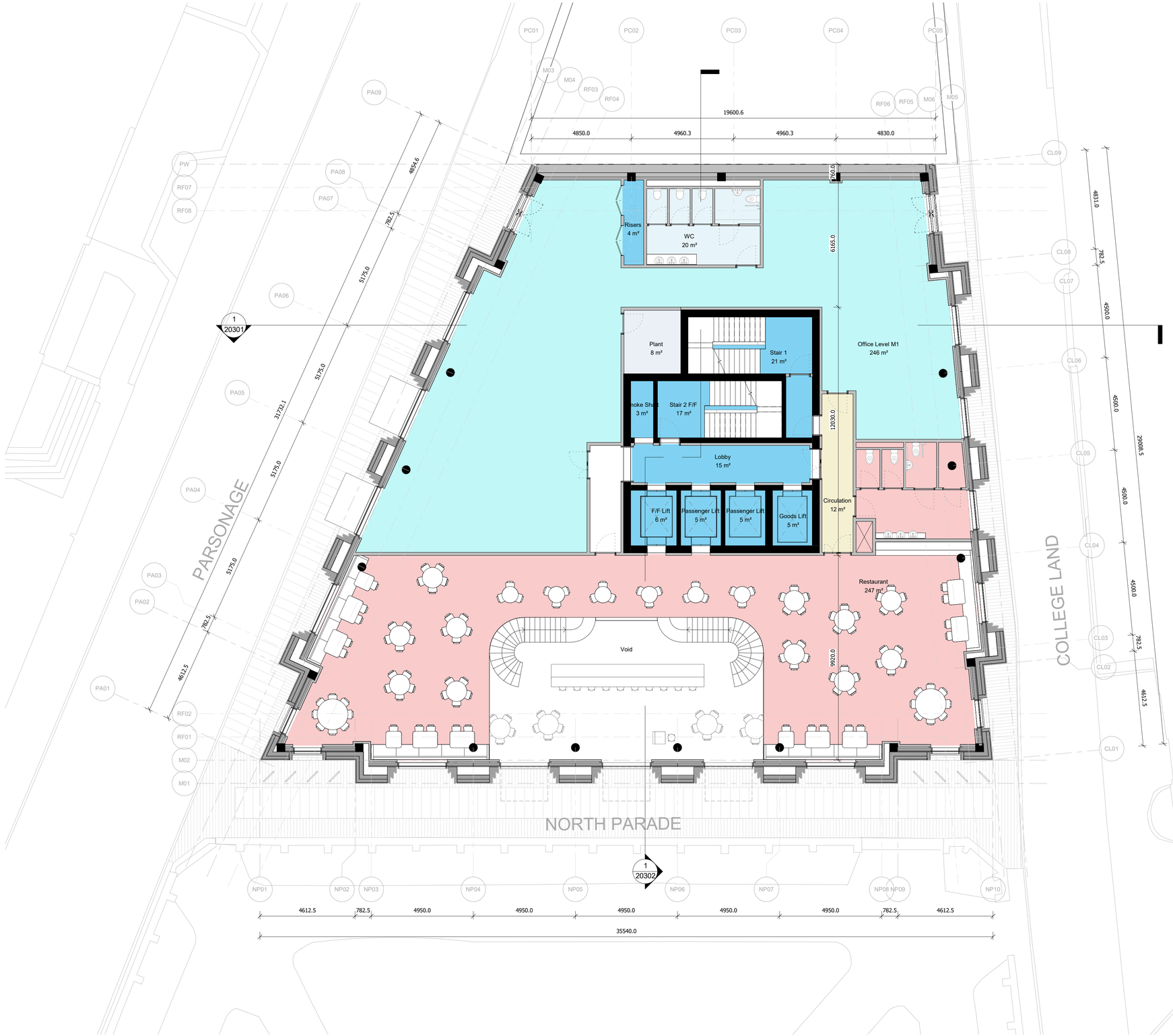
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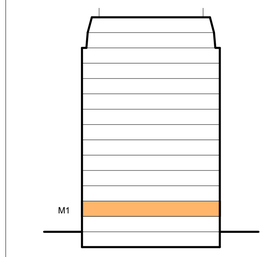
Key

- BOH
- Circulation
- Core
- Facilities
- Plant
- Office
- Retail
- Planning Application Boundary
- Existing Building Boundary
- 2000 mm Clear Head Height

Key

- Structure
- Facade
- Internal

Key Plan



Description	Date	Chk	Rev
Issued for Information	16/04/25	MGr	P05
Issued for Information	26/02/25	MGr	P04
Design Freeze	21/02/24	MGr	P03
Issue for Information	30/09/24	MGr	P02
First Issue	17/09/24	MGr	P01

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Manchester
M3 2NH

Title

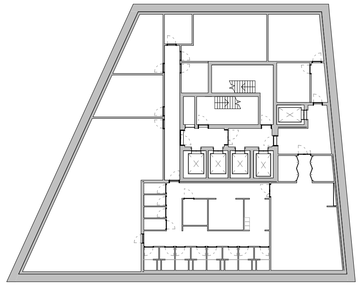
Parsonage Gardens Floor Plans
Proposed GA Floor Plan
Level M1

Suitability	Status	
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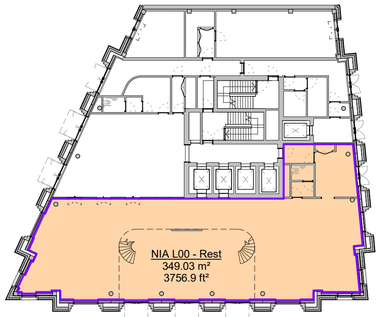
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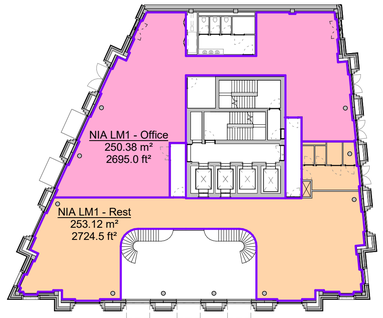
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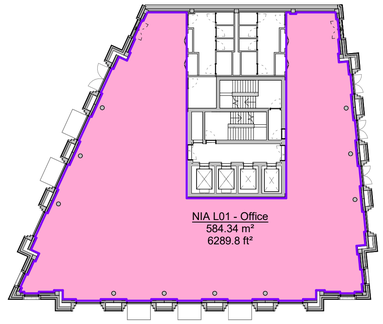
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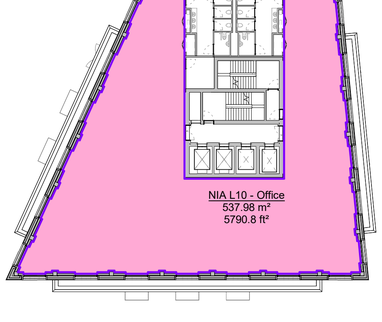
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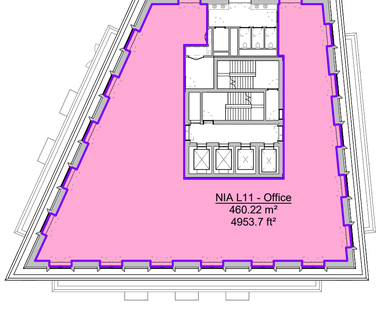
3 Level M1 - FFL
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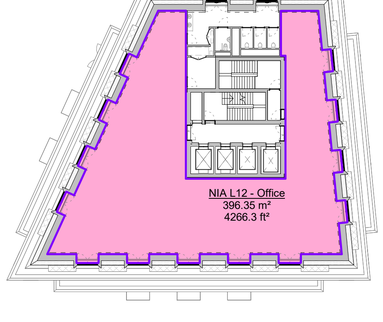
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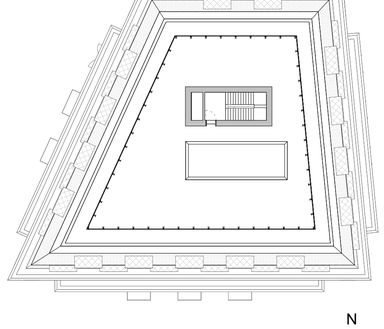
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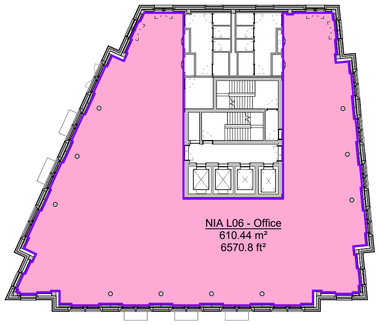
6 Level 03 - FFL
1 : 300



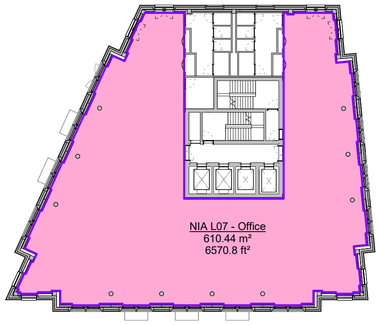
7 Level 04 - FFL
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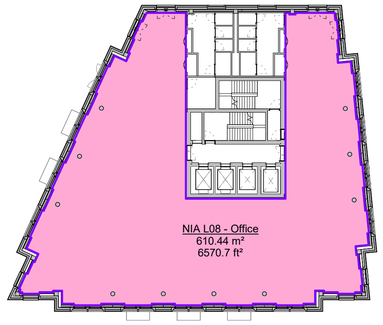
8 Level 05 - FFL
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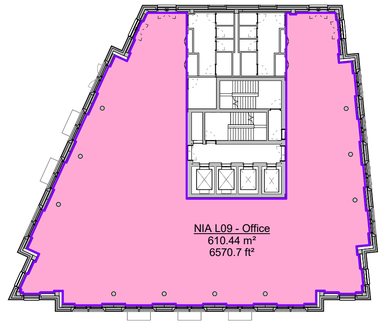
9 Level 06 - FFL
1 : 300



10 Level 07 - FFL
1 : 300



11 Level 08 - FFL
1 : 300



12 Level 09 - FFL
1 : 300

13 Level 10 - FFL
1 : 300

14 Level 11 - FFL
1 : 300

15 Level 12 - FFL
1 : 300

16 Roof - FFL
1 : 300

Area Schedule (NIA)

Name	Use	Area SQM	Area SQFT
NIA LM1 - Office	Office	250 m²	2695 ft²
NIA L01 - Office	Office	584 m²	6290 ft²
NIA L02 - Office	Office	611 m²	6572 ft²
NIA L03 - Office	Office	610 m²	6571 ft²
NIA L04 - Office	Office	610 m²	6571 ft²
NIA L05 - Office	Office	610 m²	6571 ft²
NIA L06 - Office	Office	610 m²	6571 ft²
NIA L07 - Office	Office	610 m²	6571 ft²
NIA L08 - Office	Office	610 m²	6571 ft²
NIA L09 - Office	Office	610 m²	6571 ft²
NIA L10 - Office	Office	538 m²	5791 ft²
NIA L11 - Office	Office	460 m²	4954 ft²
NIA L12 - Office	Office	396 m²	4266 ft²
Office		7109 m²	76564 ft²
NIA L00 - Rest	Restaurant	349 m²	3757 ft²
NIA LM1 - Rest	Restaurant	253 m²	2725 ft²
Restaurant		602 m²	6482 ft²
NIA Total:		7711 m²	83046 ft²

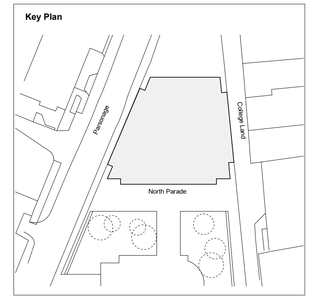
Note:

Areas are indicative and will need to be confirmed followng submission of consultants' stage 2 information.

Do not scale from this drawing. All dimensions to be checked on site. All omissions and discrepancies to be reported to the Architect immediately

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Key Plan



KEY:

- Retail
- Office
- Plant
- Retail/Office

N

0 1 2 3 4 5 m

Description	Date	Chk	Rev
Issued for Information	16/04/25	MGr	P03
Issue for Information	10/10/24	MGR	P02
Issue for Information	25/09/24	MGr	P01

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Project

Parsonage Gardens
Manchester
M3 2NH

Title

Area Proofs
NIA

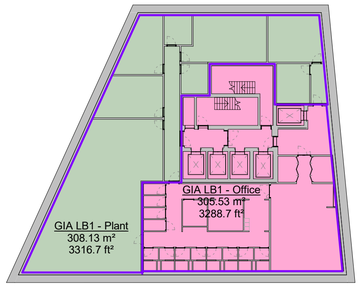
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Status

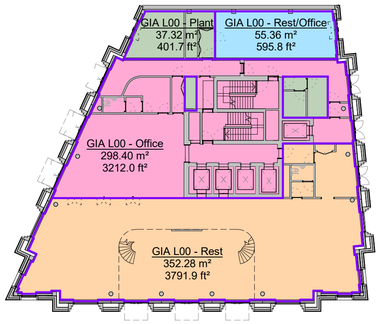
Date	Scale @ ISO A1	Job Number
18/09/24	As indicated	19020

Drawing Number: 19020-SQP-ZZ-ZZ-DR-A-05101

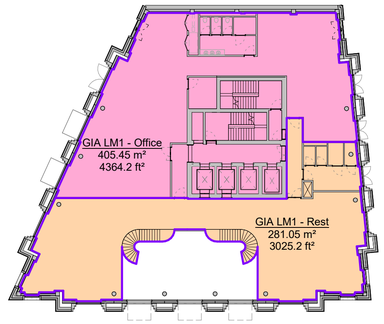
Revision: P03



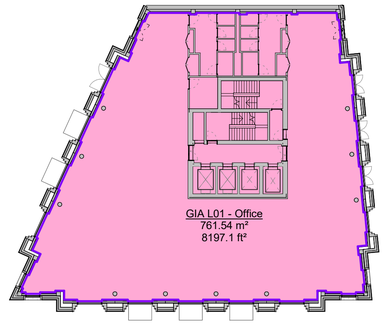
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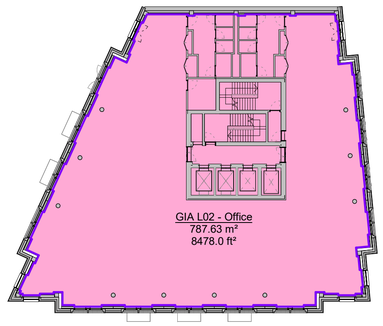
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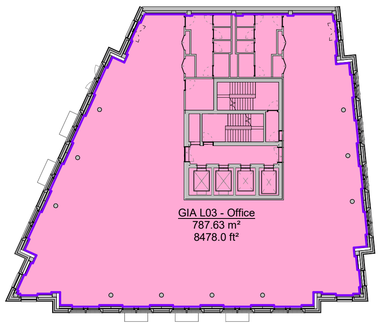
3 Level M1 - FFL
1 : 300



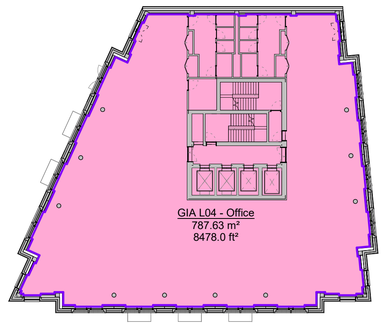
4 Level 01 - FFL
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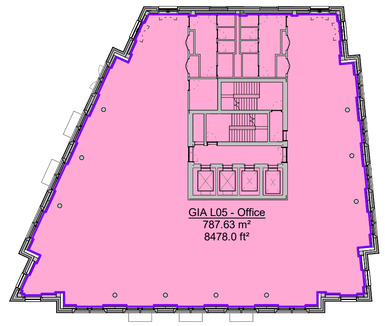
5 Level 02 - FFL
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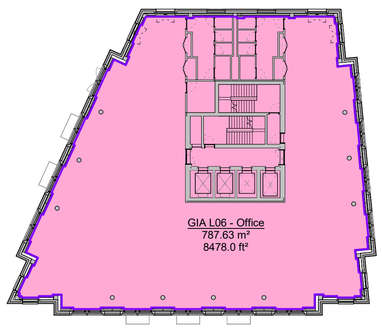
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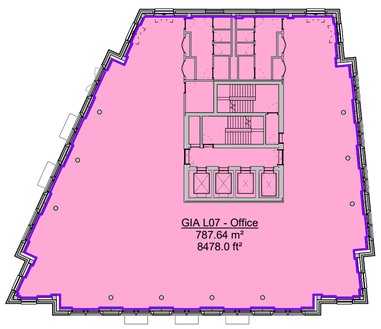
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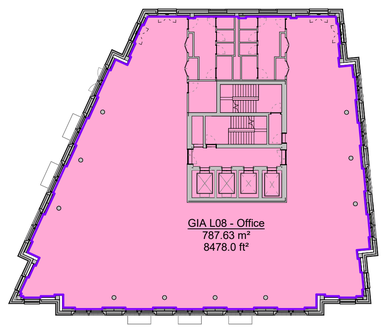
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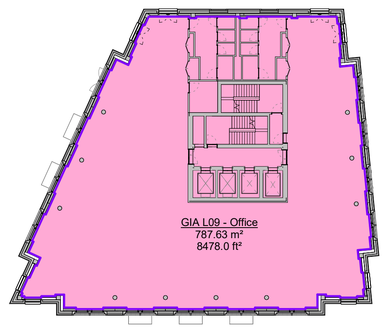
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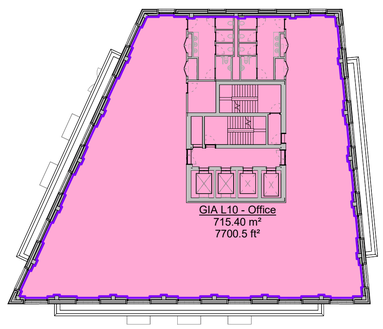
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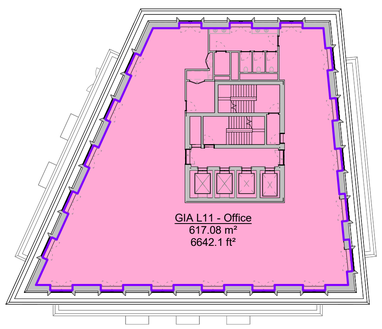
11 Level 08 - FFL
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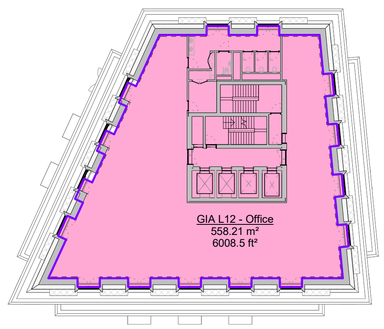
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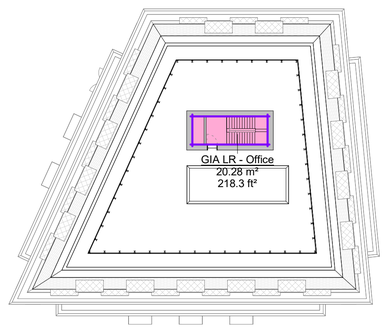
13 Level 10 - FFL
1 : 300



14 Level 11 - FFL
1 : 300



15 Level 12 - FFL
1 : 300



16 Roof - FFL
1 : 300

N

0 1 2 3 4 5 m

Area Schedule (GIA)

Name	Use	Area SQM	Area SQFT
GIA LB1 - Office	Office	306 m²	3288 ft²
GIA L00 - Office	Office	298 m²	3212 ft²
GIA LM1 - Office	Office	405 m²	4365 ft²
GIA L01 - Office	Office	762 m²	8198 ft²
GIA L02 - Office	Office	788 m²	8478 ft²
GIA L03 - Office	Office	788 m²	8478 ft²
GIA L04 - Office	Office	788 m²	8478 ft²
GIA L05 - Office	Office	788 m²	8478 ft²
GIA L06 - Office	Office	788 m²	8478 ft²
GIA L07 - Office	Office	788 m²	8478 ft²
GIA L08 - Office	Office	788 m²	8478 ft²
GIA L09 - Office	Office	788 m²	8478 ft²
GIA L10 - Office	Office	715 m²	7700 ft²
GIA L11 - Office	Office	617 m²	6642 ft²
GIA L12 - Office	Office	558 m²	6008 ft²
GIA LR - Office	Office	20 m²	218 ft²
Office		9985 m²	107454 ft²
GIA LB1 - Plant	Plant	308 m²	3316 ft²
GIA L00 - Plant	Plant	59 m²	633 ft²
Plant		367 m²	3949 ft²
GIA L00 - Rest/Office	Rest/Office	55 m²	596 ft²
Rest/Office		55 m²	596 ft²
GIA L00 - Rest	Restaurant	352 m²	3792 ft²
GIA LM1 - Rest	Restaurant	281 m²	3025 ft²
Restaurant		633 m²	6817 ft²
GIA Total:		11040 m²	118816 ft²

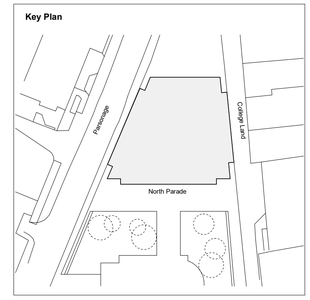
Note:

Spiral staircase and north elevation terraces are indicative, GIA to cover entire floor plate.

Do not scale from this drawing. All dimensions to be checked on site. All omissions and discrepancies to be reported to the Architect immediately

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Key Plan



KEY:

- Retail
- Office
- Plant
- Retail/Office

Description	Date	Chk	Rev
Issued for Information	16/04/25	MGr	P03
Issue for Information	10/10/24	MGR	P02
Issue for Information	25/09/24	MGr	P01

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Project

Parsonage Gardens
Manchester
M3 2NH

Title

Area Proofs
GIA

Suitability: Work in Progress

Status

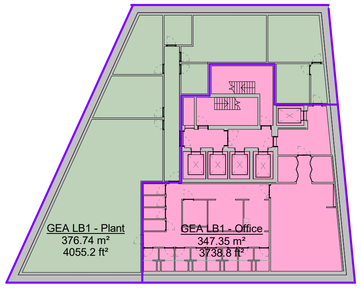
Date: 18/09/24

Scale @ ISO A1: As indicated

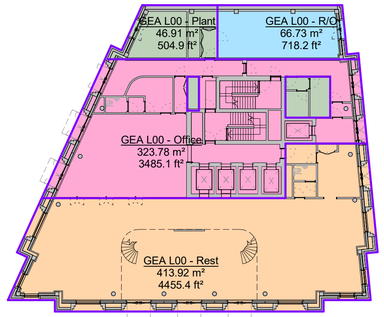
Job Number

Drawing Number: 19020-SQP-ZZ-ZZ-DR-A-05102

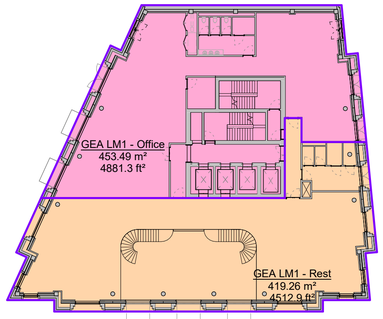
Revision: P03



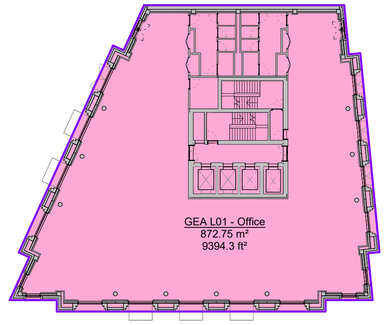
1 Level B1 - FFL
1 : 300



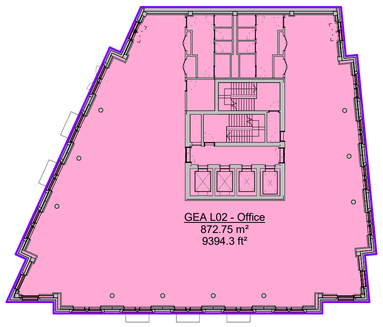
2 Level 00 - FFL
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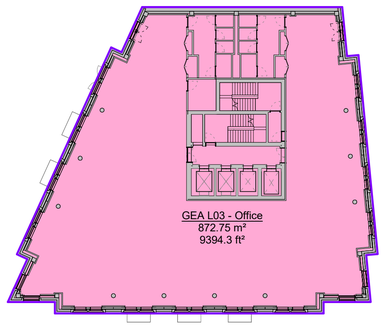
3 Level M1 - FFL
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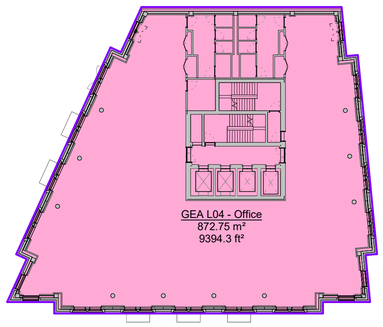
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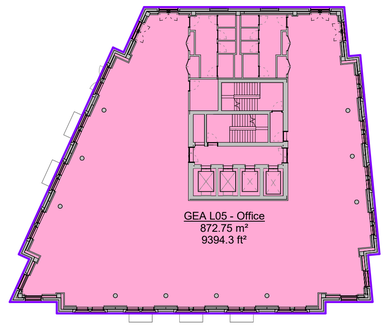
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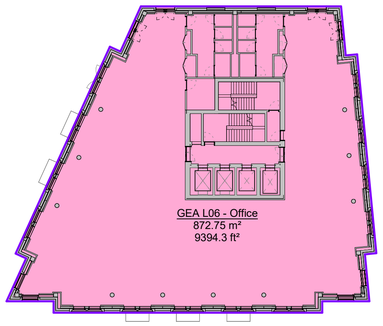
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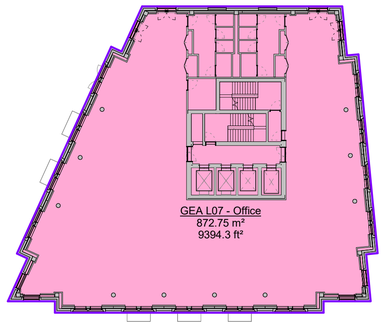
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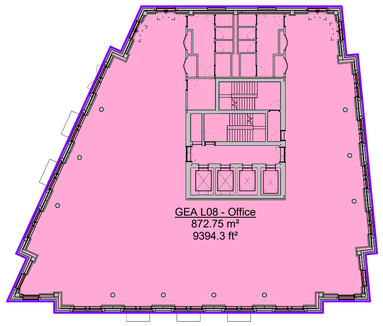
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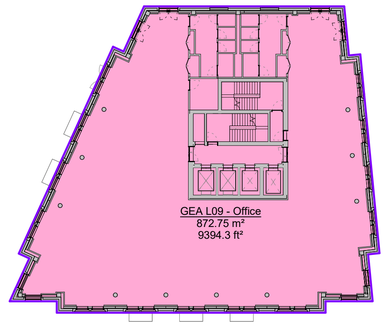
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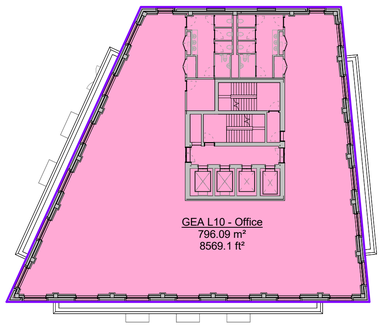
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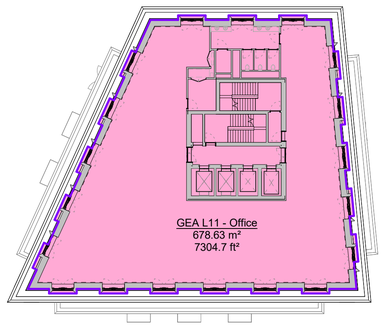
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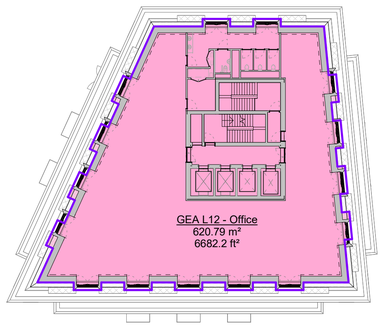
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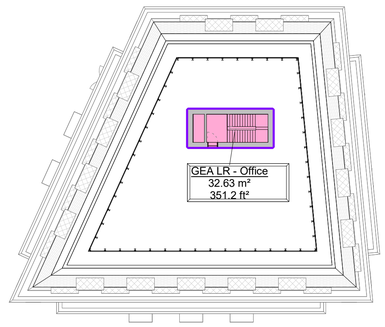
13 Level 10 - FFL
1 : 300



14 Level 11 - FFL
1 : 300



15 Level 12 - FFL
1 : 300



16 Roof - FFL
1 : 300

N

KEY:
- Retail
- Office
- Plant
- Retail/Office

0 1 2 3 4 5 m

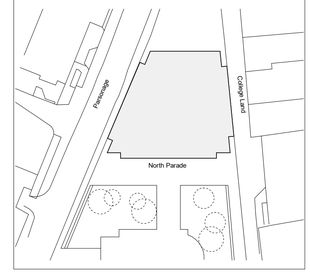
Area Schedule (GEA)

Name	Use	Area SQM	Area SQFT
GEA LB1 - Office	Office	347 m²	3739 ft²
GEA L00 - Office	Office	324 m²	3485 ft²
GEA LM1 - Office	Office	453 m²	4881 ft²
GEA L01 - Office	Office	873 m²	9394 ft²
GEA L02 - Office	Office	873 m²	9394 ft²
GEA L03 - Office	Office	873 m²	9394 ft²
GEA L04 - Office	Office	873 m²	9394 ft²
GEA L05 - Office	Office	873 m²	9394 ft²
GEA L06 - Office	Office	873 m²	9394 ft²
GEA L07 - Office	Office	873 m²	9394 ft²
GEA L08 - Office	Office	873 m²	9394 ft²
GEA L09 - Office	Office	873 m²	9394 ft²
GEA L10 - Office	Office	796 m²	8569 ft²
GEA L11 - Office	Office	679 m²	7305 ft²
GEA L12 - Office	Office	621 m²	6682 ft²
GEA LR - Office	Office	33 m²	351 ft²
Office		11110 m²	119556 ft²
GEA LB1 - Plant	Plant	377 m²	4055 ft²
GEA L00 - Plant	Plant	69 m²	735 ft²
Plant		446 m²	4790 ft²
GEA L00 - R/O	Rest/Office	67 m²	718 ft²
Rest/Office		67 m²	718 ft²
GEA L00 - Rest	Restaurant	414 m²	4456 ft²
GEA LM1 - Rest	Restaurant	419 m²	4513 ft²
Restaurant		833 m²	8968 ft²
GEA Total		12456 m²	134032 ft²

Do not scale from this drawing. All dimensions to be checked on site. All omissions and discrepancies to be reported to the Architect immediately

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Key Plan



Description	Date	Chk	Rev
Issued for Information	16/04/25	MGr	P03
Issue for Information	10/10/24	MGR	P02
Issue for Information	25/09/24	MGr	P01

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Project

Parsonage Gardens
Manchester
M3 2NH

Title

Area Proofs
GEA

Suitability: Work in Progress

Status

Date	Scale @ ISO A1	Job Number
18/09/24	As indicated	19020

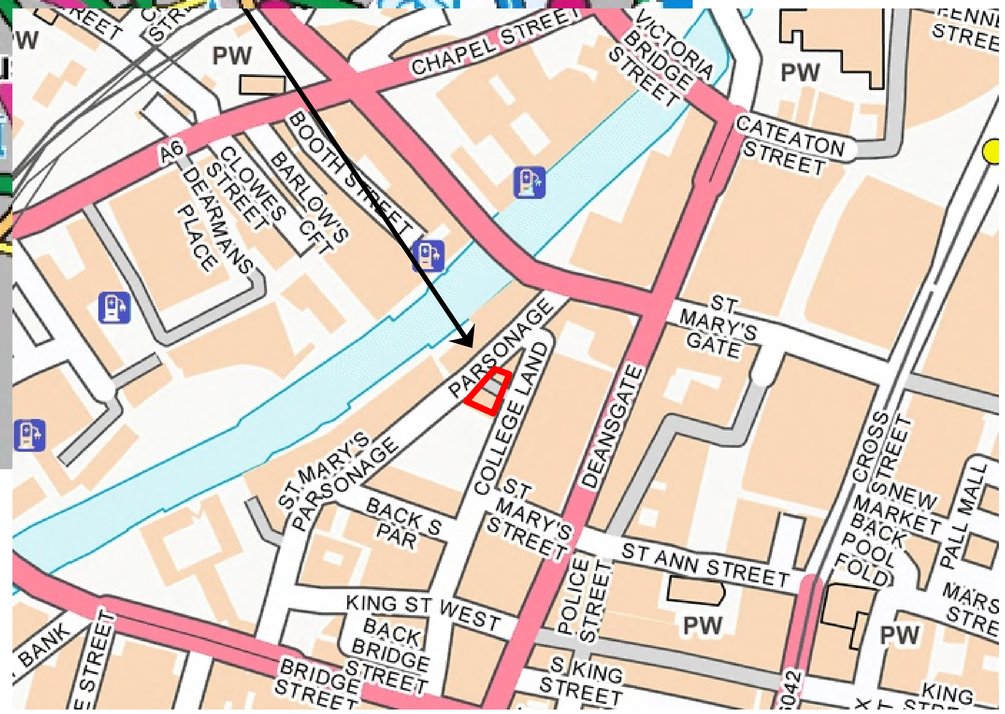
Drawing Number: 19020-SQP-ZZ-ZZ-DR-A-05103

Revision: P03

NOTES:

1. ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING WORKS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT & ENGINEER FOR VERIFICATION. FIGURED DIMENSIONS ONLY ARE TO BE TAKEN FROM THIS DRAWING.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS REPORTS.
3. DRAWING NOT FOR CONSTRUCTION PURPOSES.





SITE LOCATION NEAREST POSTCODE: M3 2HS

SITE ENTRANCE WHAT3WORDS: /// STOW.BUNNY.ESCAPE

Rev:	Description:	Date:	By:	Chkd:
P01	FIRST ISSUE	23.05.25	SA	PW

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2nd Floor Tribeca House
21-27 Dale Street
Manchester
M1 1EY

Project:
ONE NORTH PARADE

Drawing Title:
SITE LOCATION PLAN

Status:
FOR INFORMATION

Size:	Date:	Drawn by:	Designed by:	Checked by:
A1	MAY 25	SA	-	PW

Scale:	Project No:
NTS	2404-02

Project – Originator – Volume – Level – Type – Role – Number: ONP-REN-XX-XX-SK-C-00001

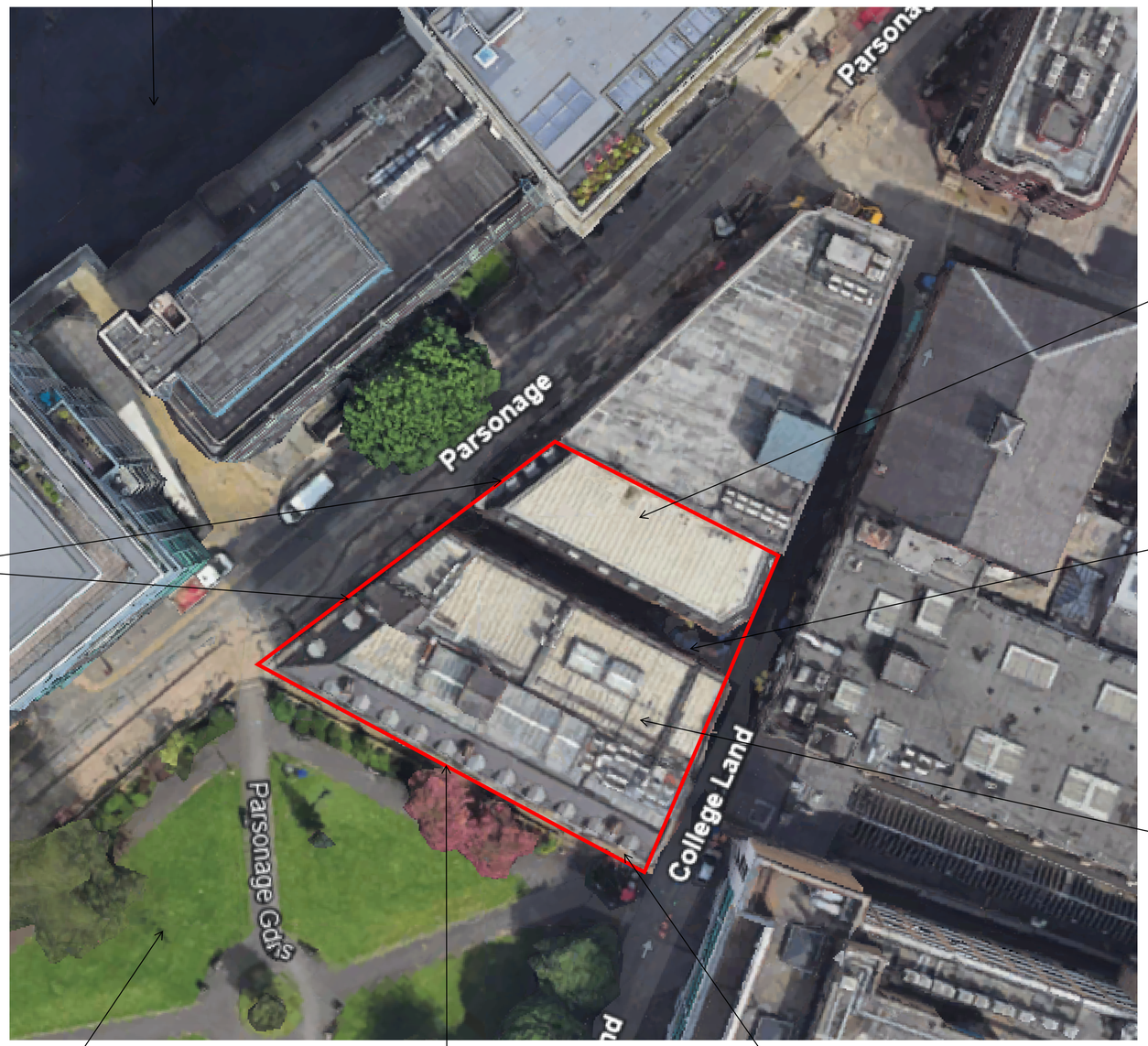
Revision: P01

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RIVER IRWELL



SMALLER BUILDING THREE STORIYS HIGH

BACK COLLEGE LAND ACCESS OFF PARSONAGE BETWEEN BUILDINGS

SITE ACCESS OFF PARSONAGE

LARGER BUILDING FOUR STOREYS HIGH

PARSONAGE GARDENS

SITE ACCESS SOUTH OF BUILDING

BOARDED SITE ACCESS TO BASEMENT LEVEL OF LARGER BUILDING

Rev:	Description:	Date:	By:	Chkd:
P01	FIRST ISSUE	23.05.25	SA	PW

renaissance

Renaissance Associates Ltd
2nd Floor Tribeca House
21-27 Dale Street
Manchester
M1 1EY

Project:

ONE NORTH PARADE

Drawing Title:

SITE FEATURES PLAN

Status:

FOR INFORMATION

Size:	Date:	Drawn by:	Designed by:	Checked by:
A1	MAY 25	SA	-	PW

Scale:	Project No:
NTS	2404-02

Project – Originator – Volume – Level – Type – Role – Number: ONP-REN-XX-XX-SK-C-00002

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PHOTOGRAPHS



Photograph 1: View of larger building from Parsonage Gardens



Photograph 2: Western Corner view from Parsonage



Photograph 3: View of smaller building



Photograph 4: View/entrance of Back College Land



Photograph 5: Southern boundary of site



Photograph 6: Boarded entrance to basement floor



Photograph 7: View/access of Back College Land



Photograph 8: Upper floor access from inside basement level



Photograph 9: Ground level of basement level



Photograph 10: Barrels inside basements



Photograph 11: Derelict room within basement level



Photograph 12: Boiler room and fire exit ahead

APPENDIX A

METHODOLOGY AND GUIDANCE

This Appendix provides information on the approaches, methods and guidance used by Brownfield Solutions Ltd in the preparation of this report.

The term 'geo-environmental' is used to describe aspects relating to ground-related environmental issues (such as potential soils and groundwater contamination). The term 'geotechnical' is used to describe aspects relating to the physical nature of the site (such as foundation requirements). It should be noted that this is an integrated investigation and these two main aspects are related, unless otherwise specified within the report.

Phase I reports are written in general accordance with the description of a Preliminary Investigation as defined in BS10175:2011+A2:2017 and are also produced in general accordance with the recommendations for a Tier 1 Preliminary Risk Assessment as described in LCRM guidance.

The first stage of the investigation and assessment of a site is the Preliminary Investigation/Tier 1 Preliminary Risk Assessment, often referred to as a Phase 1 Desk Study, comprising a desk study and walk-over survey and collation of desk-based searches, which culminates in the Preliminary Risk Assessment and the development of a preliminary/initial **Conceptual Site Model (CSM)**. From this are identified any potential geotechnical and geo-environmental hazards and the qualitative degree of risk associated with them. In the case of the geotechnical hazard identification, this is referred to as the **Ground Model**.

From the geo-environmental perspective, the hazard Identification process uses professional judgement to evaluate all the hazards in terms of possible contaminant linkages (of source-pathway-receptor). Possible contaminant linkages are potentially unacceptable risks in terms of the current contaminated land regime legal framework and require either remediation or further assessment. These are normally addressed via intrusive ground investigation and generic risk assessment as part of Phase II investigations and reports.

The second stage is the Ground Investigation, Generic Risk Assessment and Geotechnical Interpretation. This represents the further assessment mentioned above. The Ground Investigation comprises field work and laboratory testing based on the findings of the Preliminary Risk Assessment, to reduce uncertainty in the geotechnical and geo-environmental hazard identification. This may include an exploratory, a detailed or/and supplementary Investigations as described in BS 10175:2011+A2:2017. Phase II Assessments are produced in general accordance with the recommendations for a Tier 2 Generic Quantitative Risk Assessment as described in LCRM guidance and are also intended to fulfil the requirements of a Ground Investigation Report (GIR) as detailed in BS EN 1997-2:2007.

Contaminated Land – Legislative Background

Land contamination can be addressed in several ways, e.g. during planning, under Part 2A, following an incident, during an investigation into environmental damages, or during the application of an environmental permit, or its surrender.

For the planning process the key test is as a minimum the site cannot be determined as contaminated land, e.g. there is not significant harm, significant possibility of significant harm to human health or that there is not significant harm to, or the significant possibility that the pollution of controlled waters will occur.

Environmental liabilities and risks have been evaluated in terms of a source -pathway - target relationship in accordance with the approach set out in:

- • The 1995 Environment Act.
- • The Contaminated Land Statutory Guidance, DEFRA – April 2012.
- • The Contaminated Land (England) Regulations 2006.
- • The Contaminated Land (England) Amendment Regulations 2012.

- • Water Resources Act.
- • Water Framework Directive.
- • Environmental Damage Regulations.
- • Environment Agency (EA) - Land Contamination Risk Management (LCRM) 2019.

Contaminated land is defined within the legislative framework as land which is in such condition by reason of substances in, on or under the land that:

- Significant harm is being caused or there is a significant possibility of such harm being caused.
- Significant pollution of controlled waters is being or is likely to be caused.

The potential for harm is based on the presence of three factors:

Source - substances that are potential contaminants or pollutants that may cause harm.

Pathway - a potential route by which contaminants can move from the source to the receptor, and the impact of that migration on the source e.g. ;attenuation.

Receptor - a receptor that may be harmed, for example the water environment, humans and water, considering the sensitivity of the receptor

Where a source, pathway and target are all present a pollutant linkage exists and there is potential for harm to be caused

Where any one of the “pollution linkages” between the above is absent there is deemed to be no risk.

The presence of a source does not automatically imply that a contamination problem exists, since contamination must be defined in terms of pollutant linkages and unacceptable risk of harm. The nature and importance of both pathways and receptors are site specific and will vary according to the intended end use of the site, its characteristics and its surroundings.

The key principle which supports the S-P-R approach is ‘suitable for use’ criteria. This requires remedial action only where contamination is considered to pose unacceptable actual or potential risks to health or the environment and, taking into account the proposed use of the site.

Relevant Guidance Documents

This report has been prepared in accordance with the list of guidance below, however the list is not exhaustive:

- DETR: Circular 02/2000: Environmental Protection Act 1990: Part IIA: Contaminated land. 2012.
- Environment Agency technical advice to third parties on Pollution of Controlled Waters for Part IIA of the EPA1990, May 2002.
- BS 10175:2011+A2:2017.
- Environment Agency (EA) - Land Contamination Risk Management (LCRM). 2019.
- Groundwater Protection - https://www.gov.uk/government/collections/groundwater-protection.
- UK Technical Advisory Group (UKTAG) - - Water Framework Directive
- Incidents and their classification: the Common Incident Classification Scheme (CICS) – Used by the Environment Agency to classify pollution incidents.

Relevant Legislative Documents

The following is a non-exhaustive list of legislative framework documents that has been considered in the production of this report:

- • The Environmental Protection Act 1990: Part 2A Contaminated Land Statutory Guidance (2012).
- • The Environment Protection Act (1990).
- • The Water Resources Act (1991).
- • The Environment Act (1995).
- • The Contaminated Land (England) Act (2000).
- • The Pollution Prevention and Control (England and Wales) Regulations (2000).
- • The Landfill Regulations (England and Wales) Regulations (2002).
- • The Landfill (England and Wales) (Amendment) Regulations (2004).
- • Contaminated Land (England) Regulations (2012).
- • The Environmental Damage (Prevention and Remediation) Regulations (2009).
- • Environmental Permitting Regulations (England and Wales) Regulations (2010).
- • The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017
- • Health and Safety at Work Act.
- • National Planning Policy Framework (NPPF)

Contaminated Land Risk Assessment Approach

Contaminated Land Risk Assessment is a technique that identifies and considers the associated risk, determines whether the risks are significant and whether action needs to be taken. The four main stages of risk assessment are:

Hazard Identification ➔ Hazard Assessment ➔ Risk Estimation ➔ Risk Evaluation

LCRM outlines the framework to be followed for risk assessment in the UK. The framework is designed to be consistent with UK legislation and policies including planning. The starting point of the risk assessment is to identify the context of the problem and the objectives of the process. Under LCRM, three tiers of risk assessment exist Stage/Tier Preliminary Risk Assessment, Stage 2 Generic Quantitative Assessment and Stage 3 Detailed Quantitative Assessment.

Further information can be found at the below site:

https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm

Formulating and developing a conceptual model for the site is an important requirement of risk assessment, this supports the identification and assessment of pollutant linkages. Development of the conceptual model forms the main part of preliminary risk assessment, and the model is subsequently refined or revised as more information and understanding is obtained through the risk assessment process.

Risk is a combination of the likelihood of an event occurring and the magnitude of its consequences. Therefore, both the likelihood and the consequences of an event must be taken into account when assessing risk.

The risk assessment process needs to take into account the degree of confidence required in decisions. Identification of uncertainties is an essential step in risk assessment.

The likelihood of an event is classified on a four-point system using the following terms and definitions from CIRIA C552, with reference to Incidents and their classification: the Common Incident Classification Scheme(CICS), Environmental Protection Act 1990: Part 2A –

Contaminated Land Statutory Guidance 2012 and other guidance as appropriate which will be detailed within the main body of the report if applied.

The likelihood of a given receptor being impacted is related to a number of factors, e.g. the geology which could inhibit contaminant migration. For example, a site with a significant thickness of clay between it and a receptor may reduce migration of contamination via the subsurface, which will reduce the likelihood of a given receptor being impacted. The geology or drainage for example could offer a preferential pathway e.g. mines shafts/faults increasing the likelihood and potential magnitude of an impact. The depth of contamination will also affect the exposure pathway, for example petroleum hydrocarbons at depth are unlikely to reach a receptor via dermal contact but could via vapour pathways which will influence the likelihood of an impact being felt e.g. if there are no buildings on site.

The terms and definitions used for the assessment of the likelihood are provided below:

High likelihood: There is a pollution linkage and an event appears very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution. Examples - Extensive areas with concentrations above saturation limits for mobile contamination e.g. petroleum hydrocarbons within the water table.

Likely: There is a pollution linkage and all the elements are present and in the right place, which means it is probable that an event will occur. Circumstances are such that the event is not inevitable, but possible in the short term and likely over the long term. Examples – Localised areas of contaminants with concentrations above saturation limits for mobile contamination e.g. localised petroleum hydrocarbons within the water table; shallow contamination above relevant human health generic assessment criteria is present with little or no hardstanding.

Low likelihood: There is a pollution linkage and circumstances are possible under which an event could occur. However, it is by no means certain even over a longer period such event would take place, and is less likely in the short term. Examples - A thickness/distance of low permeability deposits preventing contaminant migration to a receptor is present; a site is mostly covered hard standing preventing exposure to soil contamination.

Unlikely: There is a pollution linkage, but circumstances are such that it is improbable the event would occur even in the long term. Examples – A site is underlain by a substantial thickness of low permeability clays, between the source and potential receptors which will inhibit significantly, but not completely rule out migration to sensitive receptors.

The severity is also classified using a system based on CIRIA C552, with reference to Incidents and their classification: the Common Incident Classification Scheme (CICS), Environmental Protection Act 1990: Part 2A – Contaminated Land Statutory Guidance 2012 and other guidance as appropriate which will be detailed within the main body of the report, if applied. The terms and definitions are:

Severe: Short term (acute) risk to human health likely to result in 'significant harm' as defined by the Environment Protection Act 1990, Part IIA. Short-term risk of pollution of sensitive water resources. Catastrophic damage to buildings or property. A short-term risk to a particular ecosystem or organism forming part of that ecosystem (note definition of ecosystem in 'Draft Circular on Contaminated Land', DETR 2000); Examples – High concentrations of contaminant on surface of recreation area, major spillage of contaminants from site into controlled waters, explosion causing building to collapse.

Medium: Chronic damage to human health ('significant harm' as defined in DETR 2000). Pollution of sensitive water resources. A significant change in a particular ecosystem or organism forming part of that ecosystem (note definition of ecosystem in 'Draft Circular on Contaminated Land', DETR 2000); Examples - Concentrations of contaminants exceed the generic assessment criteria,

leaching of contaminants from a site to a Principal or Secondary Aquifer, death of species within a designated nature reserve.

Mild: Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services ('significant harm' as defined in 'Draft Circular on Contaminated Land', DETR 2000). Damage to sensitive buildings, structures, services or the environment. Examples – Pollution of non-classified groundwater or damage to buildings rendering it unsafe to occupy.

Minor: harm, not necessarily significant harm, which may result in financial loss or expenditure to resolve. Non-permanent health effects to human health (easily prevented by use of personal protective clothing etc). Easily repairable effects of damage to buildings, structures and services. Examples – Presence of contaminants at such concentrations PPE is required during site work, loss of plants in landscaping scheme or discolouration of concrete.

Once the likelihood and severity have been determined, a risk category can be assigned using the table below.

		Consequences			
		Severe	Medium	Mild	Minor
Probability	Highly Likely	Very High	High	Moderate	Moderate/ Low
	Likely	High	Moderate	Moderate/ Low	Low
	Low Likelihood	Moderate	Moderate/ Low	Low	Very Low
	Unlikely	Moderate/ Low	Low	Very Low	Very Low
	No Linkage	Negligible			

Definitions of the risk categories obtained from the above table are as follows together with an assessment of the further work that might be required:

Very high: There is a high probability that severe harm could arise to a designated receptor from an identified hazard or there is evidence that severe harm is currently happening. This risk, if realised, could result in substantial liability. Urgent investigation and remediation are likely to be required.

High: Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation is required and remedial works may be necessary in the short term and are likely over the longer term.

Moderate: It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it would be more likely to be relatively mild. Investigation is normally required to clarify the risk and determine the liability. Some remedial works may be required in the longer term.

Low: It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.

Very Low: There is a low possibility that harm could arise to a receptor. In the event of such harm being realised, it is not likely to be severe.

Some linkages may be identified which constitutes a theoretical connection between a source and a receptor, but professional judgement shows them not to be possible for some reason. These are labelled 'no linkage' in the summary table, which give rise to a **negligible** risk category and no further action is required.

Ground Gas Risk Assessment Guidance

BS8485:2015+A1:2019, BS 8576:2013, CL:AIRE RB17, and NHBC 'Hazardous Ground Gas - An essential guide for housebuilders' 2023, are the current guidance which gives up-to-date advice on all aspects of permanent ground gas risk. BS8576 alongside CIRIA C682 also provides guidance on assessment of hydrocarbon vapour intrusion

The CL:AIRE publication 'Good Practice for Coal Mine Gas Emissions" 2021 provides guidance on the assessment of risks from mine gas sources.

The above all outline good practice in investigation, the collection of relevant data and monitoring programmes in a risk-based approach to ground gas contamination. The aim of the guidance is for a consistent approach to decision making, particularly relating to the scope of protective design measures on a site-specific basis.

Legislative Framework

BS8485:2015+A1:2019, BS 8576:2013 and CIRIA C665 provides technical guidance, however they also recognise the context into which the guidance has to be employed. Government policy is based upon a "suitable for use approach", which is relevant to both the current and proposed future use of land. When considering the current use of land, Part IIA of the Environment Protection Act 1990 provides the regulatory regime. The presence of hazardous ground gases could provide the "source" in a "pollutant linkage" which could lead the regulator to determine that considerable harm or there is a significant possibility of such harm being caused. Under such circumstances, the regulator would determine the land to be "contaminated land" under the provisions of the Act, setting out the process of remediation as described in the DETR Circular 02/2000 Statutory guidance on contaminated land.

Generation Potential of Sources

BS8576:2013 Figure 6 provides a basis for assessing the generation potential from sources identified as part of the Phase I Assessment. These are summarised below:

Generation Potential	Typical Sources
Very Low	• Natural carbonate soil and strata, e.g. chalk and limestone. • Natural soil strata with a low degradable organic content, e.g. alluvium, peat. • In-filled pond less than 15 m diameter, in-filled before 1930s to 1940s. • Made ground with low degradable organic content (e.g. up to 5% organic material such as pieces of wood, pieces of paper, rags, etc. with a high proportion of ash and no food or other easily degradable waste). • Mine workings shallow or shaft (where there is clear evidence that they are flooded). • Inert landfill sites.
Low	• Natural soil strata with a high degradable organic content (DOC).

	• Made ground with total organic carbon (TOC) up to 6% (e.g. dock silt, no food or other easily degradable waste). • Foundry sand (includes phenolic binders, rags and wood that decay, albeit at low • rates). • Landfill 1945 to mid 1960s (see also Moderate below).
Moderate	• Sewage sludge. • Mine workings – unflooded, more than 50 years since last worked (gas is liberated from coal when mine workings are excavated; this continues for up to about 50 years). • Landfill 1945 to mid 1960s (this could also be "low" or, if disturbed, "high").
High	• Landfill mid 1960s to early 1990s. • Mine workings – unflooded – less than 50 years since last worked.
Very High	• Municipal landfill sites. • Landfill early 1990s onward

Frequency and Duration of Monitoring

BS8576 notes to determine where and how to monitor ground gases requires consideration of credible pathways of possible exposure of the receptors, taking into account what is known about the geology and hydrogeology, building construction and services layout, foreseeable events such as flooding, changes in groundwater level, climate change, extreme weather conditions, the closure of mines, and possible changes to the gas regime caused by future development.

The monitoring period for a specific site covers the "worst case" scenario. A "worst case" scenario will typically occur during falling atmospheric pressure and, in particular, weather conditions such as rainfall, frost and dry weather.

The benefits of the additional information and whether it is likely to change the scope of gas protection should be considered, as are the consequences of failing to characterise adequately pollutant linkages. Investigations concerned with soil gas are required to provide monitoring data sufficient to allow prediction of worst case conditions enabling the confident assessment of risk and subsequent design of appropriate gas protection schemes. Monitoring programmes should not be an academic exercise in data collection. CL:AIRE publication TB17 "Ground Gas Monitoring and 'Worst-Case' Conditions" provides further guidance.

Below are matrices that will aid in determining an appropriate number of gas monitoring visits and the length of monitoring period.

Typical/idealised periods of monitoring

		Generation of Potential Source				
		Very Low	Low	Moderate	High	Very High
Sensitivity of development	Low (Commercial)	1 month	2 months	3 months	6 months	12 months
	Moderate (Apartments)	2 months	3 months	6 months	12 months	24 months
	High (Low Rise Residential)	3 months	6 months	6 months	12 months	24 months

Typical/idealised frequency of monitoring/Number of Visits Required

		Generation of Potential Source				
		Very Low	Low	Moderate	High	Very High
Sensitivity of development	Low (Commercial)	4	6	6	12	12
	Moderate (Apartments)	6	6	9	12	24
	High (Low Rise Residential)	6	9	12	24	24

Note:

- Generation potential of sources based on descriptions within BS 8576:2013.
- At least two sets of readings should be at low and falling atmospheric pressure (but not restricted to periods below <1000 mb) known as worst case conditions. Historical data can be used as part of the data set (Table 5.5b).

RB17 Approach

CL:AIRE RB17 (Card et al 2012) is a pragmatic approach to ground gas risk assessment and was developed because gas concentration, pressure and flow rate measured in a well headspace may not be representative of the conditions in the surrounding formation.

In these low-risk situations, the approach is to use the conceptual site model and the estimation of the likely gas generation from a source to identify where or if gas monitoring is required to better define the risks.

Under this approach, for sites with natural soils only with no credible methane source, then no action is required (no monitoring or gas protection measures) as this represents Characteristic Situation 1 (CS1).

Radon

Advice on radon protection in England is provided by the UK Health Security Agency,

https://www.ukradon.org/information/ukmaps and by the BRE (BR 211 (Scivyer 2023)).

Areas of the country can be categorised according to the percentage of existing homes where radon is present above the Action Level:

- 0-1% lower probability.
- 1-3% and 3-10% intermediate probability.
- >10% higher probability.

Basic radon protection measures are required in new buildings and extensions in areas of England and Wales where 3-10% of properties exceed the Action Level and full radon protection measures where >10% exceed the Action Level

Unexploded Ordnance (UXO) Guidance

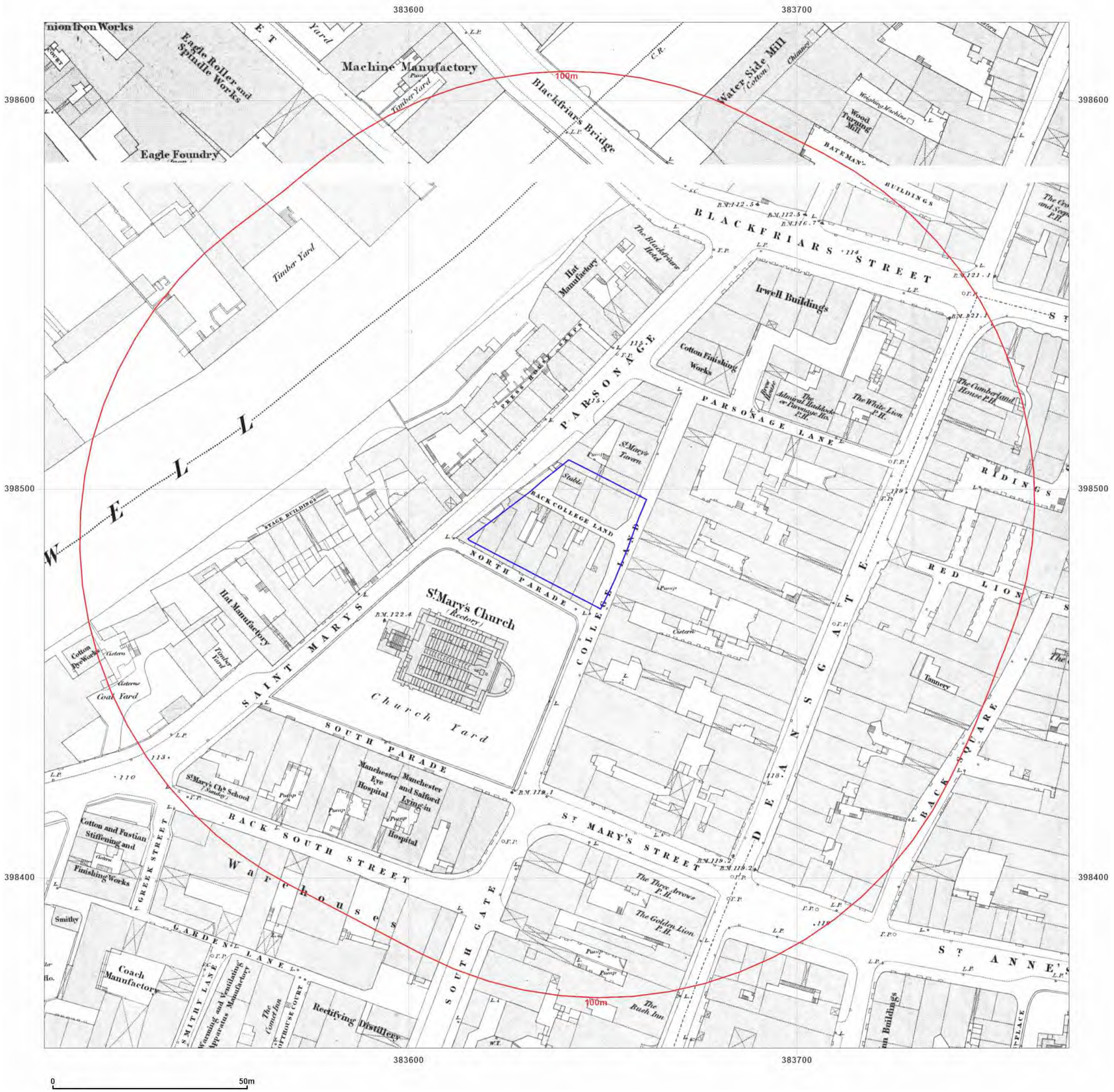
Clients have a legal duty under the CDM 2015 Regulations to provide designers and contractors with project-specific health and safety information needed to identify hazards and risks. This includes the possibility of unexploded ordnance (UXO) being encountered on the site. Further details are given in CIRIA report C681.

Renaissance carry out non-specialist UXO screening exercises by considering any evidence of UK defence activities on or near the site evident from gathered desk study information and the unexploded aerial delivered bomb (UXB) online risk maps produced by Zetica. Other data sources are available, but as a first stage screening exercise the freely available online Zetica maps have been used. The level of risk stated is that determined by Zetica, a company experienced and considered competent in the assessment of UXO

Geotechnical Guidance

A preliminary risk assessment of geotechnical hazards is carried out at the desk study stage and confirmed (or amended) at the ground investigation stage. The desk-based stage my include the requirements for a Coal Mining Risk Assessment (CMRA) which specifically assesses the risks from mining induced instability and related issues in high risk development areas: https://www.gov.uk/guidance/planning-applications-coal-mining-risk-assessments

APPENDIX B
HISTORICAL MAPS



BROWNFIELD SOLUTIONS LTD
GEO-ENVIRONMENTAL ENGINEERING EXCELLENCE

Site Details:

NORTH PARADE,
MANCHESTER, M3 2NH

Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: 1056 Scale Town Plan

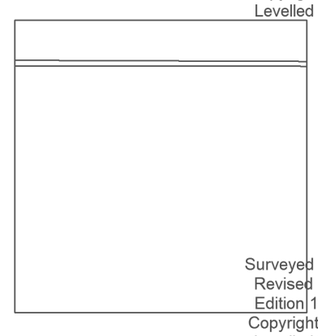
Map date: **1850-1851**

Scale: 1:1,056

Printed at: 1:1,056

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Surveyed 1849
Revised N/A
Edition 1850
Copyright N/A
Levelled N/A



Surveyed 1849
Revised N/A
Edition 1851
Copyright N/A
Levelled N/A

Groundsure INSIGHTS

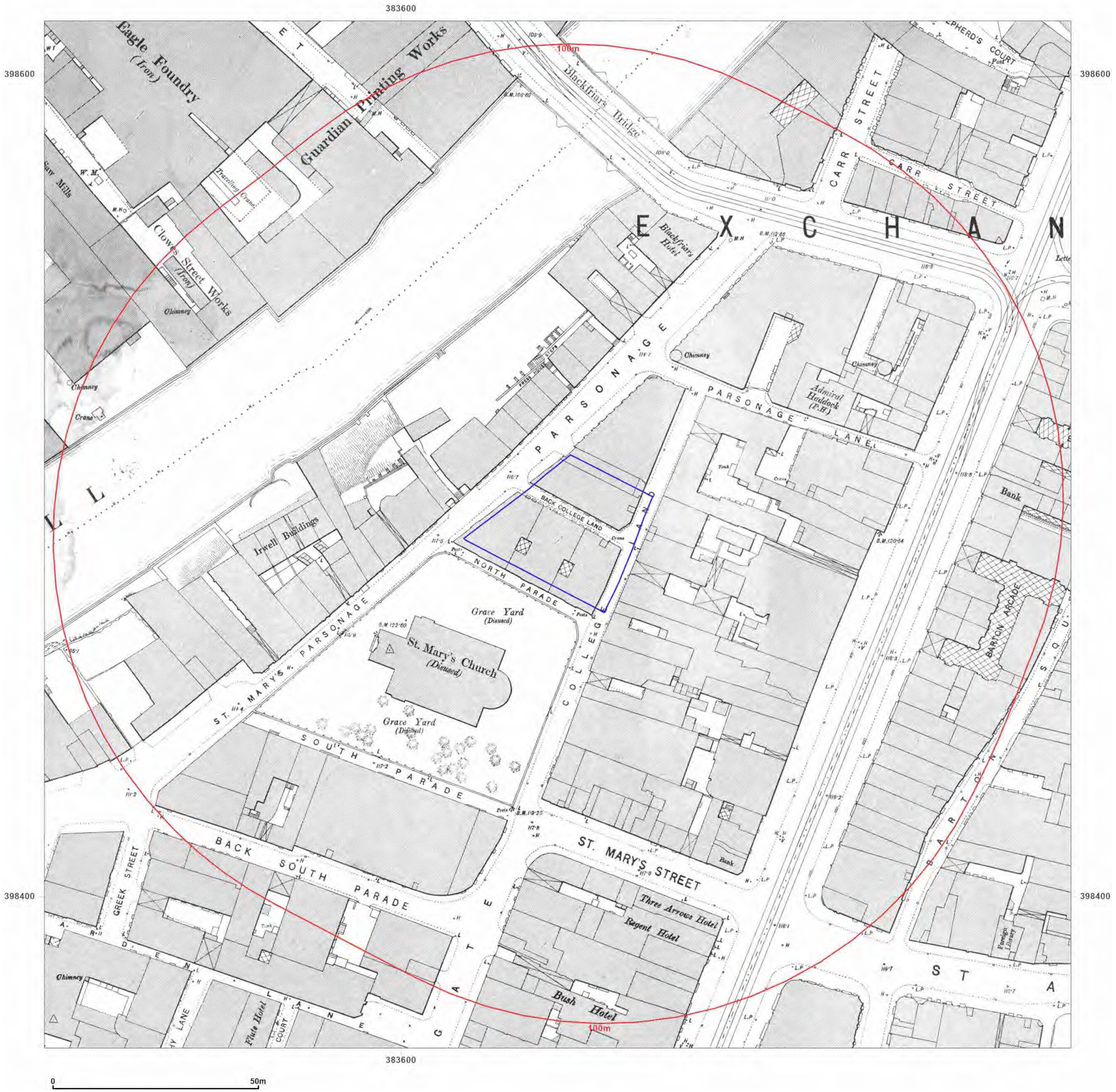
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Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



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Site Details:

NORTH PARADE,
MANCHESTER, M3 2NH

Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: County Series Town Plan

Map date: **1891**

Scale: 1:500

Printed at: 1:1,000

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Surveyed 1891
Revised N/A
Edition N/A
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GEO-ENVIRONMENTAL ENGINEERING EXCELLENCE

Site Details:

NORTH PARADE,
MANCHESTER, M3 2NH

Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: County Series

Map date: **1892-1893**

Scale: 1:2,500

Printed at: 1:2,500

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

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

Groundsure INSIGHTS

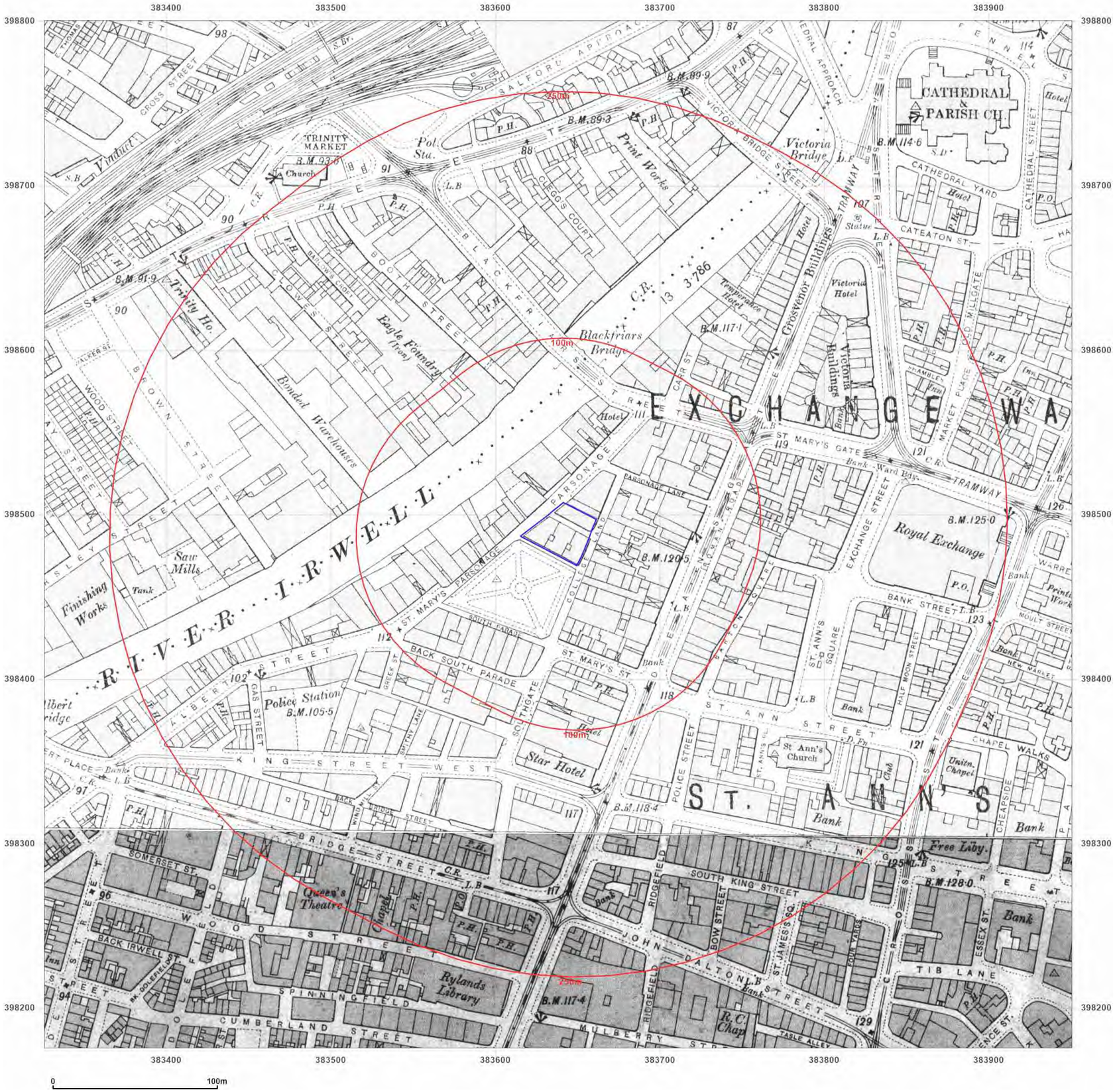
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Site Details:

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MANCHESTER, M3 2NH

Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: County Series

Map date: **1908**

Scale: 1:2,500

Printed at: 1:2,500

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Edition N/A
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GEO-ENVIRONMENTAL ENGINEERING EXCELLENCE

Site Details:

NORTH PARADE,
MANCHESTER, M3 2NH

Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: County Series

Map date: **1922**

Scale: 1:2,500

Printed at: 1:2,500

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

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

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Site Details:

NORTH PARADE,
MANCHESTER, M3 2NH

Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: County Series

Map date: **1932-1933**

Scale: 1:2,500

Printed at: 1:2,500

N W E S

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

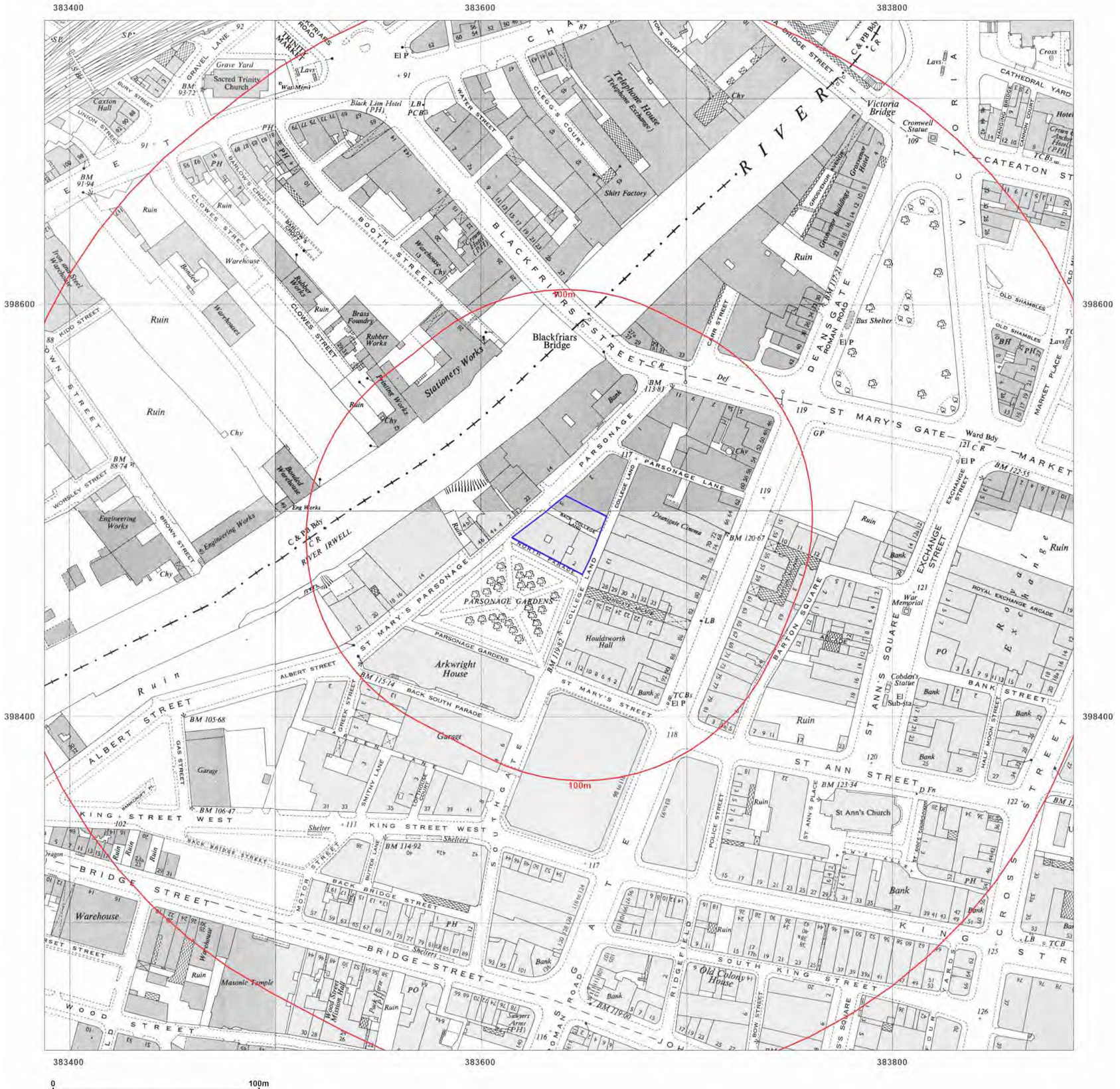
Surveyed 1932
Revised 1932
Edition N/A
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Levelled N/A

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Site Details:

NORTH PARADE,
MANCHESTER, M3 2NH

Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: National Grid

Map date: **1948-1949**

Scale: 1:1,250

Printed at: 1:2,000

N
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Surveyed 1949
Revised 1949
Edition N/A
Copyright N/A
Levelled 1927

Surveyed 1949
Revised 1949
Edition N/A
Copyright N/A
Levelled 1927

Surveyed 1948
Revised N/A
Edition N/A
Copyright N/A
Levelled 1927

Surveyed 1948
Revised 1948
Edition N/A
Copyright N/A
Levelled 1927

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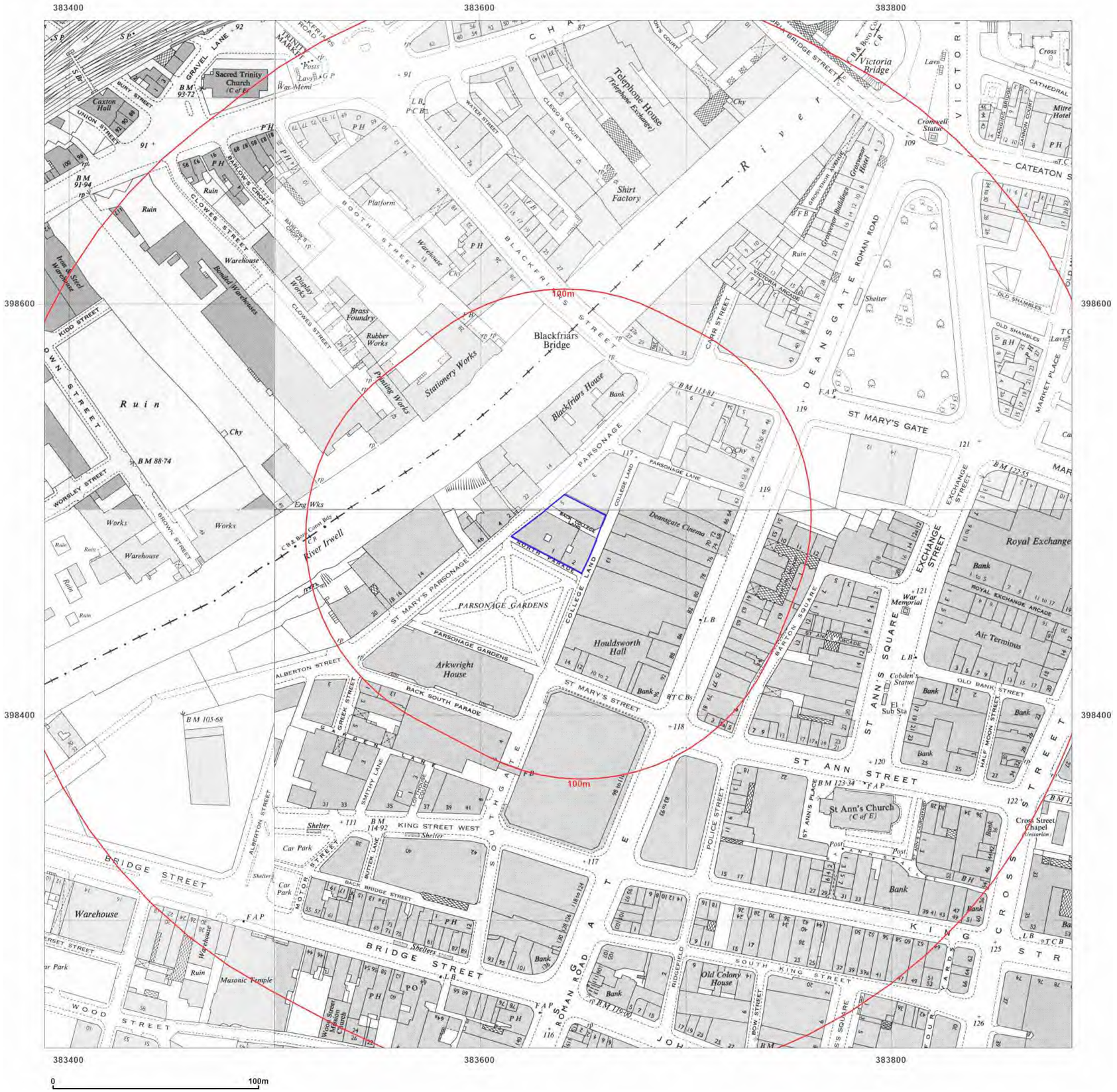
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Site Details:

NORTH PARADE,
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Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: National Grid

Map date: **1953-1957**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1949
Revised 1953
Edition N/A
Copyright N/A
Levelled 1927

Surveyed 1949
Revised 1955
Edition N/A
Copyright N/A
Levelled 1927

Surveyed 1948
Revised 1957
Edition N/A
Copyright N/A
Levelled 1927

Surveyed 1948
Revised 1955
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Site Details:

NORTH PARADE,
MANCHESTER, M3 2NH

Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: National Grid

Map date: **1958**

Scale: 1:2,500

Printed at: 1:2,500

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Revised 1949
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Site Details:

NORTH PARADE,
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Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: National Grid

Map date: **1958**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed N/A
Revised 1957
Edition N/A
Copyright 1958
Levelled 1927

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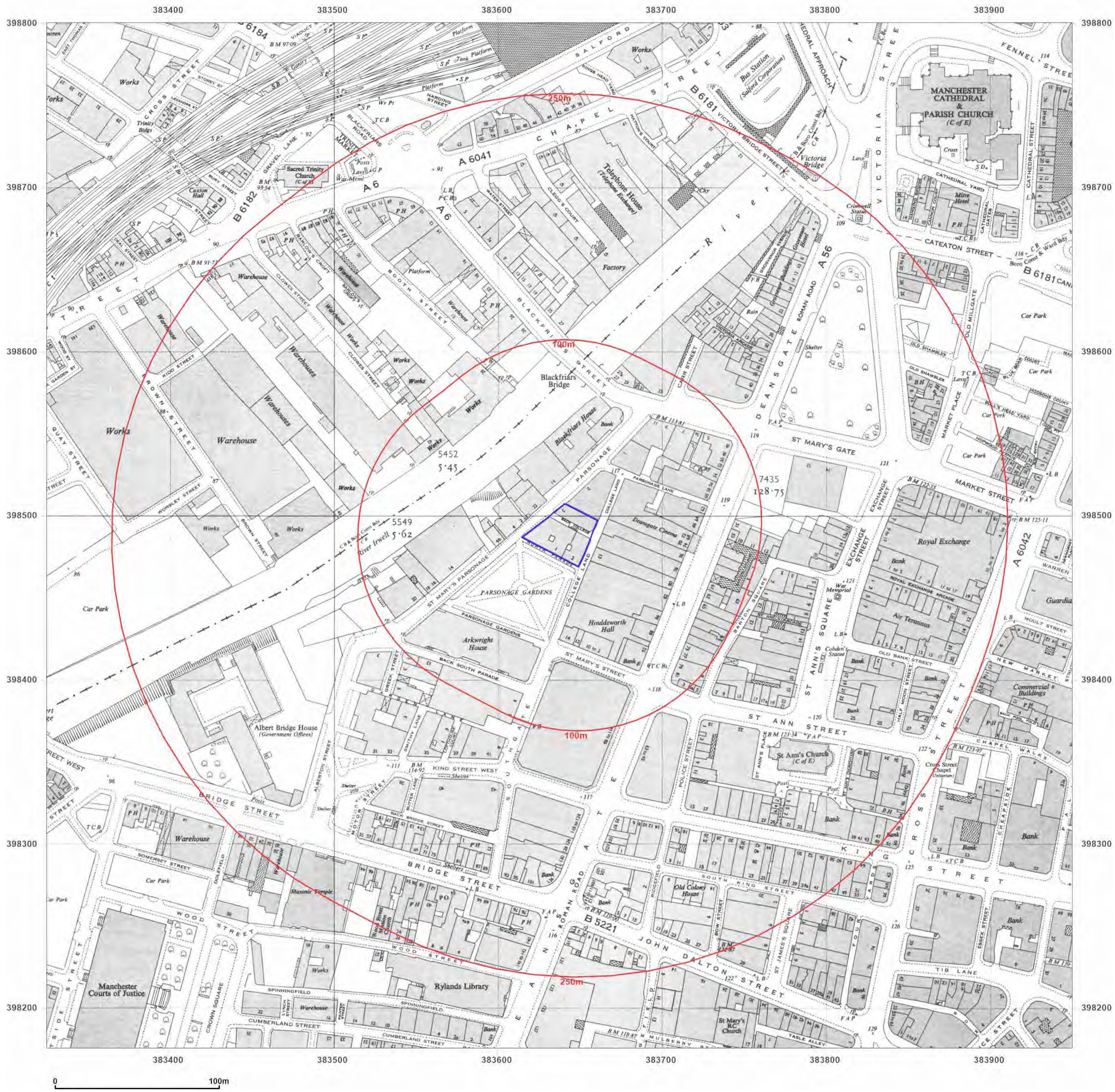
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Site Details:

NORTH PARADE,
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Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: National Grid

Map date: **1963**

Scale: 1:2,500

Printed at: 1:2,500

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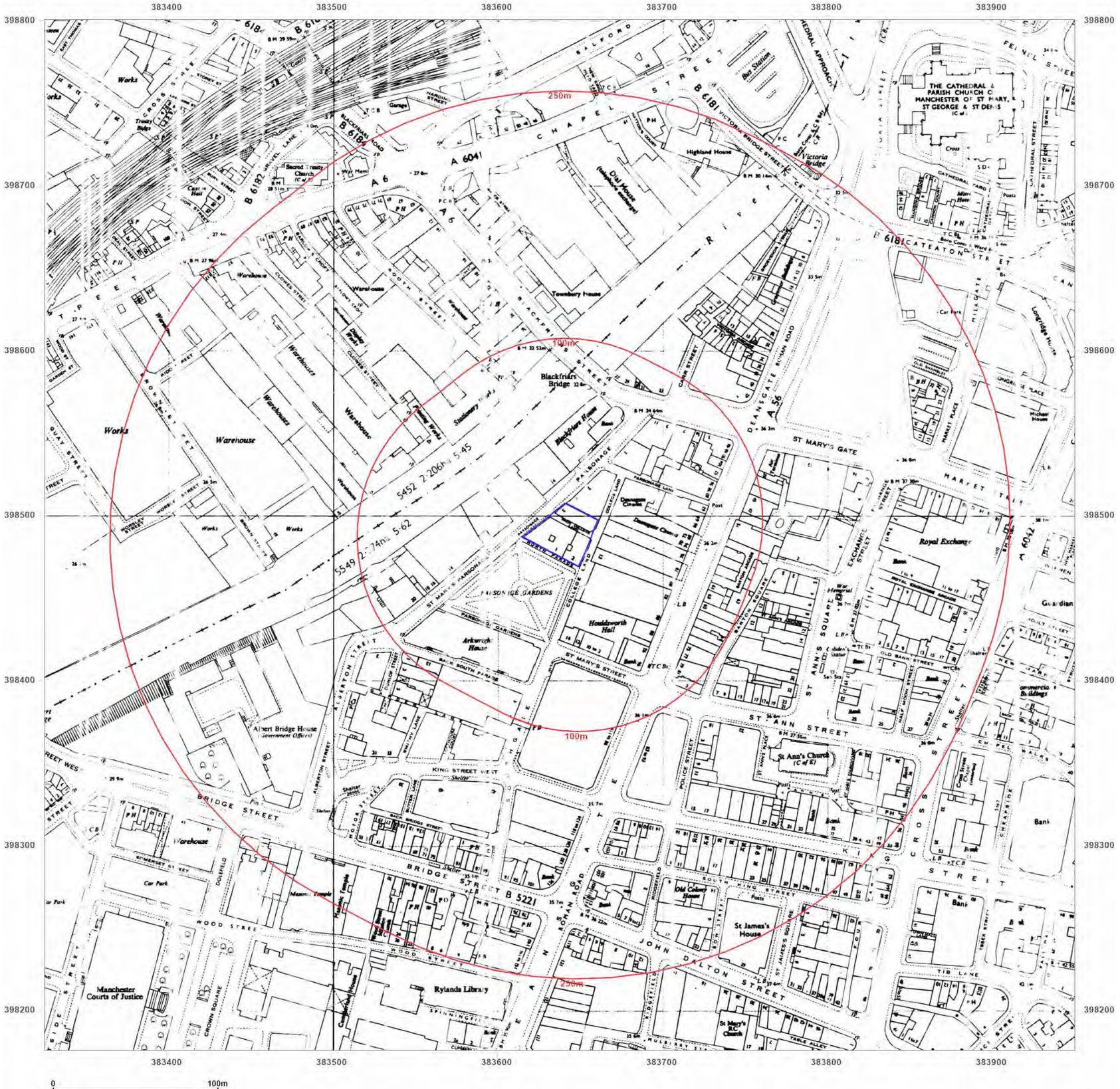
Surveyed N/A
Revised N/A
Edition 1963
Copyright 1963
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Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: National Grid

Map date: **1971**

Scale: 1:2,500

Printed at: 1:2,500

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

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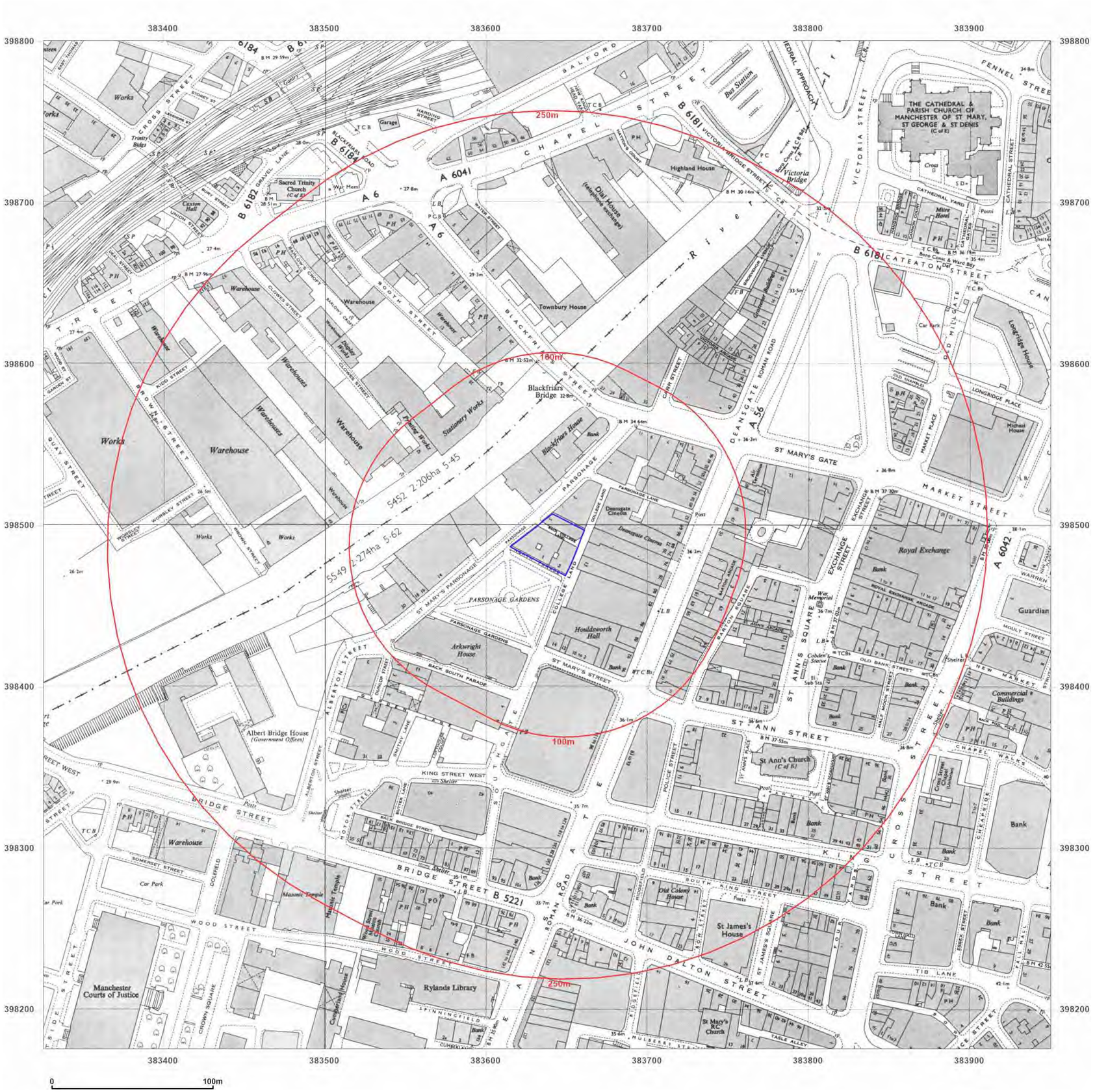
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Site Details:

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Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: National Grid

Map date: **1971**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1949
Revised 1970
Edition N/A
Copyright 1971
Levelled 1964

Groundsure INSIGHTS

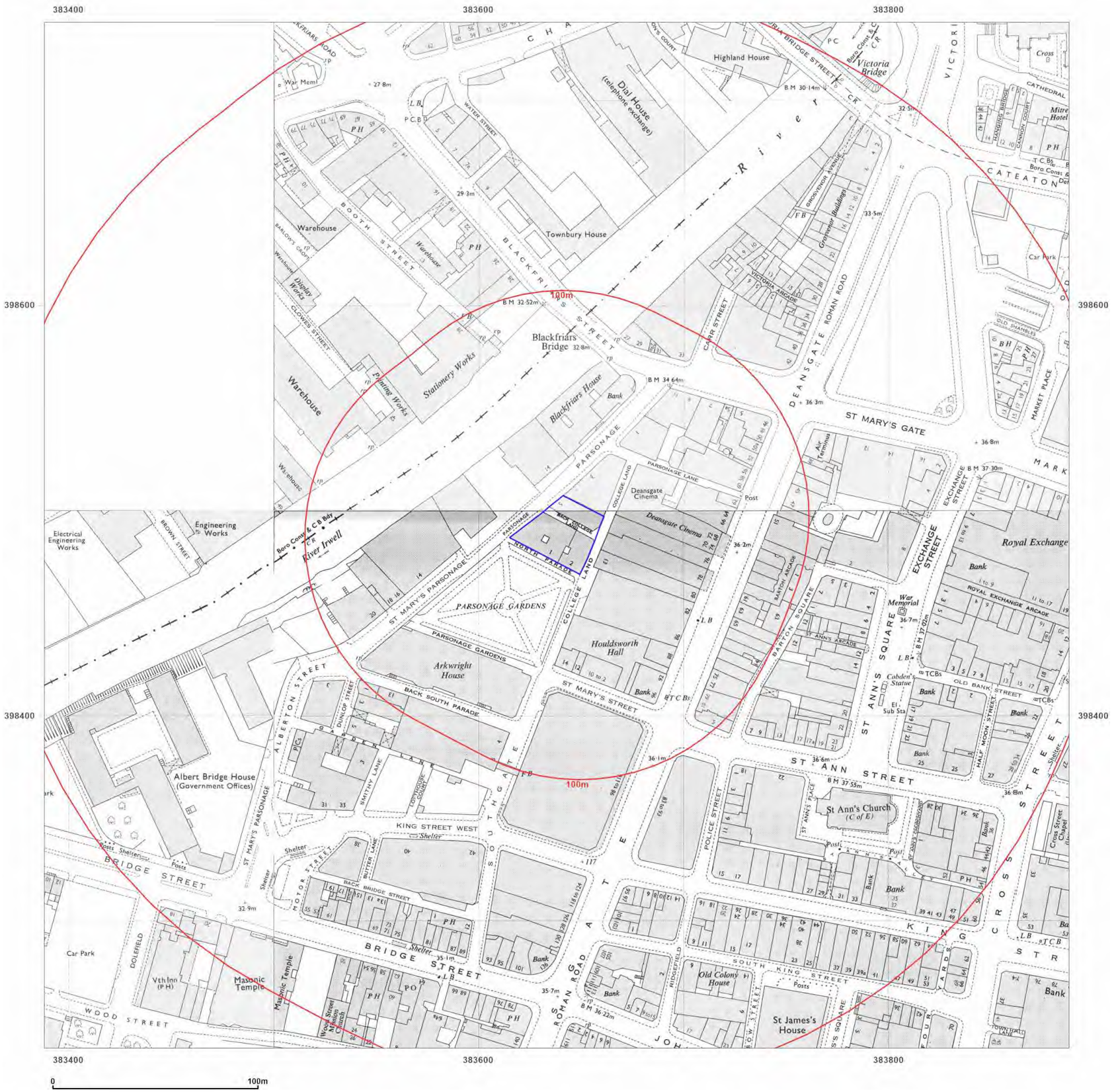
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Site Details:

NORTH PARADE,
MANCHESTER, M3 2NH

Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: National Grid

Map date: **1970-1973**

Scale: 1:1,250

Printed at: 1:2,000

N
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Surveyed 1949
Revised 1970
Edition N/A
Copyright 1970
Levelled 1964

Surveyed 1948
Revised 1972
Edition N/A
Copyright 1973
Levelled 1963

Surveyed 1948
Revised 1970
Edition N/A
Copyright 1970
Levelled 1963

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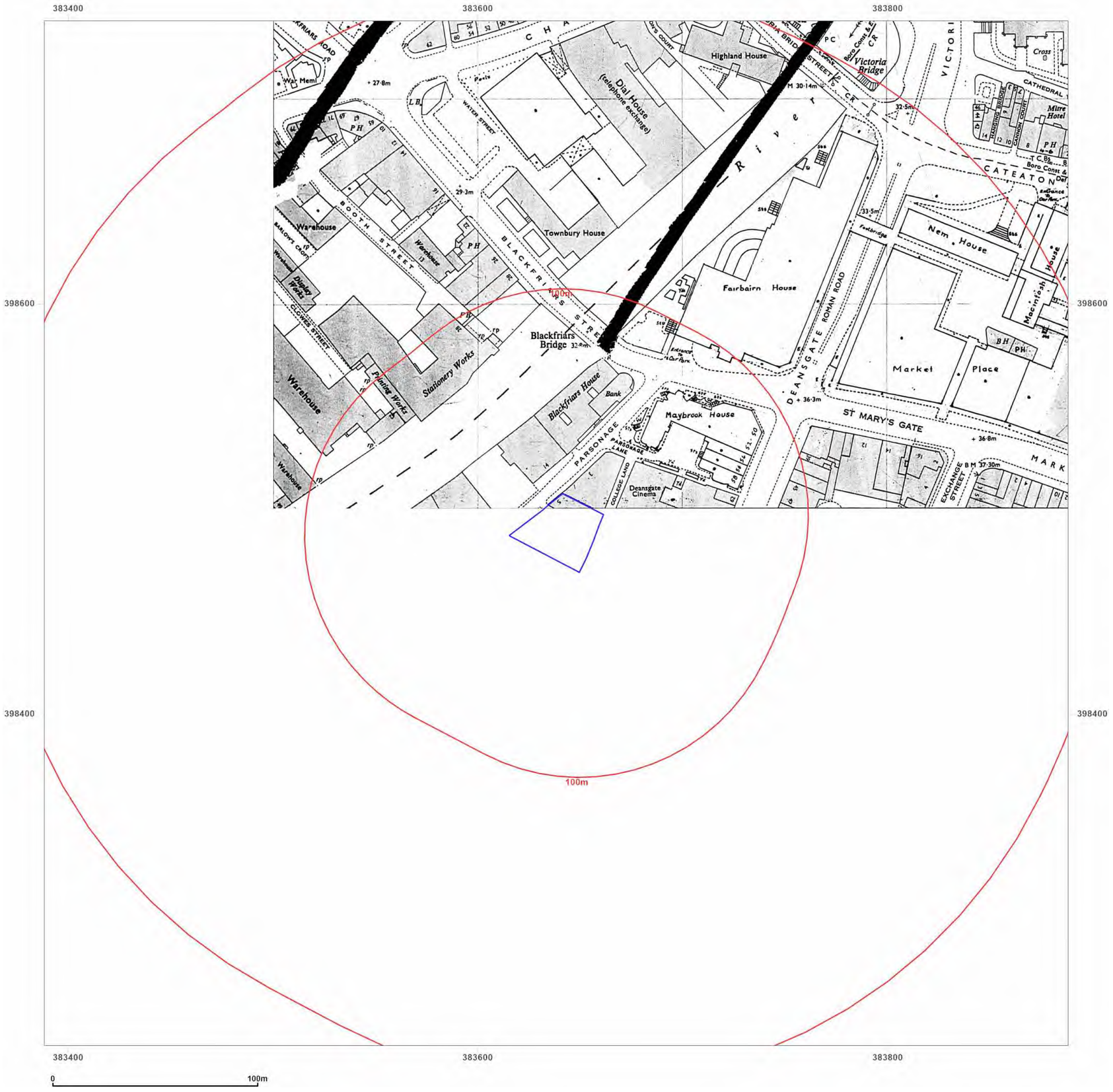
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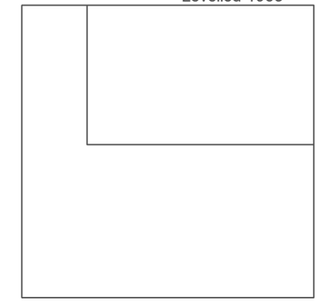
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MANCHESTER, M3 2NH

Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: National Grid
Map date: **1979**
Scale: 1:1,250
Printed at: 1:2,000

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Surveyed N/A
Revised N/A
Edition N/A
Copyright 1979
Levelled 1963



Groundsure INSIGHTS

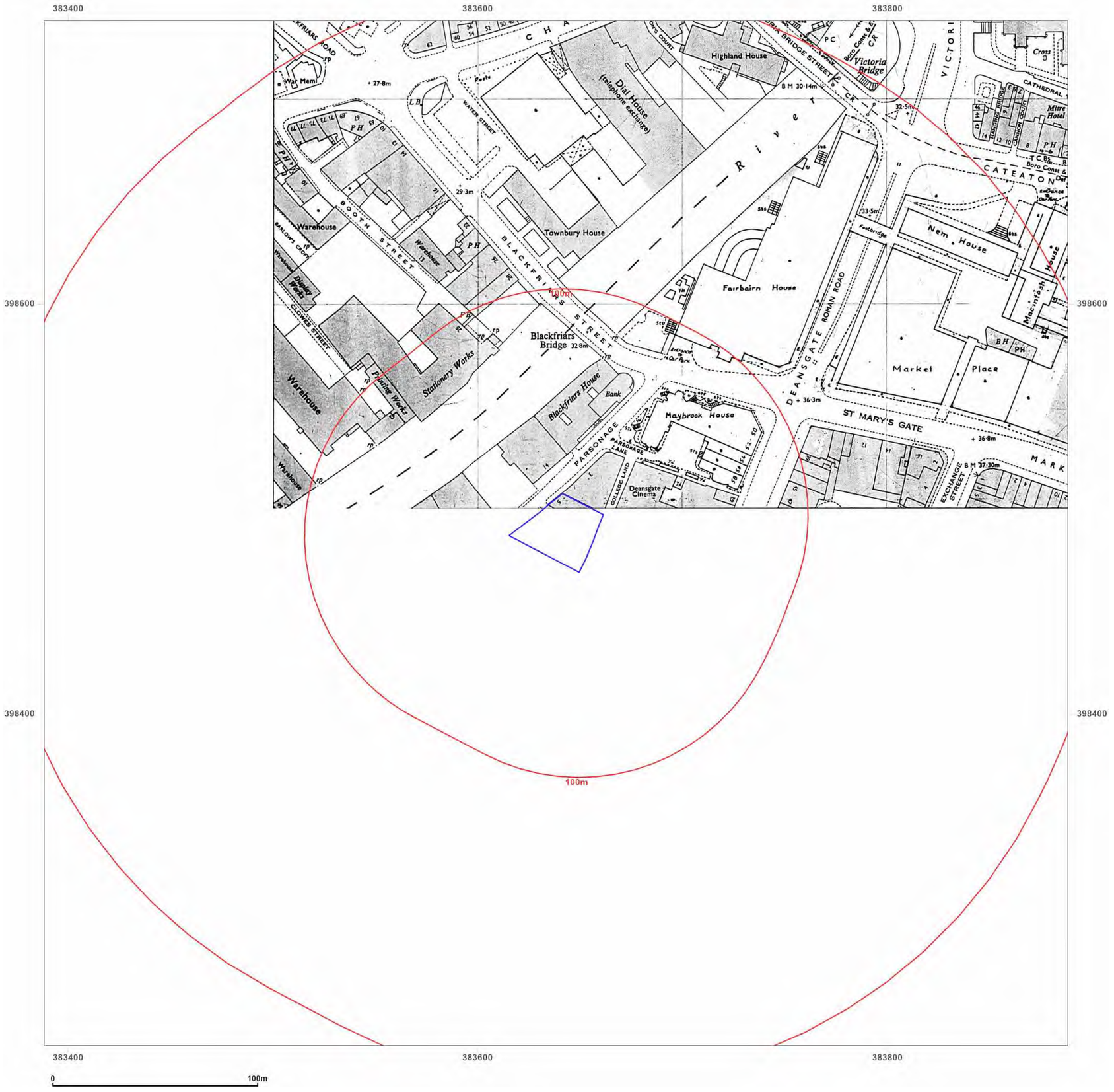
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Site Details:

NORTH PARADE,
MANCHESTER, M3 2NH

Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: National Grid

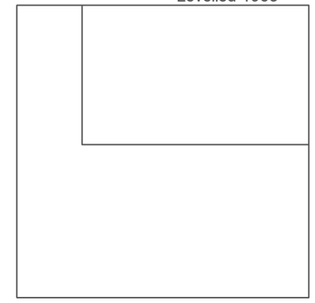
Map date: **1979**

Scale: 1:1,250

Printed at: 1:2,000

N
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Surveyed N/A
Revised N/A
Edition N/A
Copyright 1979
Levelled 1963



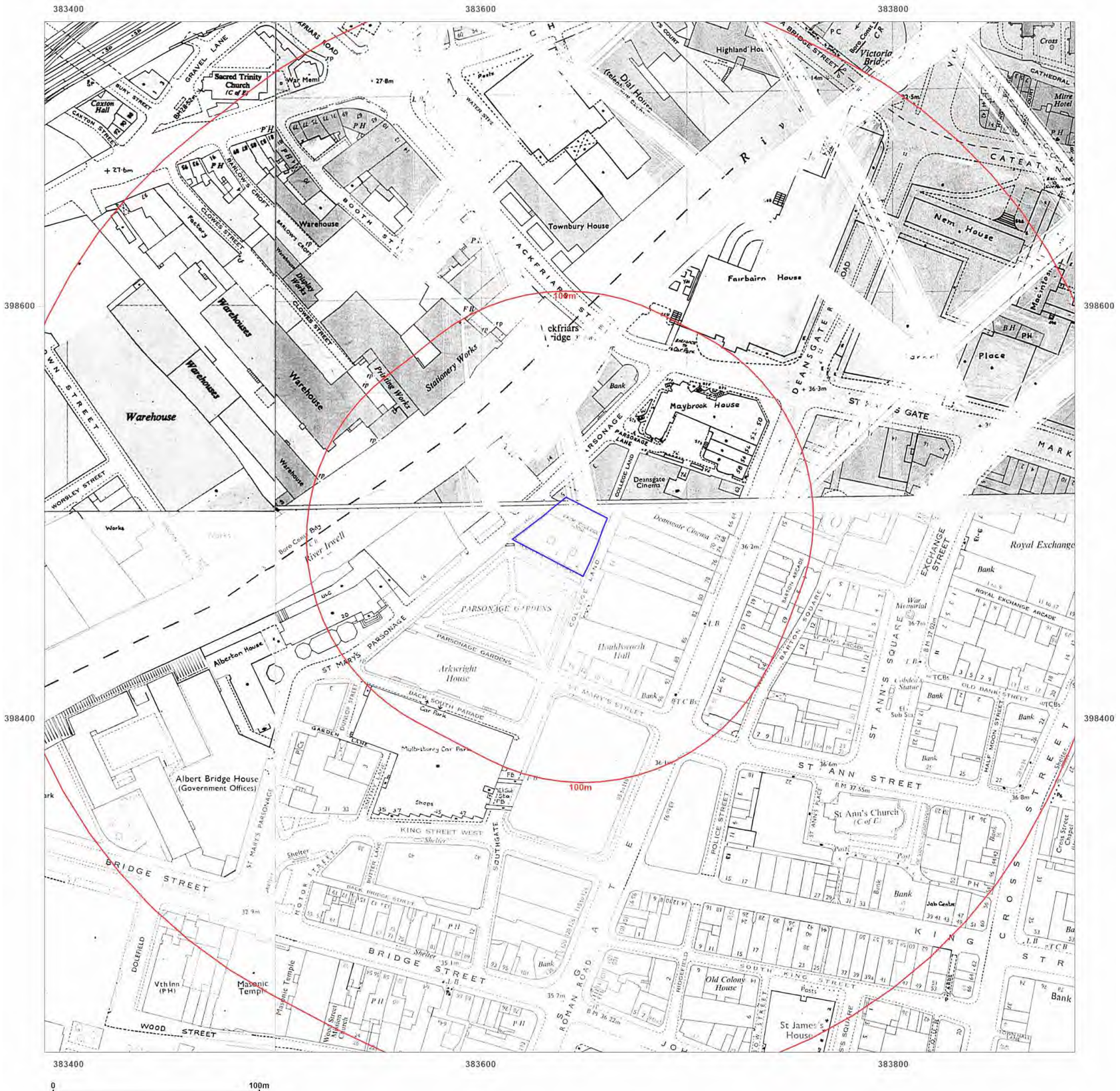
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Site Details:

NORTH PARADE,
MANCHESTER, M3 2NH

Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: National Grid

Map date: **1979-1984**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed N/A Revised N/A Edition N/A Copyright 1980 Levelled 1964	Surveyed N/A Revised N/A Edition N/A Copyright 1979 Levelled 1963
Surveyed 1963 Revised 1984 Edition N/A Copyright 1984 Levelled 1963	Surveyed N/A Revised N/A Edition N/A Copyright 1980 Levelled 1964

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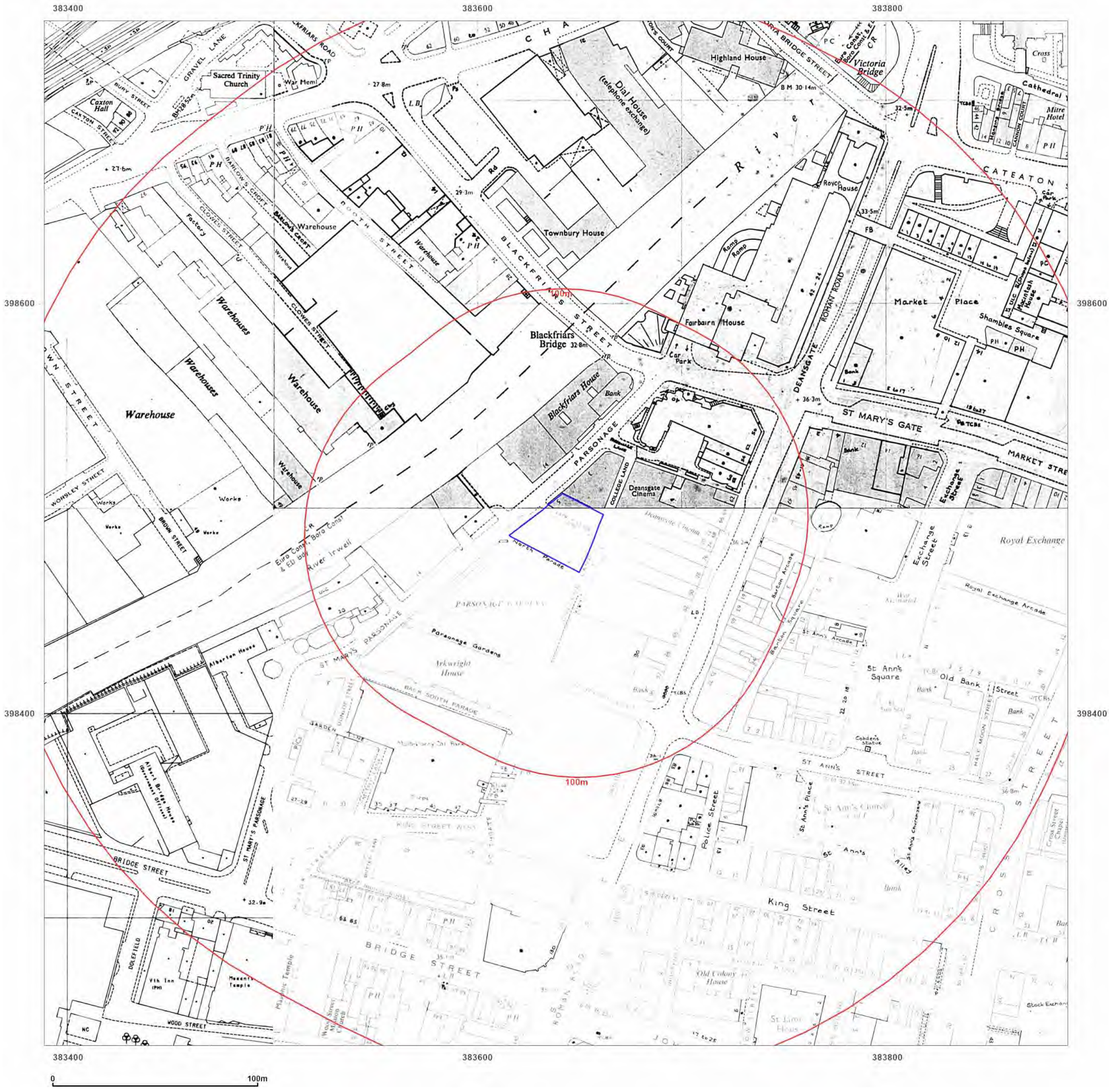
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Site Details:

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Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: National Grid

Map date: **1985-1990**

Scale: 1:1,250

Printed at: 1:2,000

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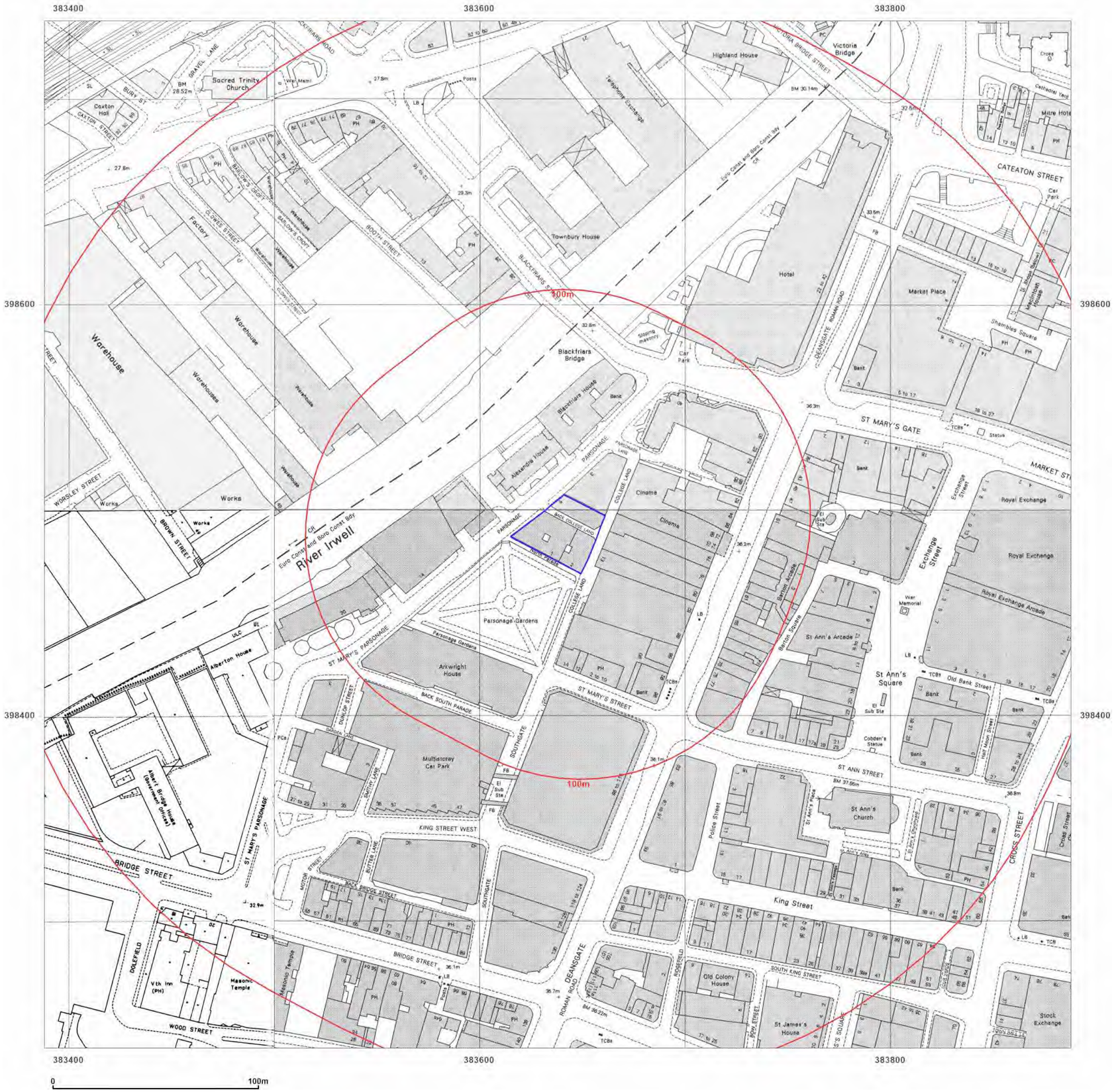
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Surveyed 1949 Revised 1970 Edition N/A Copyright 1990 Levelled N/A	Surveyed 1964 Revised 1986 Edition N/A Copyright 1986 Levelled 1964

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Site Details:

NORTH PARADE,
MANCHESTER, M3 2NH

Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: National Grid
Map date: **1988-1992**
Scale: 1:1,250
Printed at: 1:2,000

N
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Surveyed 1949 Revised 1987 Edition N/A Copyright 1988 Levelled 1963	Surveyed 1949 Revised 1989 Edition N/A Copyright 1989 Levelled N/A
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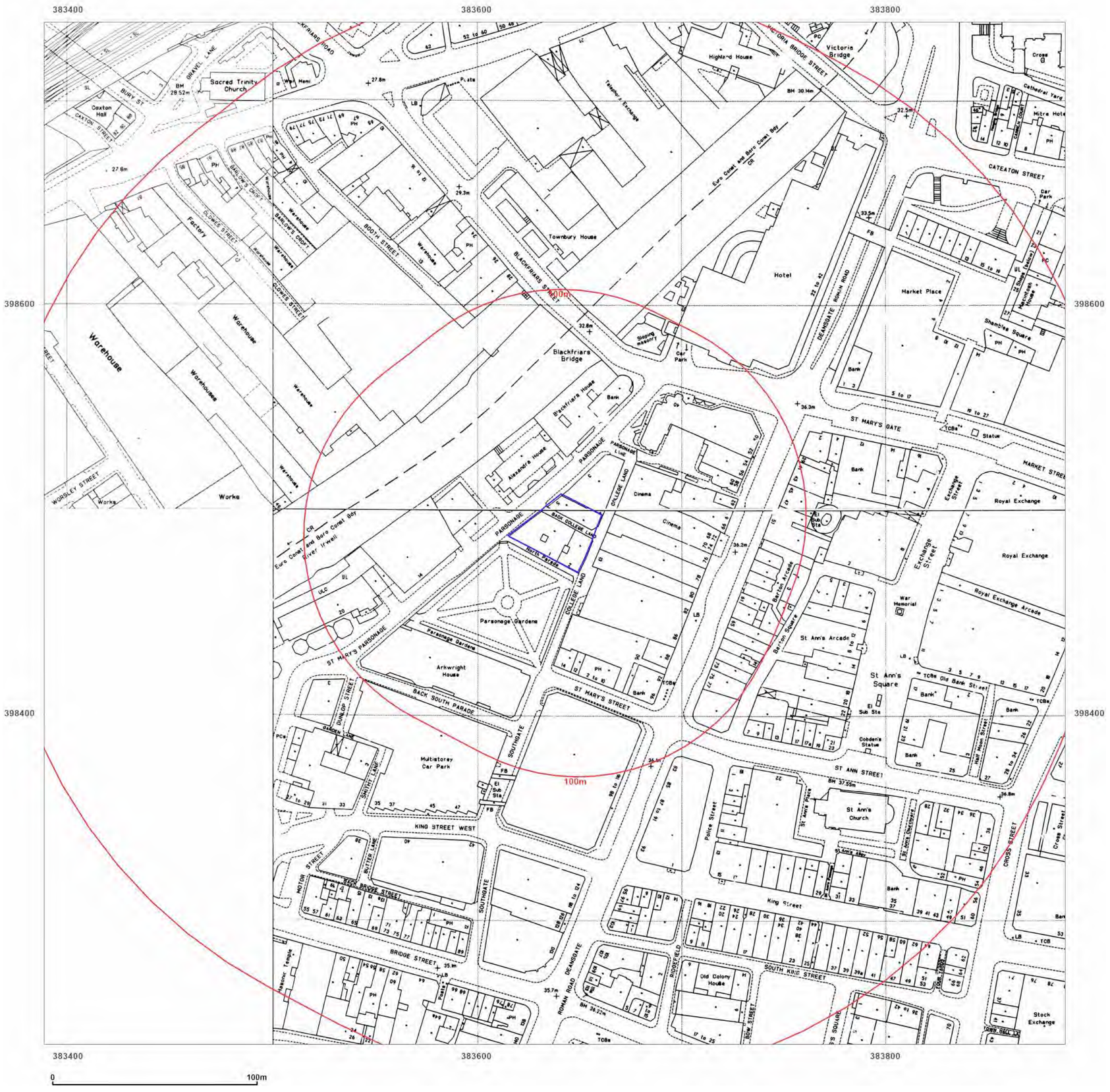
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Site Details:

NORTH PARADE,
MANCHESTER, M3 2NH

Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: National Grid

Map date: **1988-1992**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1963 Revised 1988 Edition N/A Copyright 1988 Levelled 1963	Surveyed N/A Revised N/A Edition N/A Copyright 1992 Levelled N/A
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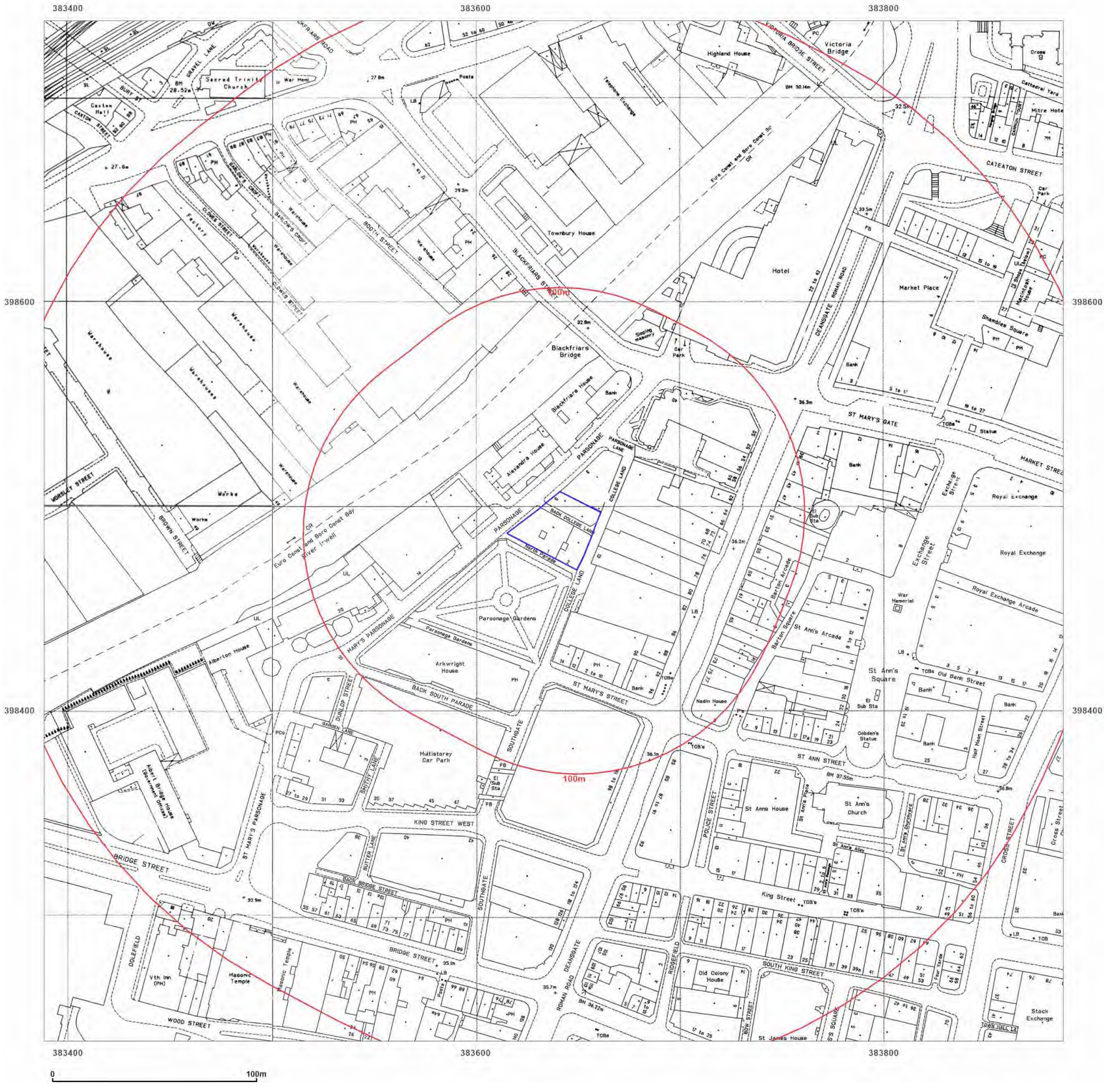
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Site Details:

NORTH PARADE,
MANCHESTER, M3 2NH

Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: National Grid

Map date: **1990-1995**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1947 Revised 1990 Edition N/A Copyright 1990 Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright 1994 Levelled N/A
Surveyed N/A Revised N/A Edition N/A Copyright 1994 Levelled N/A	Surveyed 1995 Revised 1995 Edition N/A Copyright 1995 Levelled N/A

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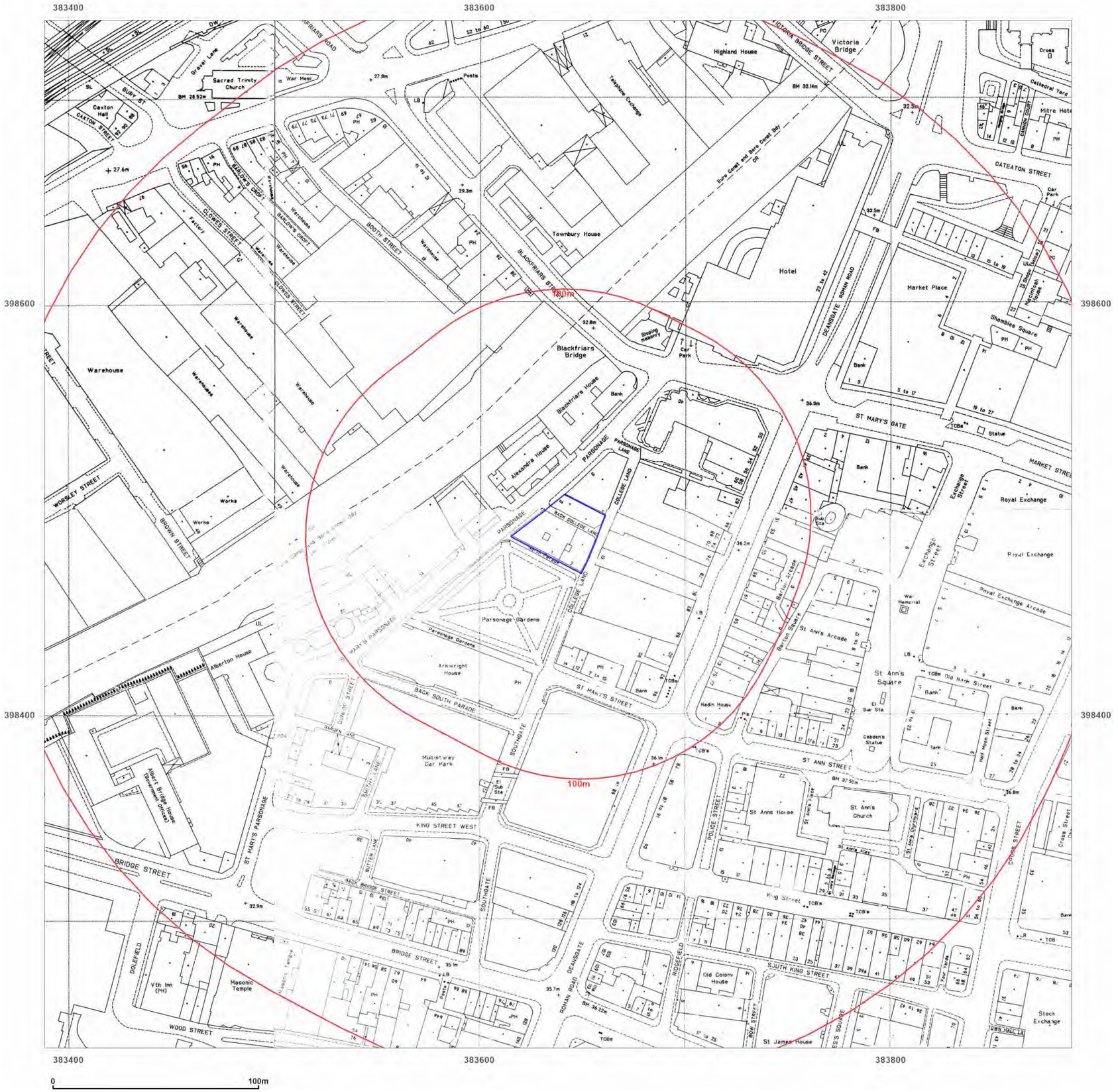
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Site Details:

NORTH PARADE,
MANCHESTER, M3 2NH

Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

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

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

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

Surveyed 1994
Revised 1994
Edition N/A
Copyright 1994
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Revised N/A
Edition N/A
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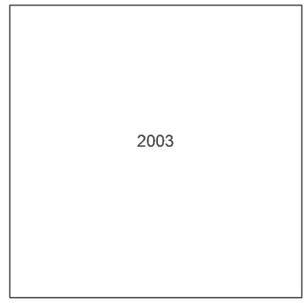
Site Details:

NORTH PARADE,
MANCHESTER, M3 2NH

Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

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

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Groundsure INSIGHTS

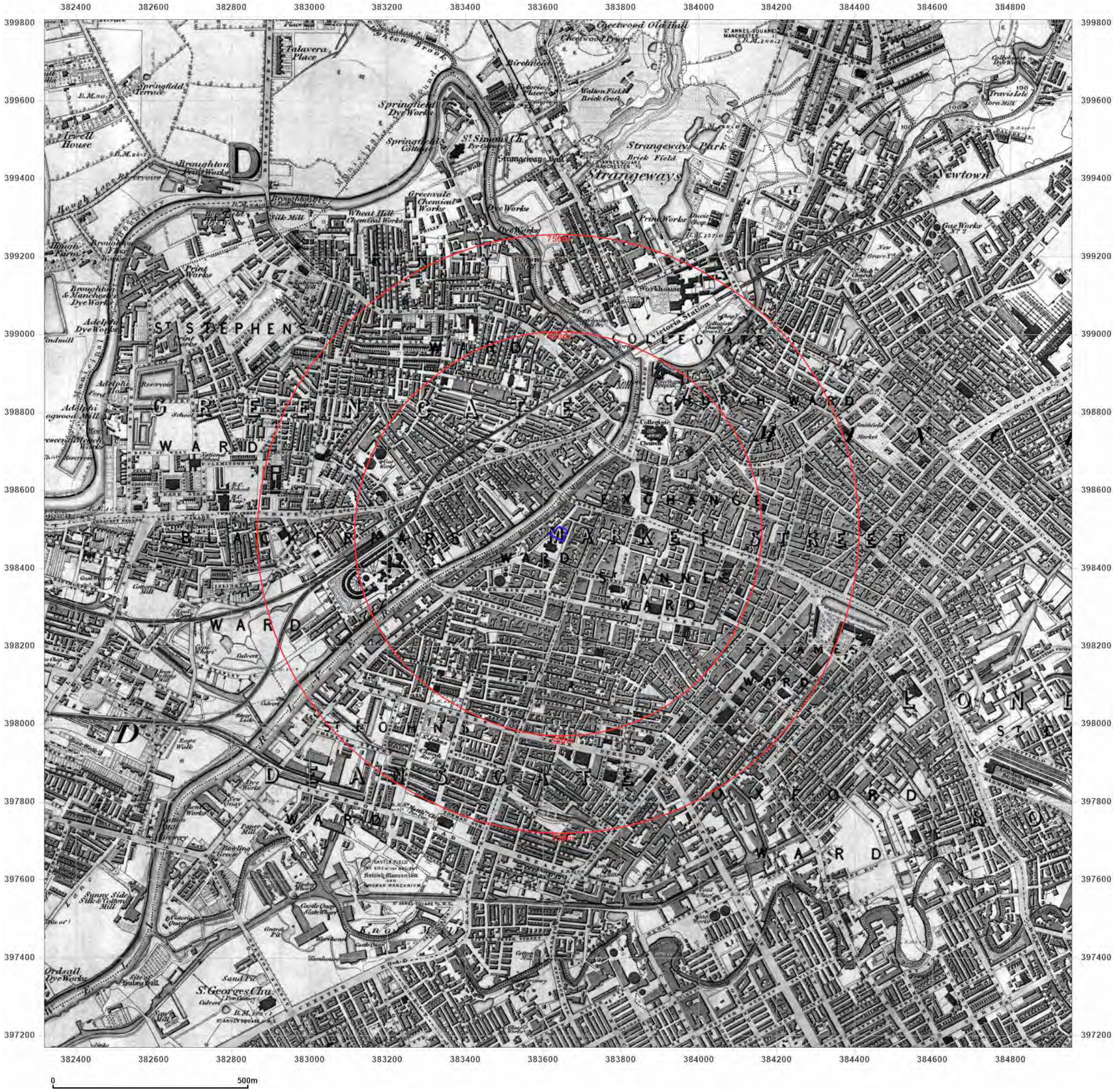
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Site Details:

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Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: County Series

Map date: **1848**

Scale: 1:10,560

Printed at: 1:10,560

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

Groundsure INSIGHTS

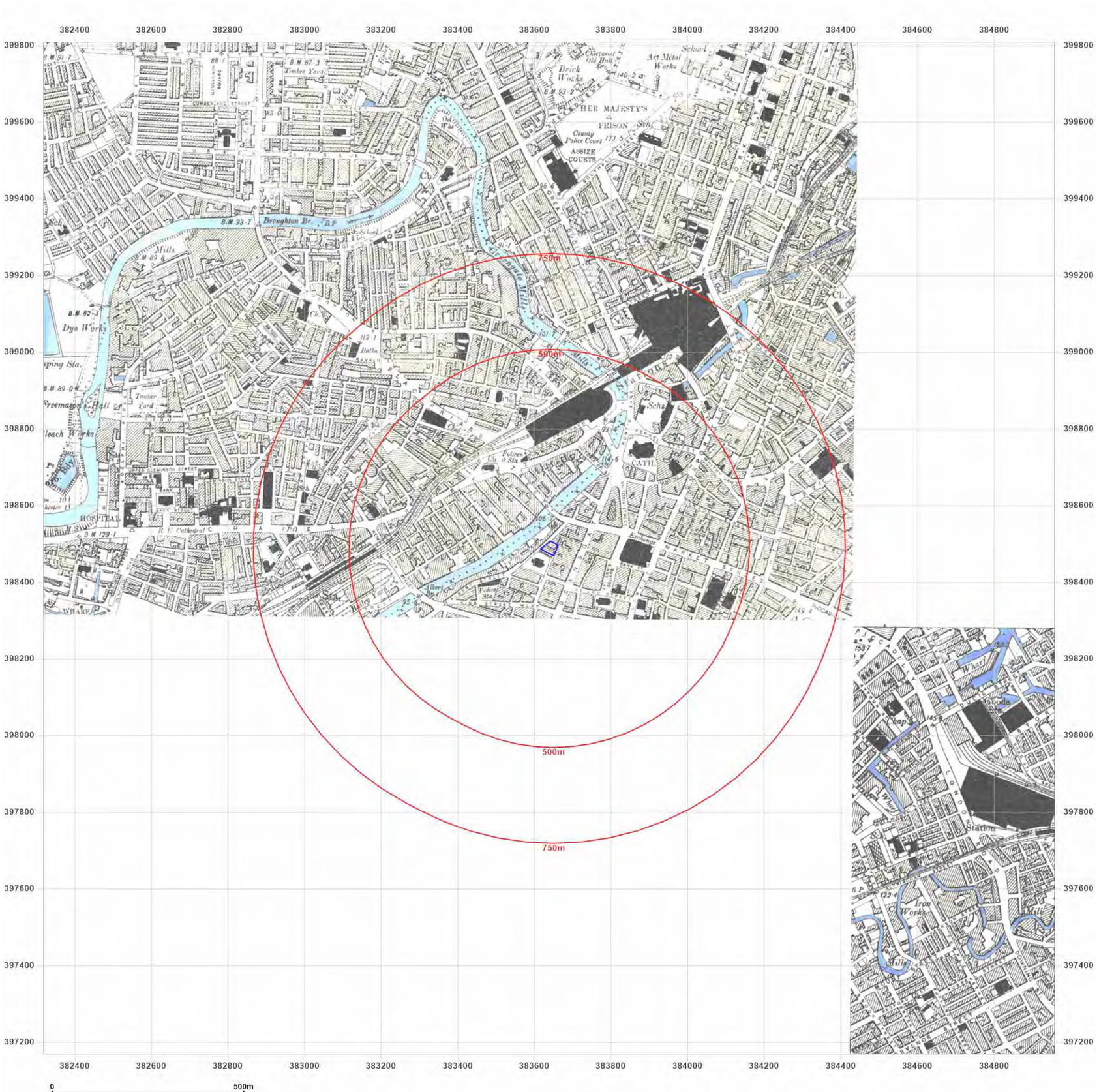
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Site Details:

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Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: County Series

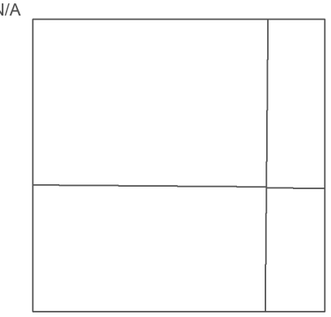
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Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1889
Revised 1889
Edition 1894
Copyright N/A
Levelled N/A



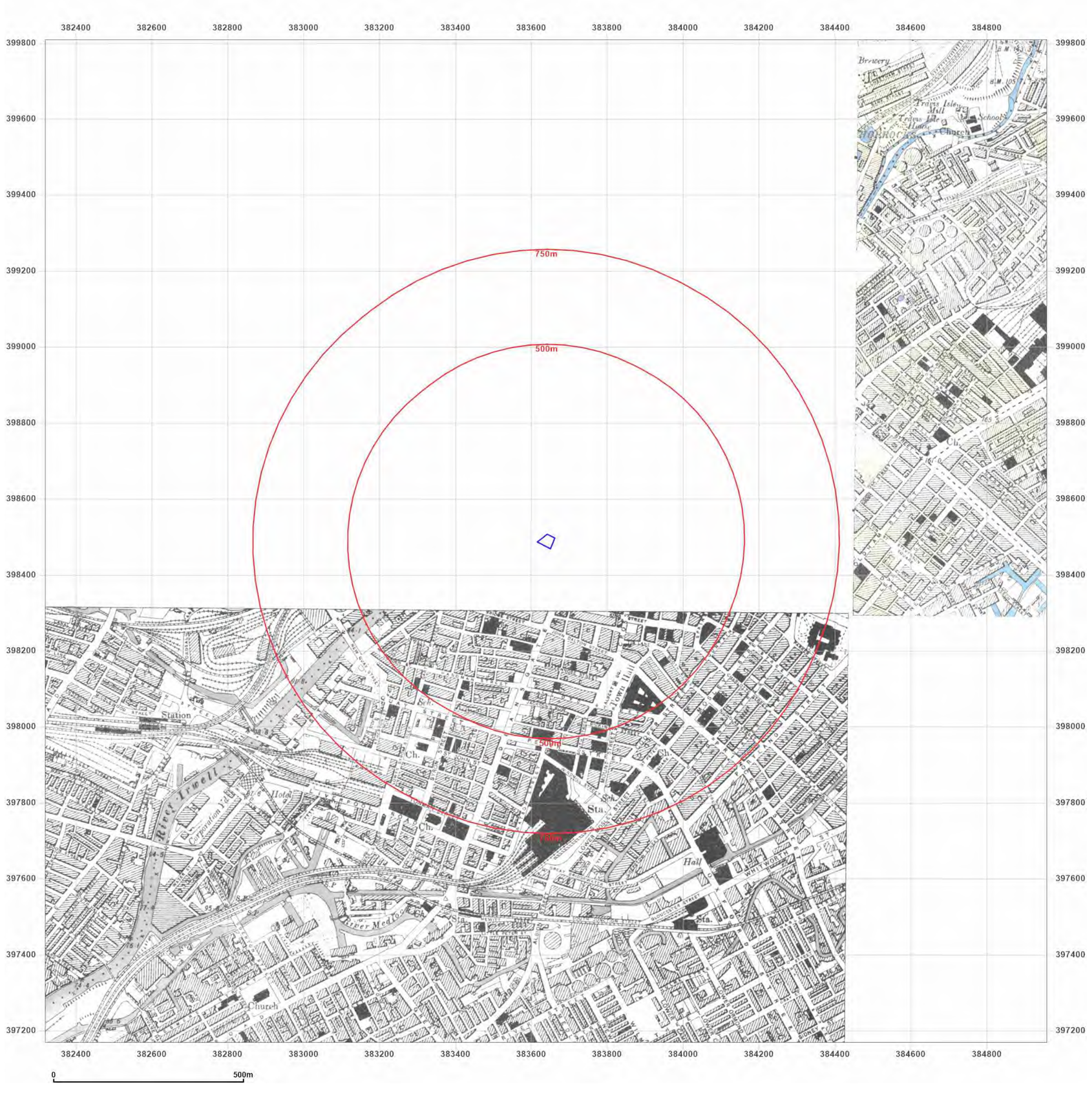
Surveyed 1890
Revised 1890
Edition N/A
Copyright N/A
Levelled N/A

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Site Details:

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Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: County Series
Map date: **1891-1896**
Scale: 1:10,560
Printed at: 1:10,560

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Surveyed 1891
Revised 1891
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1894
Revised 1896
Edition N/A
Copyright N/A
Levelled N/A

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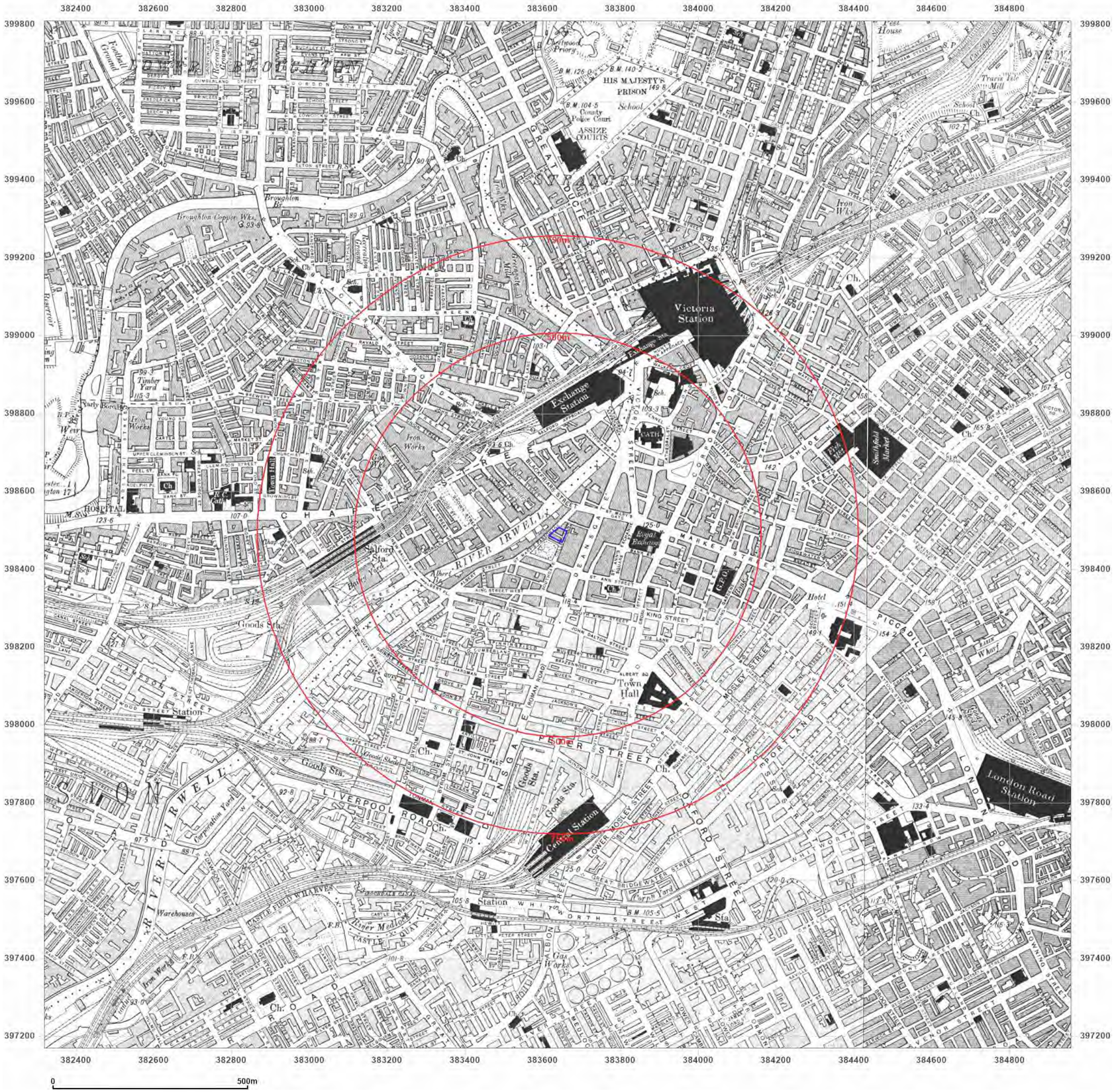
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Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: County Series

Map date: **1905-1906**

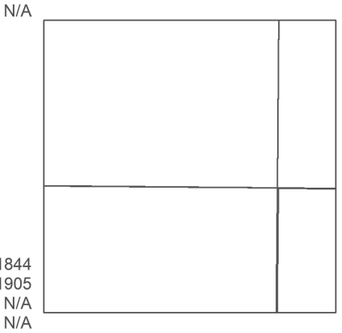
Scale: 1:10,560

Printed at: 1:10,560

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

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



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

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

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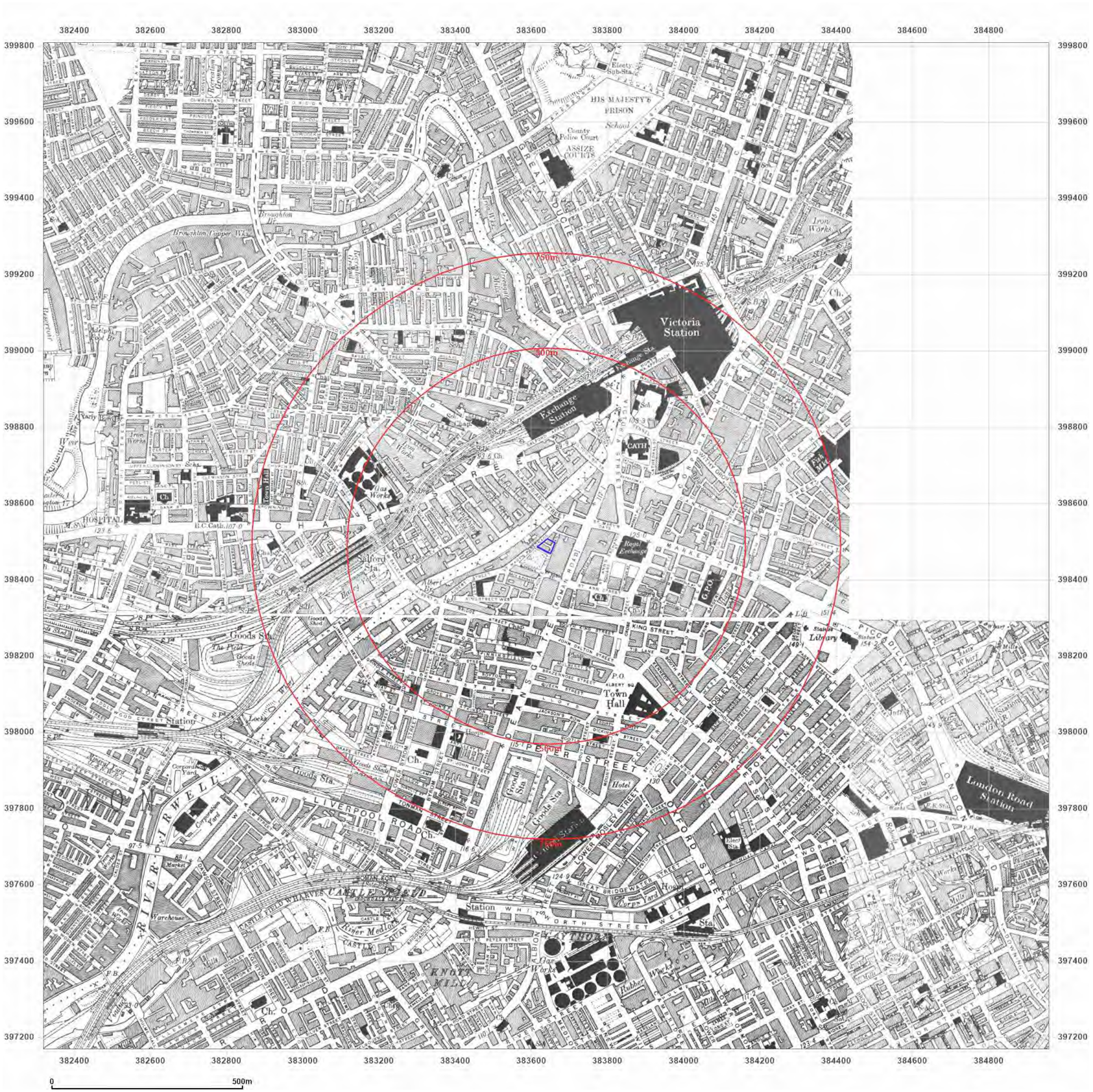
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Client Ref: C5890-5653-SD
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Grid Ref: 383638, 398488

Map Name: County Series

Map date: **1915-1916**

Scale: 1:10,560

Printed at: 1:10,560

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

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

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

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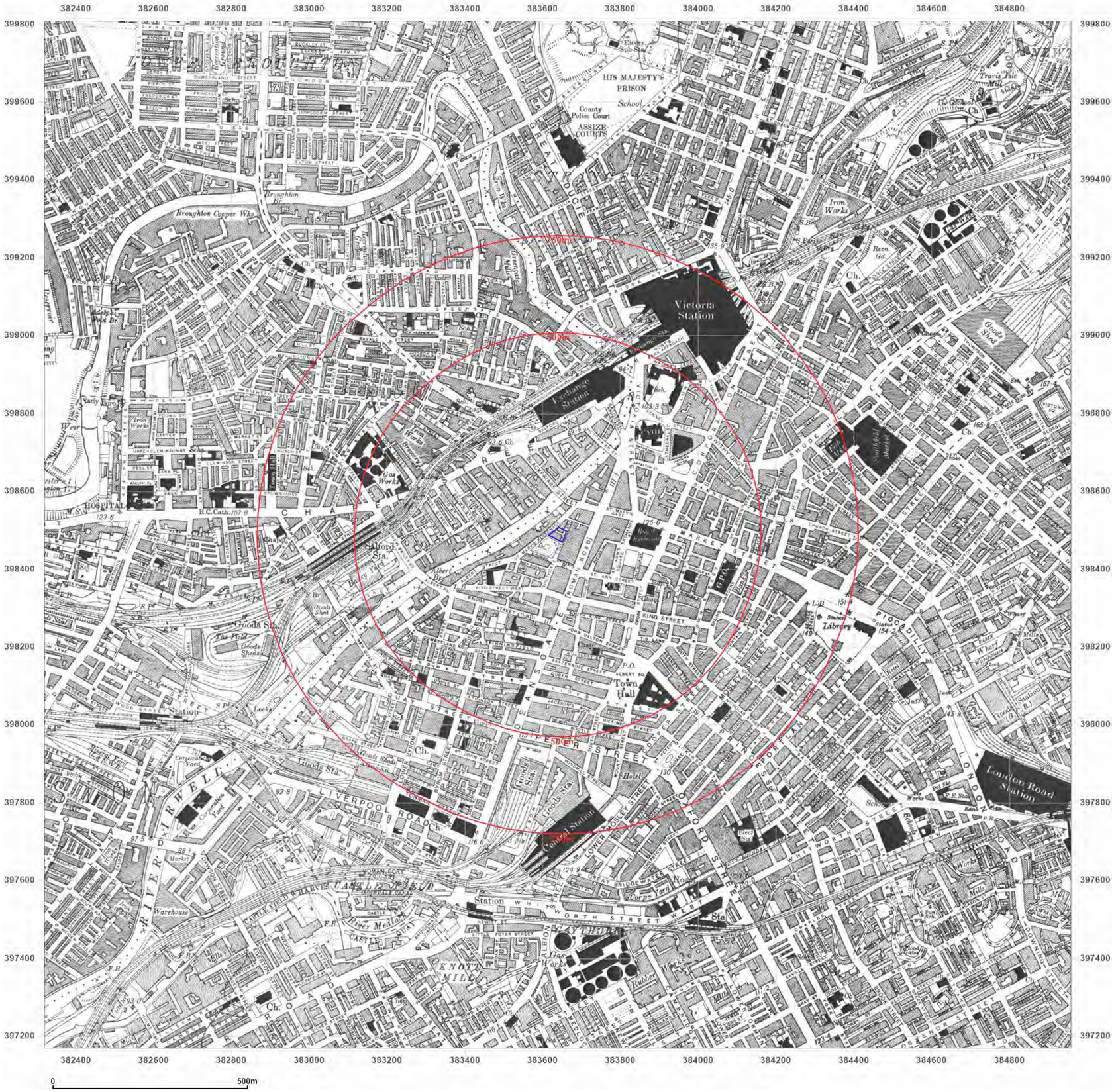
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Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: County Series

Map date: **1923**

Scale: 1:10,560

Printed at: 1:10,560

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

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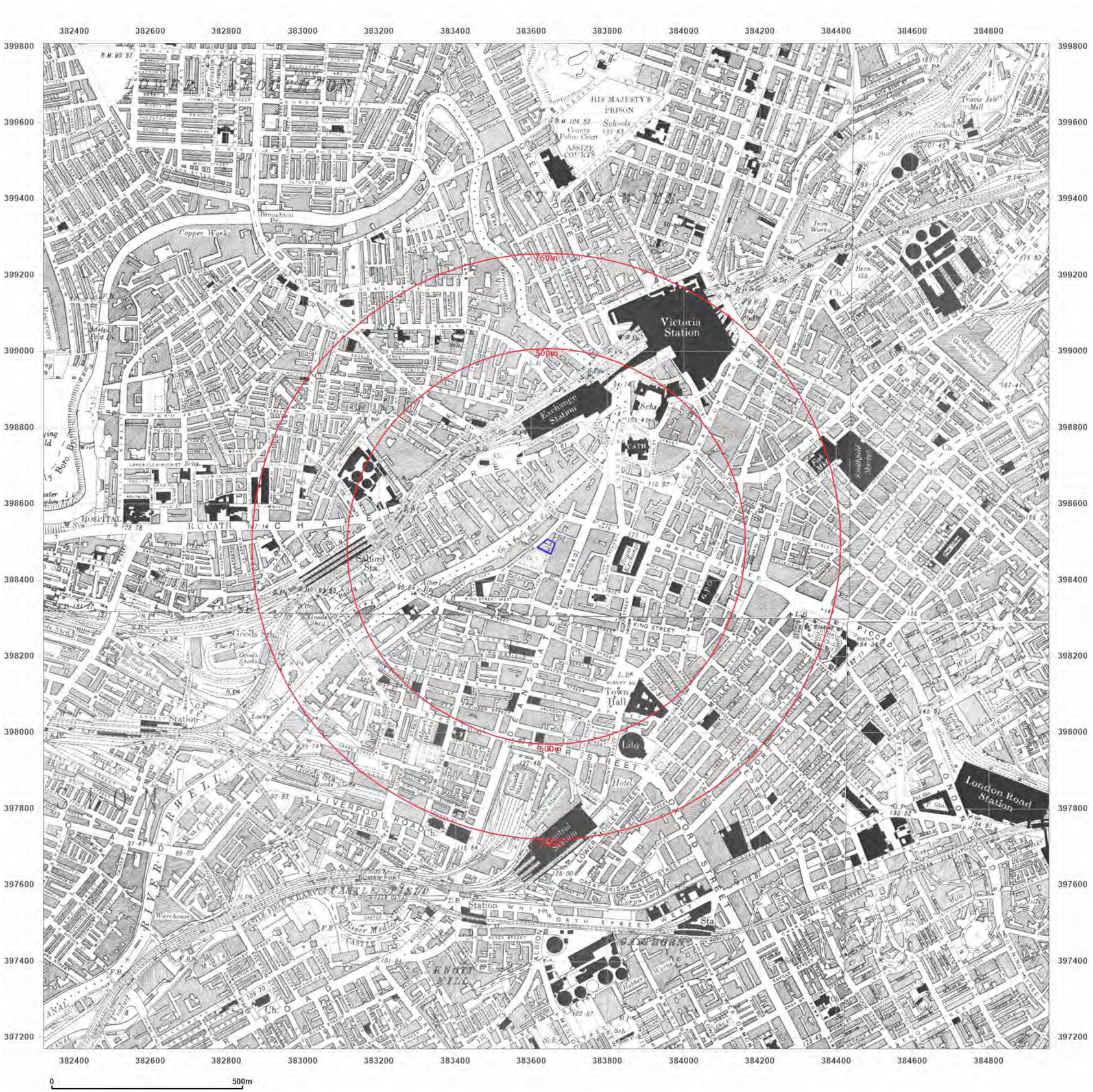
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Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: County Series

Map date: **1931-1934**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1844
Revised 1931
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1933
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1932
Edition N/A
Copyright N/A
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Surveyed 1844
Revised 1934
Edition N/A
Copyright N/A
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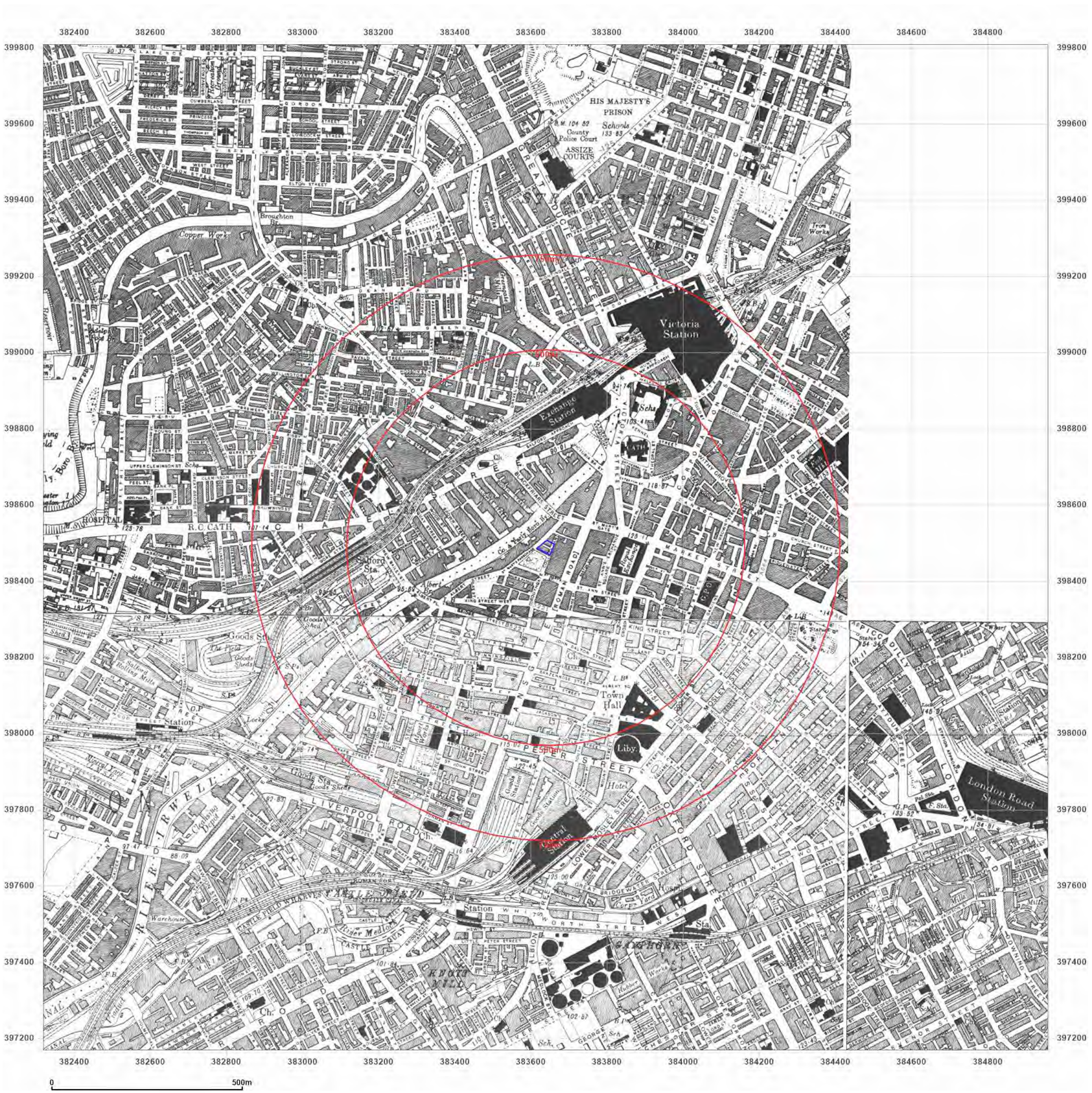
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Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: County Series

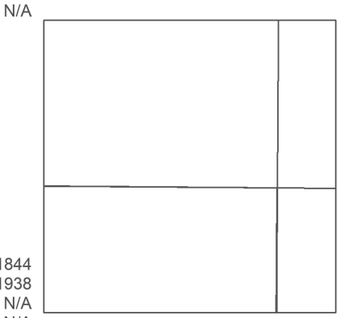
Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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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 1844
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

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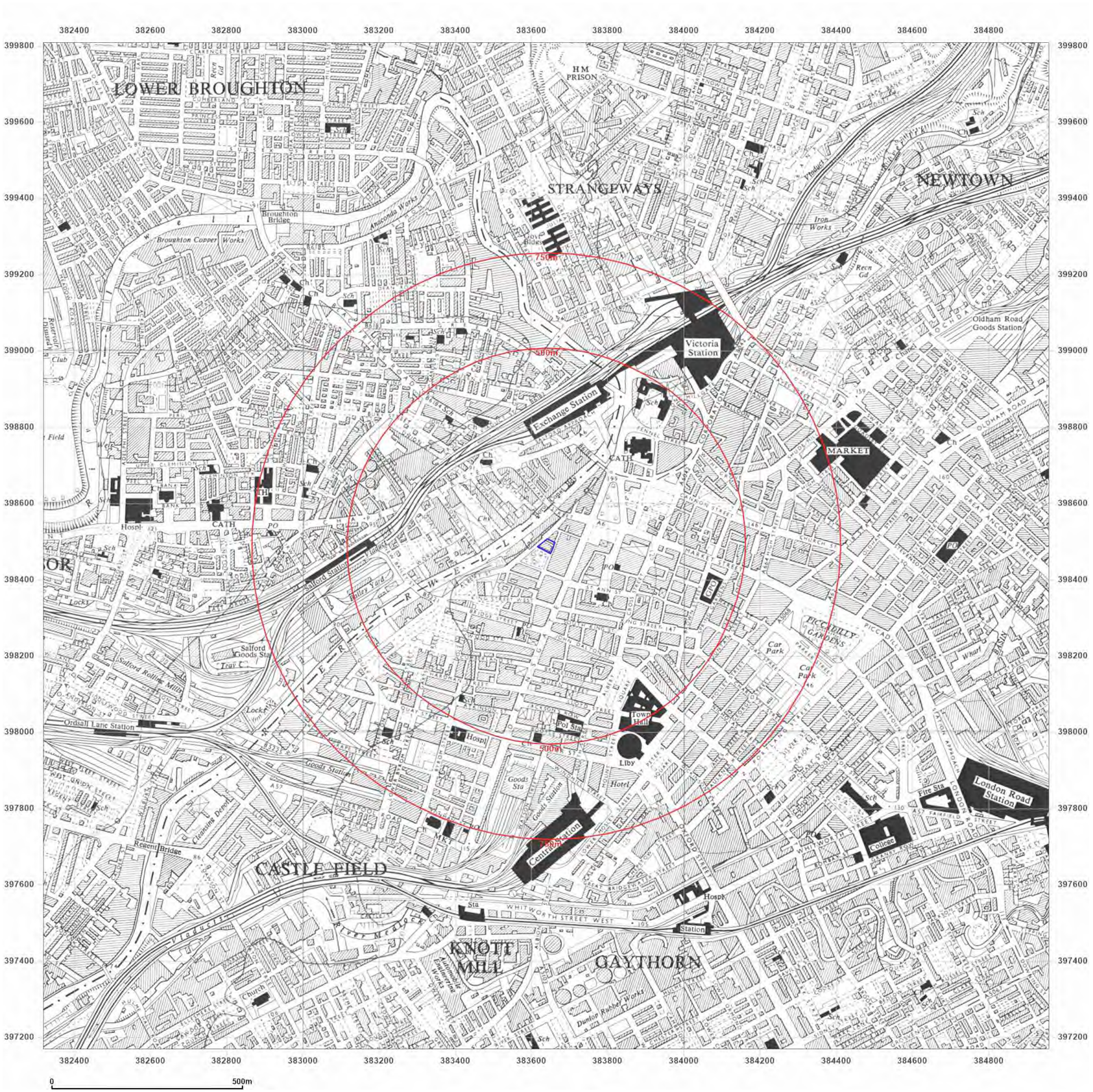
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Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: Provisional

Map date: **1956**

Scale: 1:10,560

Printed at: 1:10,560

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

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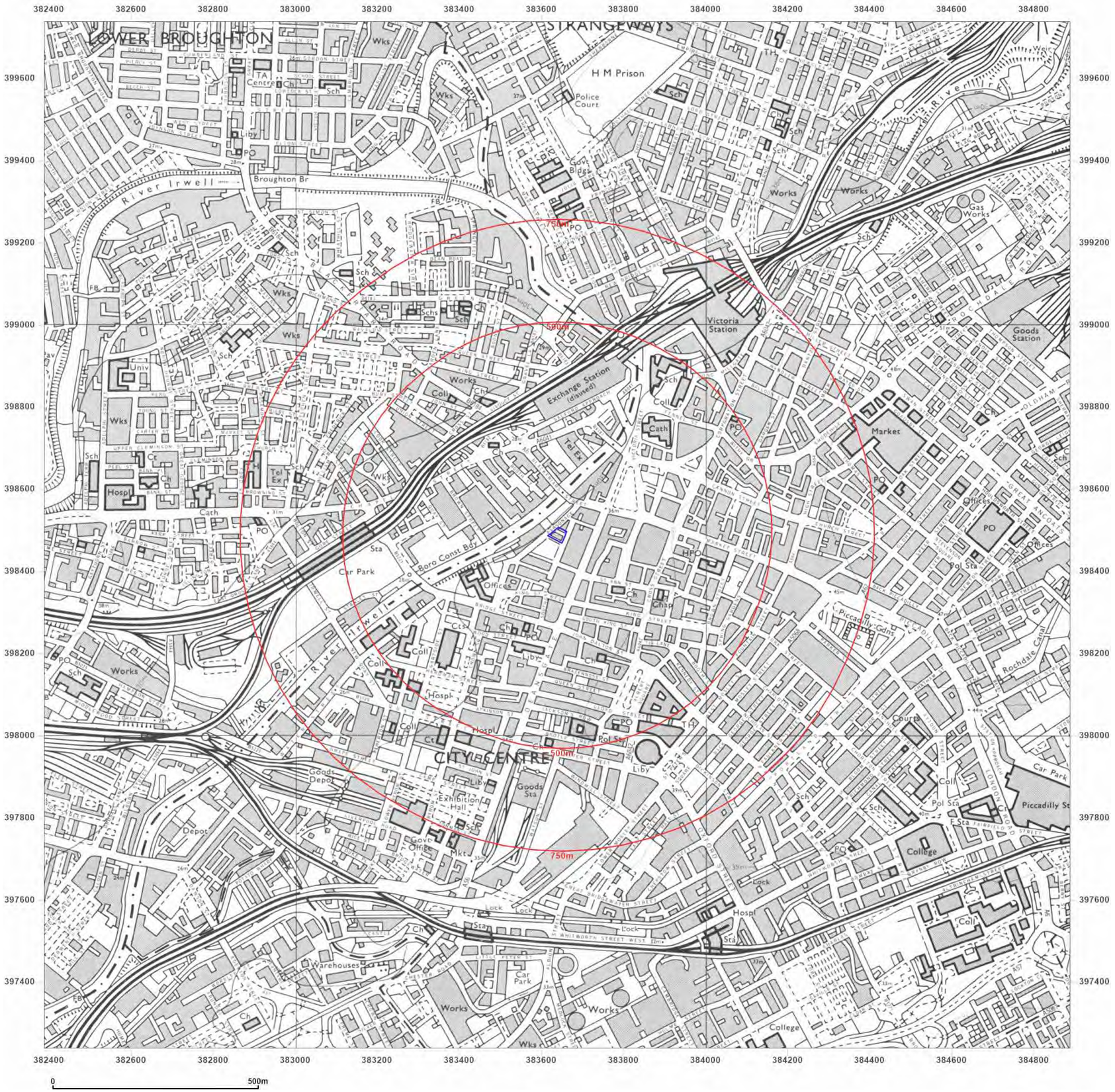
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Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: National Grid

Map date: **1972**

Scale: 1:10,000

Printed at: 1:10,000

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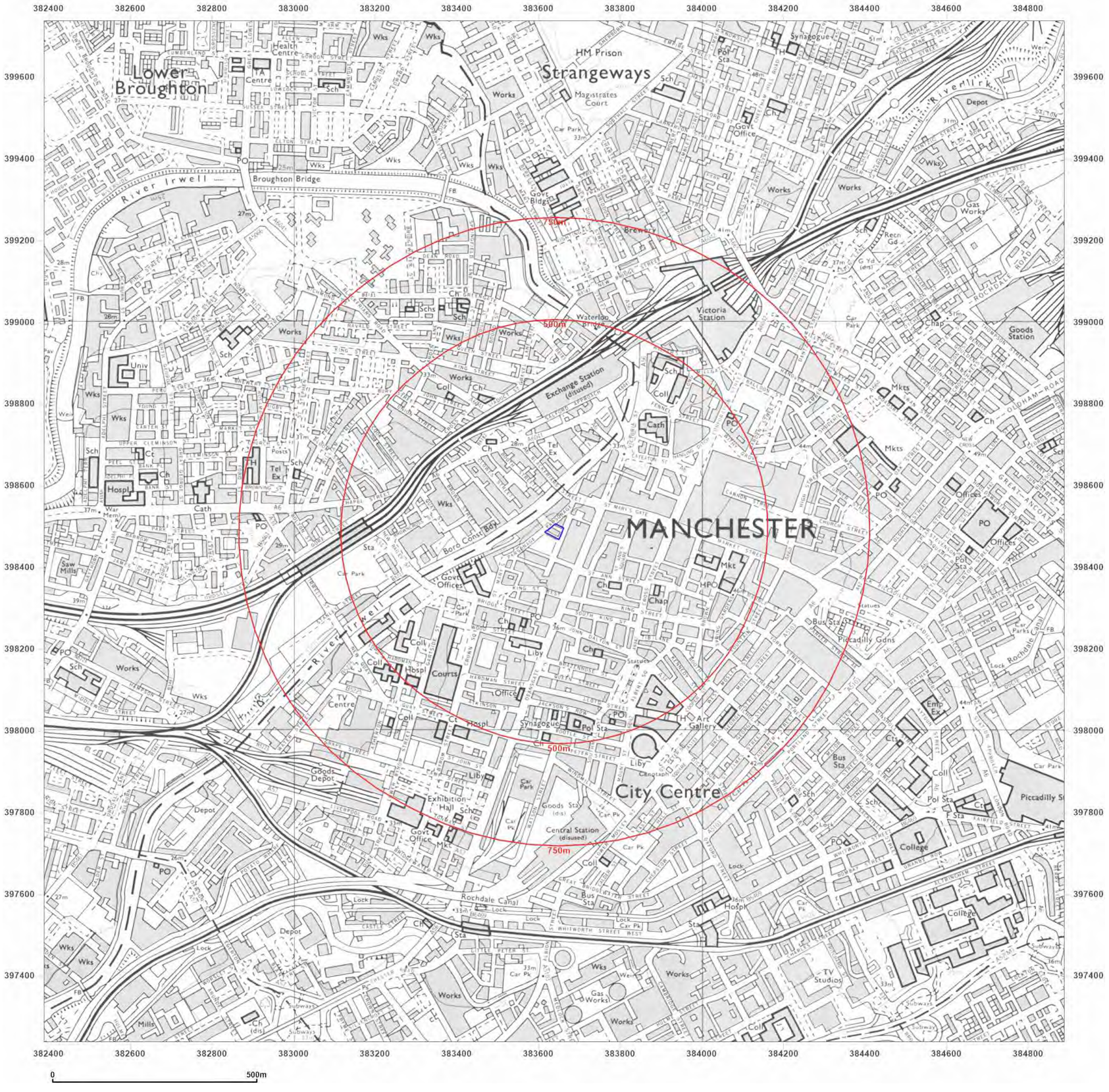
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Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: National Grid

Map date: **1980**

Scale: 1:10,000

Printed at: 1:10,000

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Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: National Grid

Map date: **1985**

Scale: 1:10,000

Printed at: 1:10,000

N
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Surveyed 1983
Revised 1985
Edition N/A
Copyright N/A
Levelled N/A

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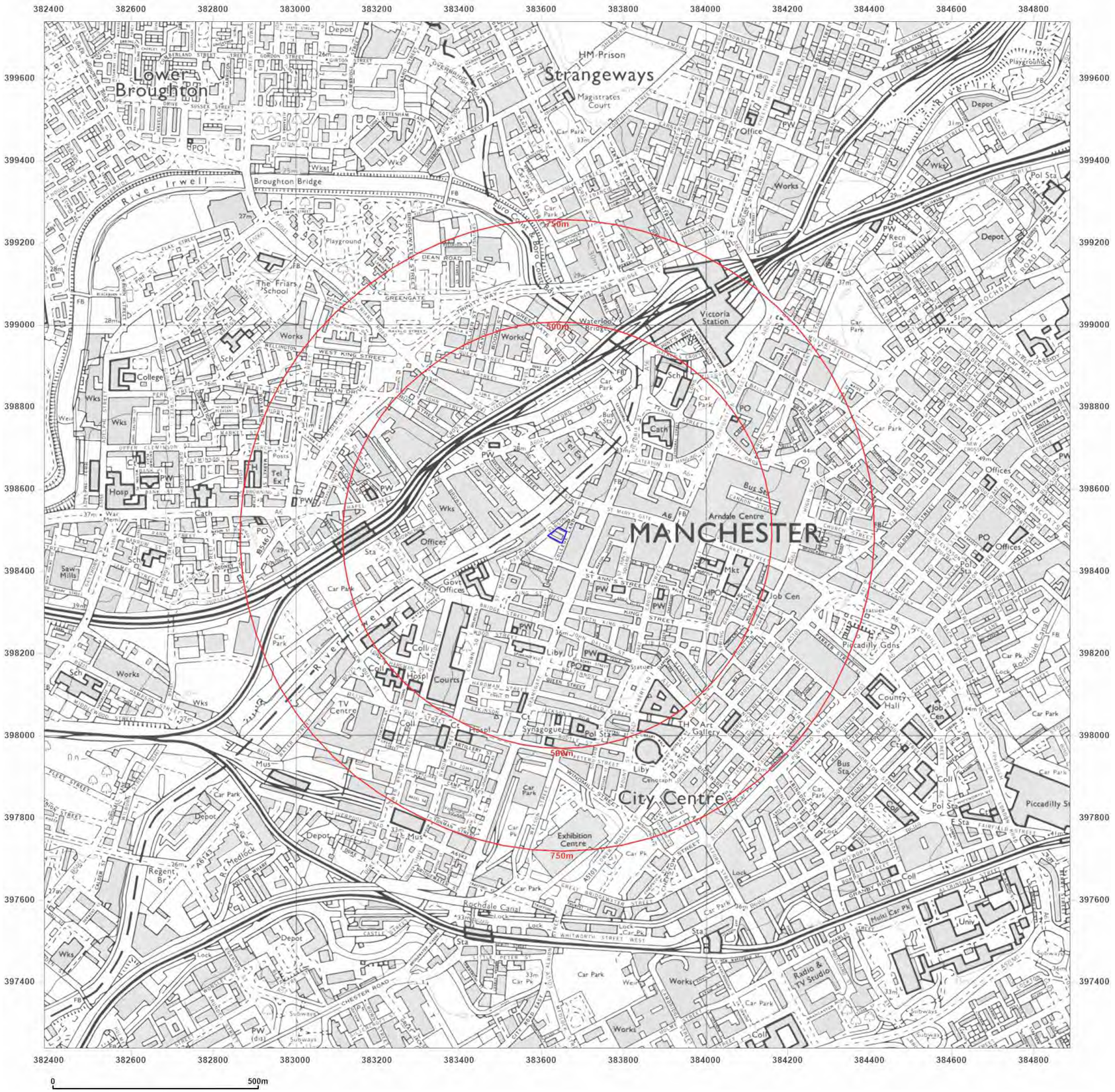
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Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: National Grid

Map date: **1988**

Scale: 1:10,000

Printed at: 1:10,000

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

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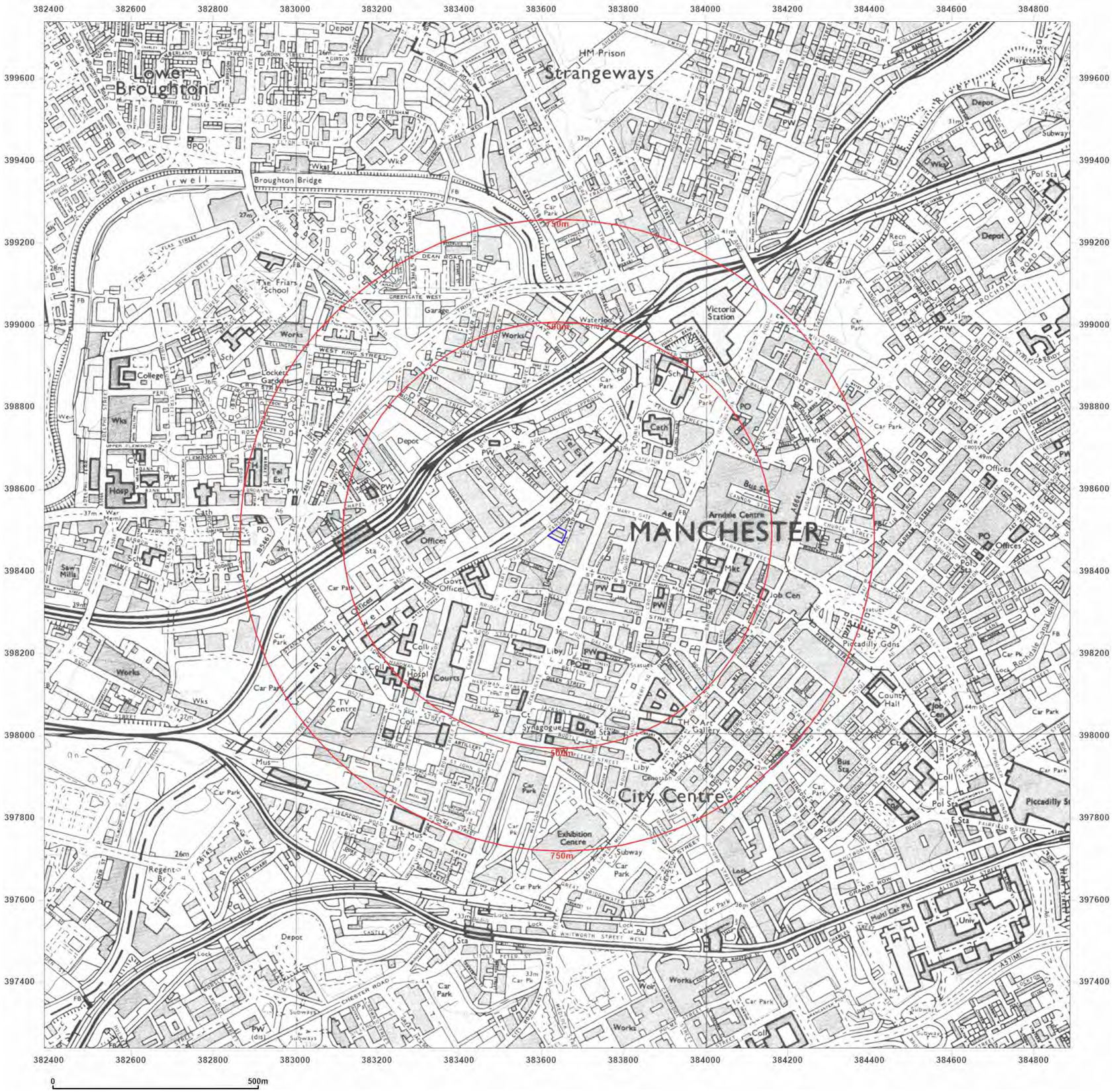
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Site Details:

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Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: National Grid

Map date: **1994**

Scale: 1:10,000

Printed at: 1:10,000

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Site Details:

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MANCHESTER, M3 2NH

Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: National Grid
Map date: **2001**
Scale: 1:10,000
Printed at: 1:10,000

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2001

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Site Details:

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MANCHESTER, M3 2NH

Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

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2010

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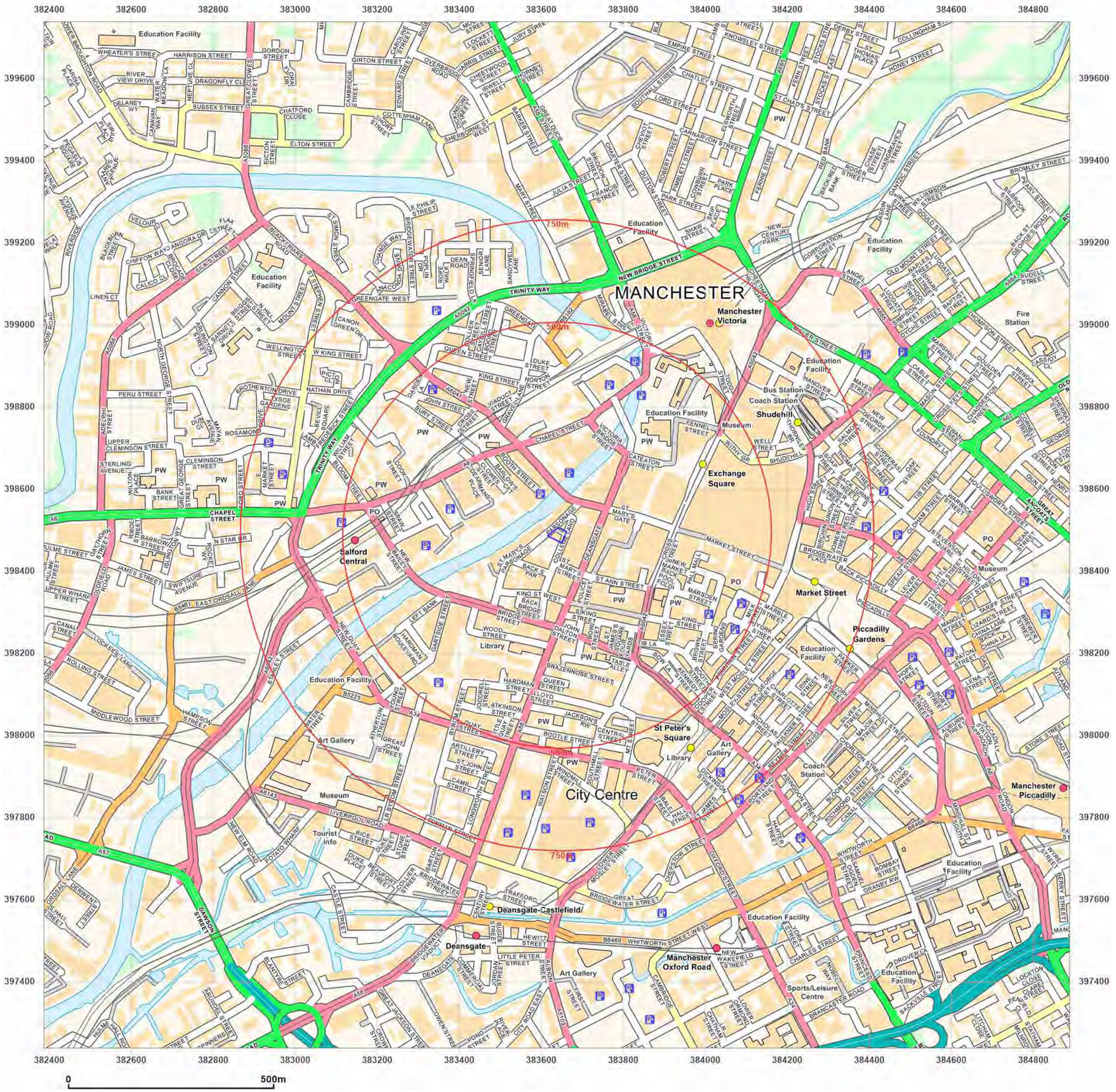
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Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: National Grid

Map date: **2024**

Scale: 1:10,000

Printed at: 1:10,000

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2024

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Production date: 17 September 2024

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www.groundsure.com/sites/default/files/groundsure_legend.pdf

APPENDIX C

GEO-ENVIRONMENTAL DATA REPORT

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

NORTH PARADE, MANCHESTER, M3 2NH

Order Details

Date: 17/09/2024

Your ref: C5890-5653-SD

Our Ref: BRO-I2K-IHN-A3G-BKE

Site Details

Location: 383640 398489

Area: 0.09 ha

Authority: Manchester City Council ↗



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Summary of findings p. 2 >

Aerial image p. 9 >

OS MasterMap site plan p.14 >

Insight User Guide ↗

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

Certified B Corporation

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	6	24	108	-
21 >	1.2 >	Historical tanks >	0	1	4	61	-
23 >	1.3 >	Historical energy features >	0	0	9	42	-
25	1.4	Historical petrol stations	0	0	0	0	-
26 >	1.5 >	Historical garages >	0	0	6	19	-
27	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
28 >	2.1 >	Historical industrial land uses >	0	9	29	153	-
35 >	2.2 >	Historical tanks >	0	1	8	86	-
39 >	2.3 >	Historical energy features >	0	0	15	80	-
43	2.4	Historical petrol stations	0	0	0	0	-
43 >	2.5 >	Historical garages >	0	0	11	29	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
46	3.1	Active or recent landfill	0	0	0	0	-
46	3.2	Historical landfill (BGS records)	0	0	0	0	-
47	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
47	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
47 >	3.5 >	Historical waste sites >	0	0	0	14	-
49	3.6	Licensed waste sites	0	0	0	0	-
49 >	3.7 >	Waste exemptions >	0	0	1	9	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
51 >	4.1 >	Recent industrial land uses >	0	1	21	-	-
53	4.2	Current or recent petrol stations	0	0	0	0	-
53	4.3	Electricity cables	0	0	0	0	-
53	4.4	Gas pipelines	0	0	0	0	-
53	4.5	Sites determined as Contaminated Land	0	0	0	0	-

54	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
54	4.7	Regulated explosive sites	0	0	0	0	-
54	4.8	Hazardous substance storage/usage	0	0	0	0	-
54	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
54	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
55 >	4.11 >	Licensed pollutant release (Part A(2)/B) >	0	0	1	3	-
55	4.12	Radioactive Substance Authorisations	0	0	0	0	-
55 >	4.13 >	Licensed Discharges to controlled waters >	0	0	12	12	-
59	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
59	4.15	Pollutant release to public sewer	0	0	0	0	-
59	4.16	List 1 Dangerous Substances	0	0	0	0	-
59 >	4.17 >	List 2 Dangerous Substances >	0	0	0	1	-
60 >	4.18 >	Pollution Incidents (EA/NRW) >	0	1	4	1	-
61	4.19	Pollution inventory substances	0	0	0	0	-
61	4.20	Pollution inventory waste transfers	0	0	0	0	-
61	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
62 >	5.1 >	Superficial aquifer >	Identified (within 500m)				
64 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
66 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
67	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
67	5.5	Groundwater vulnerability- local information	None (within 0m)				
68 >	5.6 >	Groundwater abstractions >	0	0	3	1	52
82 >	5.7 >	Surface water abstractions >	0	0	0	0	2
83 >	5.8 >	Potable abstractions >	0	0	0	0	10
86	5.9	Source Protection Zones	0	0	0	0	-
86	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
87 >	6.1 >	Water Network (OS MasterMap) >	0	0	1	-	-

88 >	6.2 >	Surface water features >	0	1	2	-	-
88 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
88 >	6.4 >	WFD Surface water bodies >	0	0	1	-	-
89 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
90 >	7.1 >	Risk of flooding from rivers and the sea >	High (within 50m)				
91	7.2	Historical Flood Events	0	0	0	-	-
91	7.3	Flood Defences	0	0	0	-	-
91	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
91	7.5	Flood Storage Areas	0	0	0	-	-
92 >	7.6 >	Flood Zone 2 >	Identified (within 50m)				
93 >	7.7 >	Flood Zone 3 >	Identified (within 50m)				
Page	Section	Surface water flooding >					
94 >	8.1 >	Surface water flooding >	1 in 30 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
96 >	9.1 >	Groundwater flooding >	Moderate (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
97	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
97	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
97	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
97	10.4	Special Protection Areas (SPA)	0	0	0	0	0
98	10.5	National Nature Reserves (NNR)	0	0	0	0	0
98	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
98	10.7	Designated Ancient Woodland	0	0	0	0	0
98	10.8	Biosphere Reserves	0	0	0	0	0
99	10.9	Forest Parks	0	0	0	0	0
99	10.10	Marine Conservation Zones	0	0	0	0	0
99	10.11	Green Belt	0	0	0	0	0
99	10.12	Proposed Ramsar sites	0	0	0	0	0

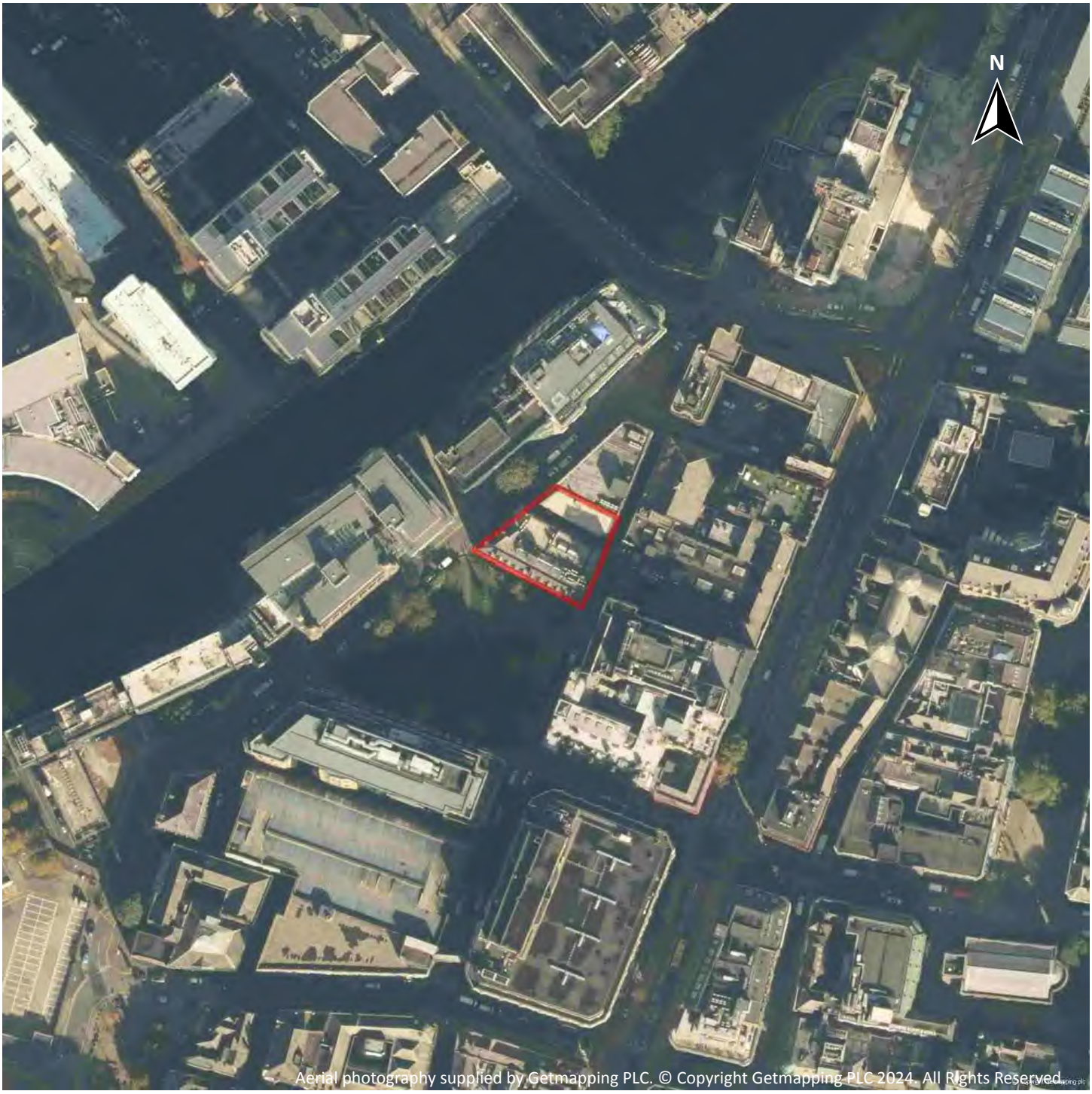
99	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
100	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
100	10.15	Nitrate Sensitive Areas	0	0	0	0	0
100 >	**10.16 >**	**Nitrate Vulnerable Zones >**	0	0	0	3	1
101 >	**10.17 >**	**SSSI Impact Risk Zones >**	1	-	-	-	-
102	10.18	SSSI Units	0	0	0	0	0
Page	Section	**Visual and cultural designations >**	On site	0-50m	50-250m	250-500m	500-2000m
103	11.1	World Heritage Sites	0	0	0	-	-
104	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
104	11.3	National Parks	0	0	0	-	-
104 >	**11.4 >**	**Listed Buildings >**	0	0	45	-	-
106 >	**11.5 >**	**Conservation Areas >**	1	0	7	-	-
107	11.6	Scheduled Ancient Monuments	0	0	0	-	-
107	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	**Agricultural designations >**	On site	0-50m	50-250m	250-500m	500-2000m
108 >	**12.1 >**	**Agricultural Land Classification >**	Urban (within 250m)				
109	12.2	Open Access Land	0	0	0	-	-
109	12.3	Tree Felling Licences	0	0	0	-	-
109	12.4	Environmental Stewardship Schemes	0	0	0	-	-
109	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	**Habitat designations >**	On site	0-50m	50-250m	250-500m	500-2000m
110	13.1	Priority Habitat Inventory	0	0	0	-	-
110	13.2	Habitat Networks	0	0	0	-	-
111 >	**13.3 >**	**Open Mosaic Habitat >**	0	0	1	-	-
111	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
112 >	**14.1 >**	**10k Availability >**	Identified (within 500m)				
113 >	**14.2 >**	**Artificial and made ground (10k) >**	0	0	1	0	-
114 >	**14.3 >**	**Superficial geology (10k) >**	1	0	1	4	-

115	14.4	Landslip (10k)	0	0	0	0	-
116 >	14.5 >	Bedrock geology (10k) >	1	0	0	1	-
117 >	14.6 >	Bedrock faults and other linear features (10k) >	0	2	0	2	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
118 >	15.1 >	50k Availability >	Identified (within 500m)				
119 >	15.2 >	Artificial and made ground (50k) >	0	0	1	0	-
120	15.3	Artificial ground permeability (50k)	0	0	-	-	-
121 >	15.4 >	Superficial geology (50k) >	1	0	1	3	-
122 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
122	15.6	Landslip (50k)	0	0	0	0	-
122	15.7	Landslip permeability (50k)	None (within 50m)				
123 >	15.8 >	Bedrock geology (50k) >	1	0	0	1	-
124 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
124 >	15.10 >	Bedrock faults and other linear features (50k) >	0	2	0	2	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
125 >	16.1 >	BGS Boreholes >	0	10	48	-	-
Page	Section	Natural ground subsidence >					
129 >	17.1 >	Shrink swell clays >	Negligible (within 50m)				
130 >	17.2 >	Running sands >	Low (within 50m)				
132 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
133 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
134 >	17.5 >	Landslides >	Very low (within 50m)				
135 >	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
137	18.1	BritPits	0	0	0	0	-
138 >	18.2 >	Surface ground workings >	0	6	0	-	-
138	18.3	Underground workings	0	0	0	0	0
138	18.4	Underground mining extents	0	0	0	0	-
139	18.5	Historical Mineral Planning Areas	0	0	0	0	-

139	18.6	Non-coal mining	0	0	0	0	0
139 >	18.7 >	JPB mining areas >	Identified (within 0m)				
139	18.8	The Coal Authority non-coal mining	0	0	0	0	-
140	18.9	Researched mining	0	0	0	0	-
140	18.10	Mining record office plans	0	0	0	0	-
140	18.11	BGS mine plans	0	0	0	0	-
140 >	18.12 >	Coal mining >	Identified (within 0m)				
141	18.13	Brine areas	None (within 0m)				
141	18.14	Gypsum areas	None (within 0m)				
141	18.15	Tin mining	None (within 0m)				
141	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes >	On site	0-50m	50-250m	250-500m	500-2000m
142	19.1	Natural cavities	0	0	0	0	-
143	19.2	Mining cavities	0	0	0	0	0
143 >	19.3 >	Reported recent incidents >	0	0	0	1	-
143	19.4	Historical incidents	0	0	0	0	-
144	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
145 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
147 >	21.1 >	BGS Estimated Background Soil Chemistry >	2	2	-	-	-
147 >	21.2 >	BGS Estimated Urban Soil Chemistry >	2	4	-	-	-
148 >	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
149	22.1	Underground railways (London)	0	0	0	-	-
149	22.2	Underground railways (Non-London)	0	0	0	-	-
150	22.3	Railway tunnels	0	0	0	-	-
150 >	22.4 >	Historical railway and tunnel features >	0	0	3	-	-
150	22.5	Royal Mail tunnels	0	0	0	-	-

150	22.6	Historical railways	0	0	0	-	-
151 >	**22.7 >**	**Railways >**	0	0	3	-	-
151	22.8	Crossrail 1	0	0	0	0	-
151	22.9	Crossrail 2	0	0	0	0	-
151	22.10	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 18/10/2022

Site Area: 0.09ha

Recent site history - 2019 aerial photograph



Capture Date: 22/04/2019

Site Area: 0.09ha

Recent site history - 2015 aerial photograph



Capture Date: 11/06/2015

Site Area: 0.09ha

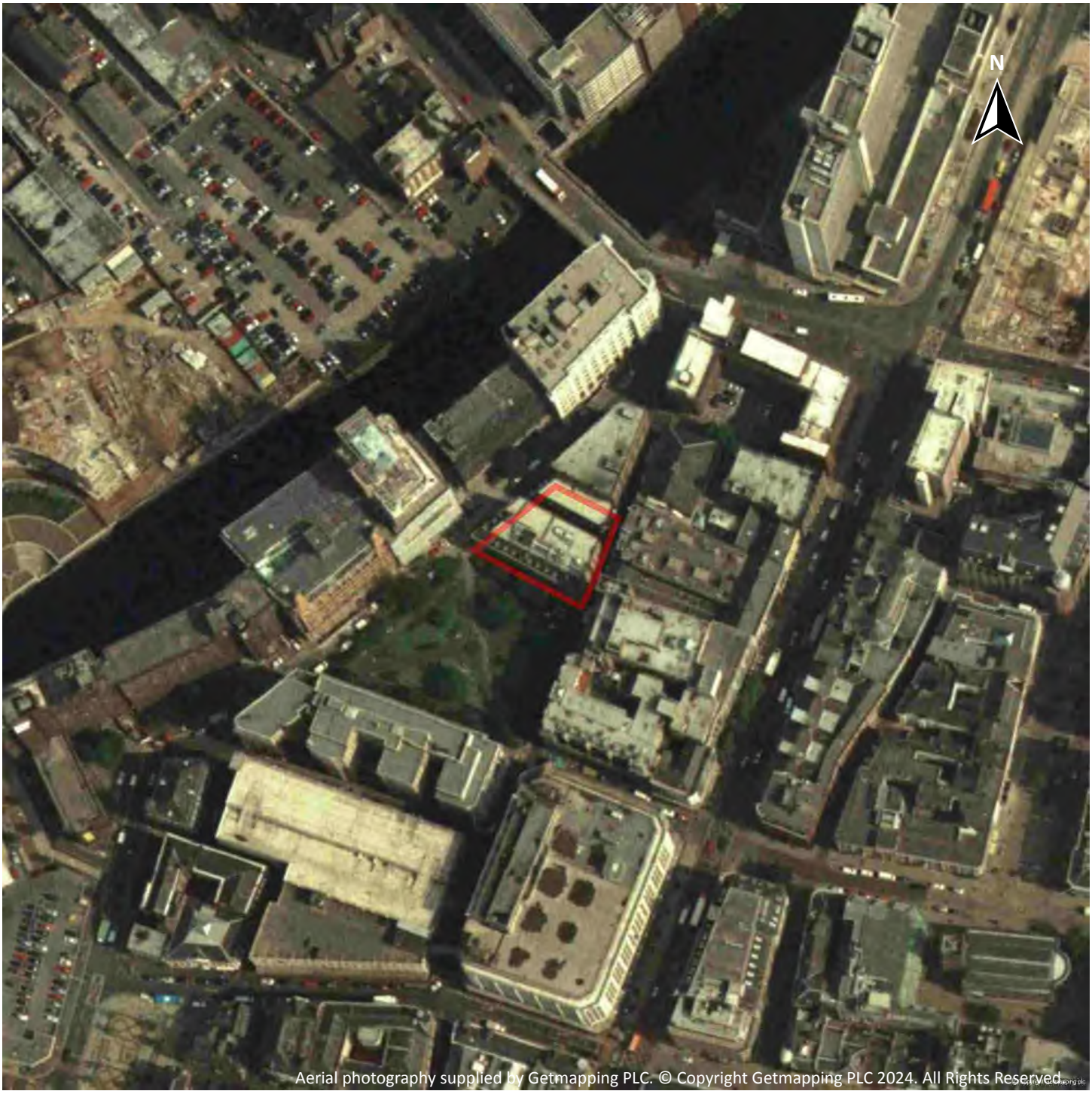
Recent site history - 2009 aerial photograph



Capture Date: 02/06/2009

Site Area: 0.09ha

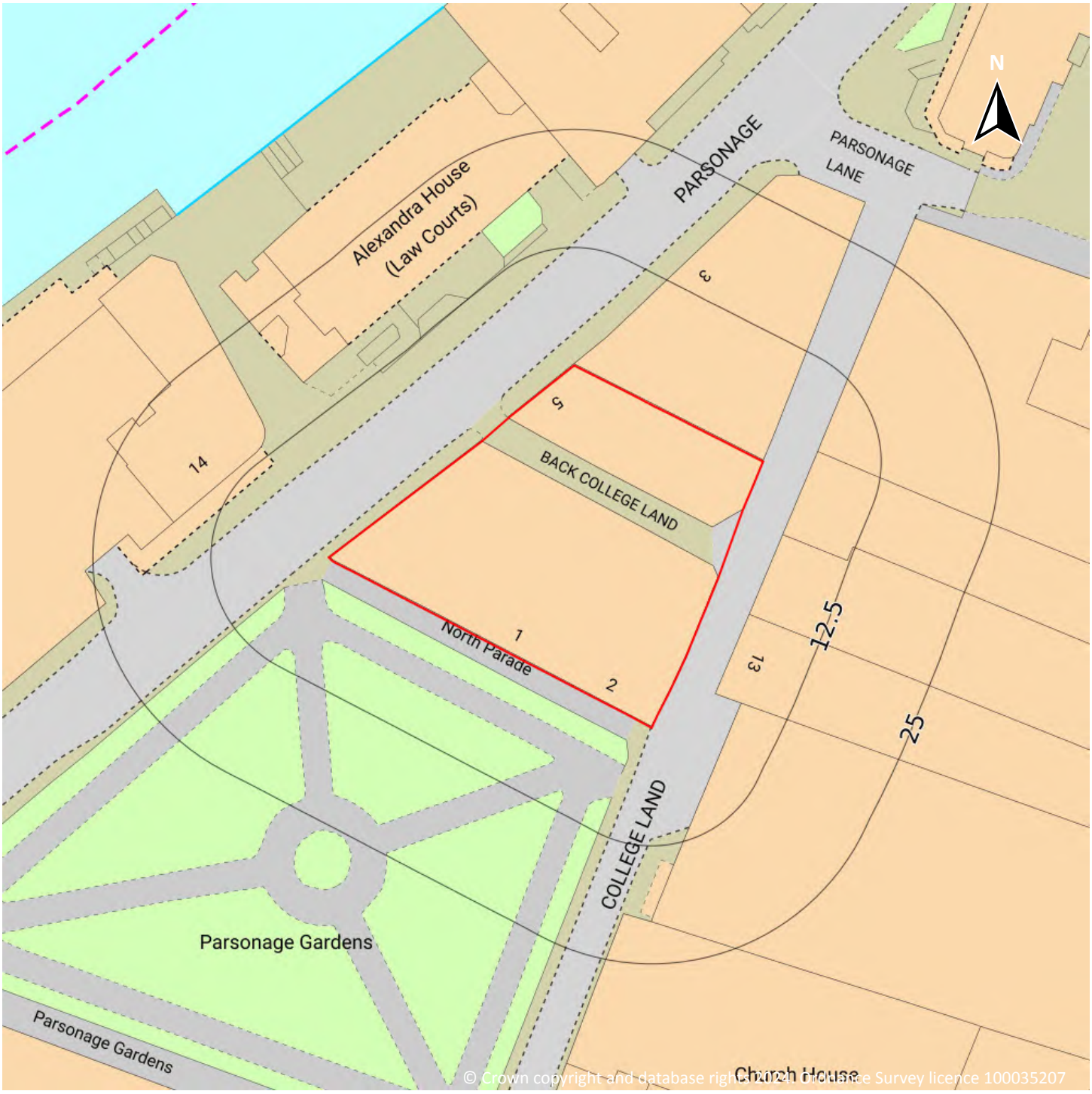
Recent site history - 2000 aerial photograph



Capture Date: 27/06/2000

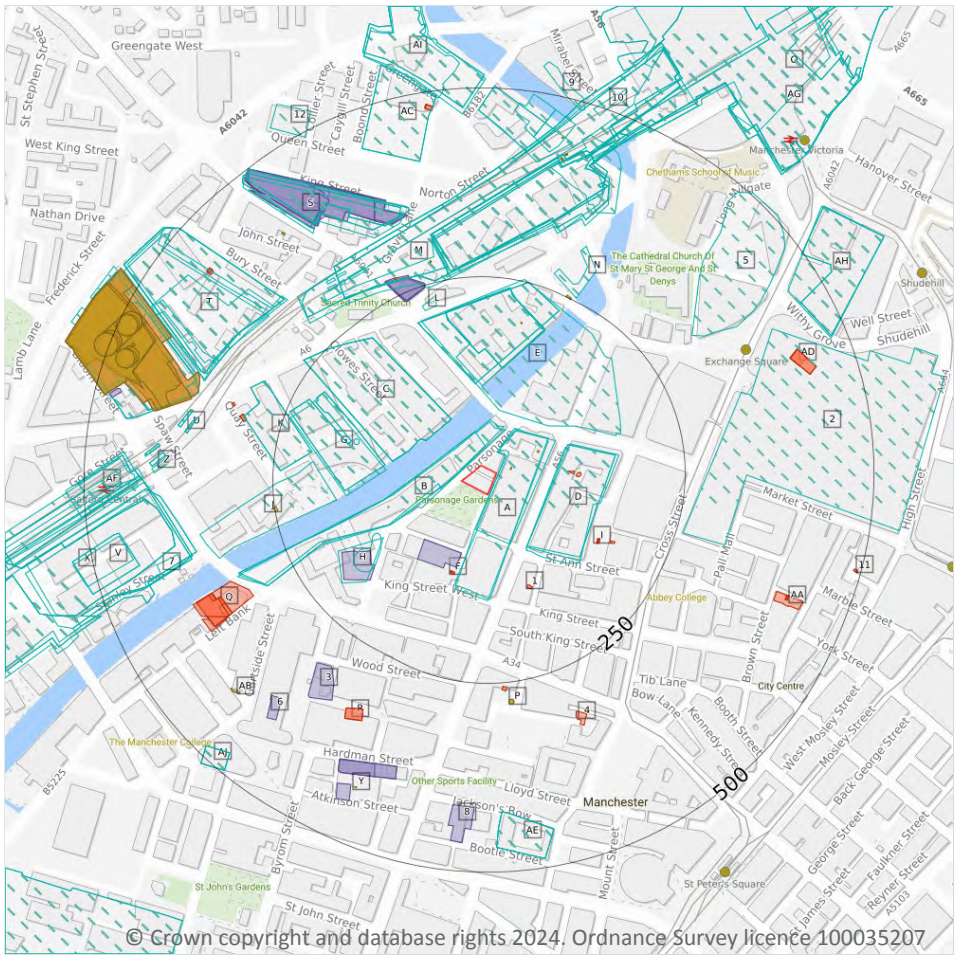
Site Area: 0.09ha

OS MasterMap site plan



Site Area: 0.09ha

1 Past land use



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Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

Historical garages

1.1 Historical industrial land uses

Records within 500m	138

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
A	2m SE	Unspecified Commercial/Industrial	1906 - 1916	903339

ID	Location	Land use	Dates present	Group ID
A	2m E	Unspecified Commercial/Industrial	1894	952633
A	5m E	Unspecified Commercial/Industrial	1931 - 1938	936368
B	10m W	Unspecified Commercial/Industrial	1906 - 1916	875702
B	10m W	Unspecified Commercial/Industrial	1938	861965
B	12m W	Unspecified Commercial/Industrial	1931	943667
C	71m NW	Unspecified Foundry	1906	826692
C	71m NW	Unspecified Commercial/Industrial	1931	886765
C	71m NW	Unspecified Commercial/Industrial	1916	896265
D	73m E	Unspecified Commercial/Industrial	1931 - 1938	961293
D	73m E	Unspecified Commercial/Industrial	1916	875232
D	74m SE	Unspecified Commercial/Industrial	1894 - 1906	992714
E	77m N	Unspecified Commercial/Industrial	1931 - 1938	988325
G	101m W	Finishing Works	1923	903765
G	104m W	Finishing Works	1916	866734
G	104m W	Finishing Works	1931	1003903
E	105m N	Telephone Exchange	1988 - 1994	957579
E	109m N	Unspecified Commercial/Industrial	1931	870143
E	109m N	Unspecified Commercial/Industrial	1916	908309
H	128m SW	Police Station	1894	858828
H	130m SW	Tanks	1848	827417
E	132m N	Telephone Exchange	1980	929087
E	132m N	Telephone Exchange	1985	929846
E	132m N	Telephone Exchange	1972	943715
G	145m W	Chimney	1956	853117
J	167m W	Unspecified Commercial/Industrial	1931	822343
K	202m W	Unspecified Works	1980	870704
K	202m W	Unspecified Works	1985 - 1988	872771
L	218m N	Police Station	1894	858785

ID	Location	Land use	Dates present	Group ID
M	245m N	Railway Sidings	1923	898030
M	252m N	Exchange Station	1923	979916
O	252m N	Railway Sidings	1980	899948
O	252m N	Railway Sidings	1956 - 1972	958602
O	252m N	Railway Sidings	1985 - 1994	1000769
O	254m N	Railway Stations	1894	806121
N	255m NE	Bus Station	1985 - 1988	957866
2	259m E	Bus Station	1985 - 1994	1003820
M	260m N	Exchange Station	1931 - 1938	893595
M	260m N	Exchange Station	1906 - 1916	997135
M	261m N	Disused Station	1972	948254
M	261m N	Disused Station	1980	986774
M	261m N	Exchange Station	1956	1003715
M	264m N	Railway Sidings	1931 - 1938	886872
M	264m N	Railway Sidings	1906 - 1916	929246
M	281m N	Railway Sidings	1894	969878
L	300m NW	Railway Building	1923	853803
L	301m NW	Railway Building	1923	853801
L	304m NW	Railway Building	1923	853802
L	311m NW	Railway Building	1931	853797
L	312m NW	Railway Building	1931	853798
5	317m NE	Unspecified Commercial/Industrial	1931 - 1938	933047
S	333m NW	Unspecified Commercial/Industrial	1923	965290
T	333m NW	Unspecified Commercial/Industrial	1956 - 1972	908429
T	336m NW	Iron Works	1923	892051
T	336m NW	Iron Works	1931	876159
T	336m NW	Iron Works	1906 - 1916	877547
T	336m NW	Unspecified Commercial/Industrial	1894	968739

ID	Location	Land use	Dates present	Group ID
T	339m NW	Unspecified Depot	1994	821180
T	340m NW	Unspecified Commercial/Industrial	1938	961578
S	342m N	Unspecified Works	1972	907665
S	342m N	Unspecified Works	1985	965965
S	342m N	Unspecified Works	1980	979919
S	343m NW	Unspecified Commercial/Industrial	1916	955174
S	343m NW	Unspecified Commercial/Industrial	1931	966814
T	360m NW	Brewery	1916 - 1923	910740
U	360m W	Railway Building	1931	942678
U	360m W	Railway Building	1916	1001925
V	363m W	Unspecified Yard	1956	894658
V	363m W	Railway Sidings	1956	987724
W	367m W	Unspecified Works	1972	835421
W	367m W	Unspecified Commercial/Industrial	1956	982907
U	368m W	Railway Building	1931	881580
U	368m W	Railway Building	1916	995427
M	368m NE	Cotton Mill	1848	806909
X	370m W	Railway Sidings	1916 - 1938	923062
X	370m W	Railway Sidings	1894	942068
V	372m W	Railway Sidings	1923	920576
V	372m W	Unspecified Yard	1923	925226
W	376m W	Unspecified Commercial/Industrial	1894	911088
W	376m W	Gas Works	1906 - 1916	915069
W	376m W	Gas Works	1923	997274
W	376m W	Unspecified Commercial/Industrial	1931 - 1938	1007392
7	385m W	Unspecified Yard	1894	975390
Z	388m W	Railway Building	1923	854570
V	389m W	Railway Sidings	1938	866122

ID	Location	Land use	Dates present	Group ID
V	389m W	Railway Sidings	1906	873351
V	389m W	Railway Sidings	1931	1006442
Z	393m W	Railway Building	1931	956579
Z	393m W	Railway Building	1916	989132
Z	402m W	Railway Building	1916	895944
Z	402m W	Railway Building	1931	1009750
M	408m N	Unspecified Mills	1894	821853
AC	411m N	Unspecified Works	1985 - 1994	893970
AC	411m N	Unspecified Works	1980	983860
AE	420m S	Police Station	1980	914364
AE	420m S	Police Station	1956 - 1972	952220
AE	420m S	Police Station	1985 - 1994	996946
M	421m N	Unspecified Commercial/Industrial	1923	903946
AF	422m W	Railway Station	1985 - 1994	1006456
M	425m N	Unspecified Commercial/Industrial	1848	915311
AF	425m W	Railway Station	1980	860890
AF	425m W	Railway Station	1956	929448
AF	425m W	Railway Station	1972	952829
AG	429m N	Railway Station	1980	883644
AG	429m N	Railway Station	1956	937347
AG	429m N	Railway Station	1972	985968
AF	429m W	Railway Station	1894	932818
AF	432m W	Railway Station	1906 - 1938	989301
W	440m NW	Gas Works	1848	932965
M	441m N	Print Works	1848	816921
V	441m W	Unspecified Yard	1906 - 1916	945757
V	441m W	Unspecified Yard	1931 - 1938	987684
V	447m W	Railway Building	1894	854568

ID	Location	Land use	Dates present	Group ID
AH	455m NE	Unspecified Commercial/Industrial	1938	896898
W	456m W	Unspecified Tanks	1956 - 1972	884036
W	462m W	Gasometer	1906 - 1923	861307
W	462m W	Unspecified Tank	1931 - 1938	884305
AH	462m NE	Unspecified Commercial/Industrial	1931	897663
AH	462m NE	Unspecified Commercial/Industrial	1916	1007943
AI	466m N	Unspecified Mills	1923	912697
W	470m NW	Unspecified Tank	1894	974370
W	472m NW	Gasometers	1848	821614
AJ	473m SW	Hospital	1980	926920
AJ	473m SW	Hospital	1972	944331
AJ	473m SW	Hospital	1985 - 1994	998033
W	474m NW	Unspecified Tank	1931 - 1938	862295
W	474m NW	Gasometer	1906 - 1923	958512
AI	475m N	Unspecified Mills	1931 - 1938	903552
AI	475m N	Unspecified Mills	1906 - 1916	1002665
AG	476m N	Railway Station	1906 - 1916	886755
AG	476m N	Railway Station	1931 - 1938	897567
W	485m W	Unspecified Tank	1894	877439
9	489m N	Unspecified Pit	1894	828503
10	489m N	Railway Building	1923	853804
W	490m W	Unspecified Tank	1931 - 1938	905330
W	490m W	Gasometer	1906 - 1923	959118
AI	490m N	Unspecified Mills	1894	936877
12	493m NW	Unspecified Works	1980	835170

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	66

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

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

ID	Location	Land use	Dates present	Group ID
A	19m E	Unspecified Tank	1891	115168
A	61m NE	Unspecified Tank	1892 - 1933	140807
E	195m N	Unspecified Tank	1891	115171
J	246m W	Unspecified Tank	1908	115176
N	249m NE	Tanks	1891	108666
L	271m NW	Unspecified Tank	1958	126272
L	272m NW	Unspecified Tank	1949	136880
P	273m S	Tanks	1995	108665
P	273m S	Unspecified Tank	1989	115175
L	277m N	Unspecified Tank	1958	132535
L	277m N	Unspecified Tank	1963	140013
L	277m N	Unspecified Tank	1958	140592
L	278m N	Unspecified Tank	1949	129055
L	278m N	Unspecified Tank	1955	137702
W	368m W	Gas Works	1958	131652
W	374m W	Gas Works	1922	152468
S	375m NW	Unspecified Tank	1891	115169
W	393m W	Gas Works	1949	137361
S	401m NW	Unspecified Tank	1962 - 1971	126613
AB	405m SW	Unspecified Tank	1958	115081
AB	410m SW	Unspecified Tank	1948	115080

ID	Location	Land use	Dates present	Group ID
M	415m N	Unspecified Tank	1891	115584
M	418m N	Unspecified Tank	1933	115587
Y	424m S	Unspecified Tank	1891	115170
M	426m N	Unspecified Tank	1979	128335
M	426m N	Unspecified Tank	1979	155845
M	426m N	Unspecified Tank	1979	156089
M	426m N	Unspecified Tank	1958	135972
M	426m N	Unspecified Tank	1971	137305
M	426m N	Unspecified Tank	1963	148202
M	426m N	Unspecified Tank	1958	154171
M	426m N	Unspecified Tank	1970	129044
M	426m N	Unspecified Tank	1949	145610
M	426m N	Unspecified Tank	1955	155951
W	439m W	Gas Works	1892	151266
W	445m W	Gas Works	1891	131520
M	446m N	Unspecified Tank	1933	115588
W	447m W	Gas Works	1908	127736
W	457m W	Gasometer	1958	136549
W	457m W	Unspecified Tank	1949 - 1971	150257
W	459m W	Gasometer	1891	129098
W	461m W	Gasometer	1892 - 1922	141377
W	461m W	Unspecified Tank	1933	151886
W	466m W	Unspecified Tank	1891	115078
W	467m NW	Unspecified Tank	1949	115083
W	468m NW	Unspecified Tank	1891	115079
W	469m W	Gas Holder	1958	112870
W	469m W	Unspecified Tank	1953 - 1963	142080
W	471m NW	Unspecified Tank	1963 - 1971	127461

ID	Location	Land use	Dates present	Group ID
W	471m NW	Unspecified Tank	1958	134837
W	471m NW	Gasometer	1958	155680
W	471m NW	Gasometers	1949	112773
W	471m NW	Tanks	1953	129589
W	471m NW	Tanks	1962	144667
W	472m W	Unspecified Tank	1891	155063
W	473m W	Unspecified Tank	1933	146300
W	473m NW	Gasometer	1891	142025
W	475m NW	Gasometer	1892 - 1922	135880
W	475m NW	Unspecified Tank	1933	149612
W	485m W	Unspecified Tank	1958	151061
W	485m W	Gasometer	1958	152514
W	485m W	Unspecified Tank	1963 - 1971	153701
W	487m W	Gasometer	1891	146231
W	489m W	Unspecified Tank	1933	129623
W	489m W	Gasometer	1892 - 1922	136349
W	499m NW	Unspecified Tank	1953 - 1971	140086

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	**51**

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

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

ID	Location	Land use	Dates present	Group ID
D	95m E	Electricity Substation	1995	64478

ID	Location	Land use	Dates present	Group ID
D	106m E	Electricity Substation	1986 - 1989	83186
F	111m S	Electricity Substation	1995	76703
F	112m S	Electricity Substation	1980 - 1986	72233
1	131m SE	Electricity Substation	1986	65349
I	157m SE	Electricity Substation	1986	92052
I	158m SE	Electricity Substation	1948 - 1970	71005
I	158m SE	Electricity Substation	1989 - 1995	71917
I	173m SE	Electricity Substation	1980	65348
P	255m S	Electricity Substation	1980 - 1995	71684
K	296m W	Electricity Substation	1949 - 1958	70595
K	297m W	Electricity Substation	1980 - 1994	88861
4	310m S	Electricity Substation	1989 - 1995	82006
Q	315m SW	Hydraulic Power Station	1932 - 1984	87744
K	316m W	Electricity Substation	1995 - 1996	76169
R	328m SW	Electricity Substation	1948	90495
R	328m SW	Electricity Substation	1958	91468
Q	350m SW	Power Station	1958	68707
Q	350m SW	Hydraulic Power Station	1973	84088
Q	352m SW	Hydraulic Power Station	1948	72139
Q	356m SW	Hydraulic Power Station	1933	89849
W	368m W	Gas Works	1958	73616
W	374m W	Gas Works	1922	69627
W	393m W	Gas Works	1949	81052
AA	403m E	Electricity Substation	1954	79307
AA	417m E	Electricity Substation	1954	71856
AA	417m E	Electricity Substation	1969	79845
AA	417m E	Electricity Substation	1948 - 1951	74838
AA	417m E	Electricity Substation	1968	89174

ID	Location	Land use	Dates present	Group ID
AD	417m E	Electricity Substation	1948 - 1951	83345
AD	418m E	Electricity Substation	1954	71816
AD	418m E	Electricity Substation	1954	72456
T	430m NW	Electricity Substation	1995 - 1996	92530
T	433m NW	Electricity Substation	1949 - 1958	91983
W	439m W	Gas Works	1892	74801
W	445m W	Gas Works	1891	69250
W	447m W	Gas Works	1908	74359
W	457m W	Gasometer	1958	72180
W	459m W	Gasometer	1891	87451
W	461m W	Gasometer	1892 - 1922	91832
W	469m W	Gas Holder	1958	68340
W	471m NW	Gasometer	1958	79962
W	471m NW	Gasometers	1949	68260
W	473m NW	Gasometer	1891	86049
AC	474m N	Electricity Substation	1970 - 1994	85817
W	475m NW	Gasometer	1892 - 1922	72612
AC	475m N	Electricity Substation	1949 - 1958	75358
W	485m W	Gasometer	1958	86504
W	487m W	Gasometer	1891	71624
W	489m W	Gasometer	1892 - 1922	78625
11	490m E	Electricity Substation	1995	65525

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or

succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	**25**

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
F	85m S	Garage	1948	22732
H	152m SW	Garage	1948	22199
L	239m N	Garage	1979 - 1985	28196
L	239m N	Garage	1970 - 1971	29304
L	239m N	Garage	1989	24252
L	240m N	Garage	1992 - 1994	26378
3	300m SW	Garage	1948	22728
S	340m N	Motor Repair Works	1979	25183
S	340m N	Motor Repair Works	1970	28291
S	341m N	Motor Repairing Works	1971	22107
S	354m N	Garage	1988	27243
S	354m N	Garage	1990	26727
S	354m N	Garage	1980 - 1988	29717
6	374m SW	Garage	1948	22729
Y	379m S	Garage	1963	23891
Y	379m S	Garage	1971	27309
S	384m NW	Motor Repair Works	1958	24747
S	384m NW	Motor Repair Works	1933	25196

ID	Location	Land use	Dates present	Group ID
S	384m NW	Garage	1922	27530
S	385m NW	Motor Repair Works	1949	25882
Y	386m S	Garage	1962	25804
S	392m NW	Garage	1994 - 1996	29181
8	413m S	Garage	1948	22733
Y	424m SW	Garage	1962 - 1973	26003
W	465m W	Garage	1988	23393

This data is sourced from Ordnance Survey / Groundsure.

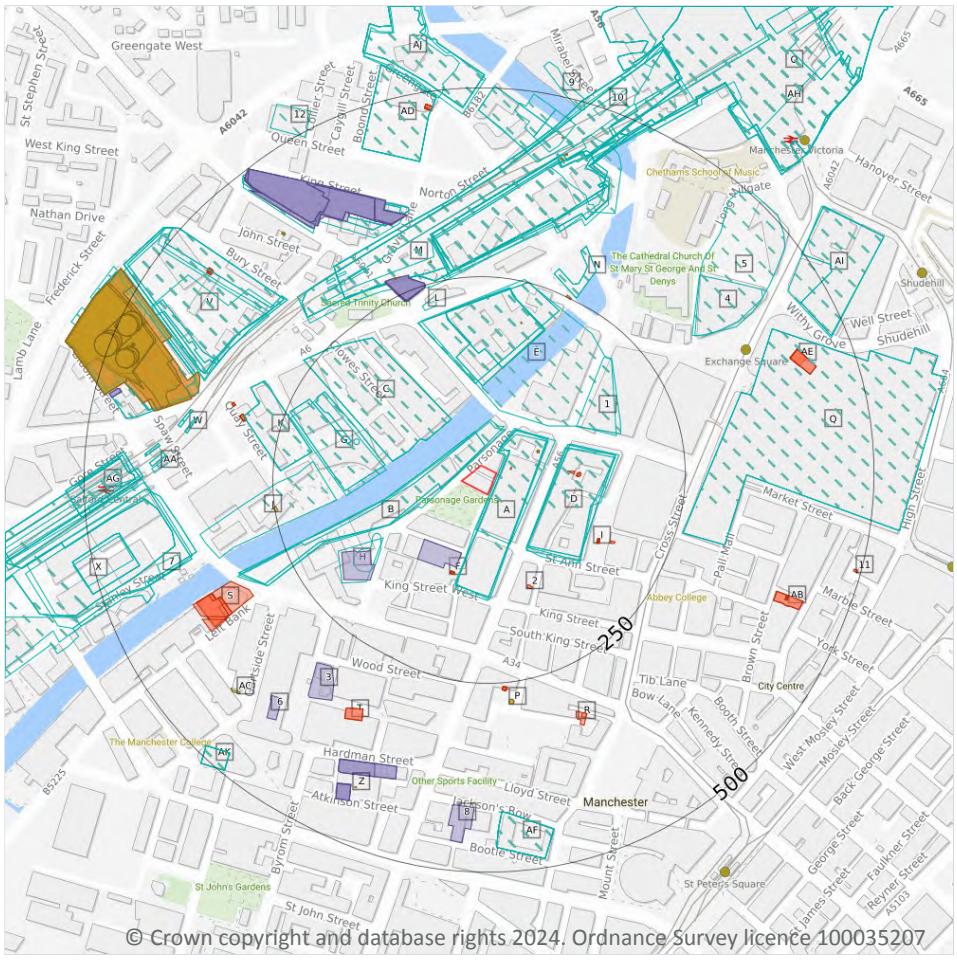
1.6 Historical military land

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



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Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

Historical garages

2.1 Historical industrial land uses

Records within 500m	191

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 28 >**

ID	Location	Land Use	Date	Group ID
A	2m SE	Unspecified Commercial/Industrial	1906	903339
A	2m E	Unspecified Commercial/Industrial	1894	952633
A	5m E	Unspecified Commercial/Industrial	1931	936368

ID	Location	Land Use	Date	Group ID
A	5m E	Unspecified Commercial/Industrial	1916	903339
A	5m SE	Unspecified Commercial/Industrial	1938	936368
B	10m W	Unspecified Commercial/Industrial	1906	875702
B	10m W	Unspecified Commercial/Industrial	1938	861965
B	12m W	Unspecified Commercial/Industrial	1931	943667
B	12m W	Unspecified Commercial/Industrial	1916	875702
C	71m NW	Unspecified Commercial/Industrial	1931	886765
C	71m NW	Unspecified Commercial/Industrial	1916	896265
C	71m NW	Unspecified Foundry	1906	826692
D	73m E	Unspecified Commercial/Industrial	1938	961293
D	73m E	Unspecified Commercial/Industrial	1931	961293
D	73m E	Unspecified Commercial/Industrial	1916	875232
D	74m SE	Unspecified Commercial/Industrial	1894	992714
D	76m SE	Unspecified Commercial/Industrial	1906	992714
E	77m N	Unspecified Commercial/Industrial	1938	988325
G	101m W	Finishing Works	1923	903765
G	104m W	Finishing Works	1931	1003903
G	104m W	Finishing Works	1916	866734
E	105m N	Telephone Exchange	1988	957579
E	105m N	Telephone Exchange	1994	957579
E	109m N	Unspecified Commercial/Industrial	1931	870143
E	109m N	Unspecified Commercial/Industrial	1916	908309
1	123m NE	Unspecified Commercial/Industrial	1931	988325
H	128m SW	Police Station	1894	858828
H	130m SW	Tanks	1848	827417
E	132m N	Telephone Exchange	1972	943715
E	132m N	Telephone Exchange	1980	929087
E	132m N	Telephone Exchange	1985	929846

ID	Location	Land Use	Date	Group ID
G	145m W	Chimney	1956	853117
J	167m W	Unspecified Commercial/Industrial	1931	822343
K	202m W	Unspecified Works	1988	872771
K	202m W	Unspecified Works	1980	870704
K	202m W	Unspecified Works	1985	872771
L	218m N	Police Station	1894	858785
M	245m N	Railway Sidings	1923	898030
M	252m N	Exchange Station	1923	979916
O	252m N	Railway Sidings	1972	958602
O	252m N	Railway Sidings	1956	958602
O	252m N	Railway Sidings	1988	1000769
O	252m N	Railway Sidings	1980	899948
O	252m N	Railway Sidings	1985	1000769
O	252m N	Railway Sidings	1994	1000769
O	254m N	Railway Stations	1894	806121
N	255m NE	Bus Station	1988	957866
N	255m NE	Bus Station	1985	957866
Q	259m E	Bus Station	1988	1003820
Q	259m E	Bus Station	1985	1003820
Q	259m E	Bus Station	1994	1003820
M	260m N	Exchange Station	1938	893595
M	260m N	Exchange Station	1931	893595
M	260m N	Exchange Station	1916	997135
M	260m N	Exchange Station	1906	997135
M	261m N	Disused Station	1972	948254
M	261m N	Exchange Station	1956	1003715
M	261m N	Disused Station	1980	986774
M	264m N	Railway Sidings	1938	886872

ID	Location	Land Use	Date	Group ID
M	264m N	Railway Sidings	1931	886872
M	264m N	Railway Sidings	1916	929246
M	264m N	Railway Sidings	1906	929246
M	281m N	Railway Sidings	1894	969878
L	300m NW	Railway Building	1923	853803
L	301m NW	Railway Building	1923	853801
L	304m NW	Railway Building	1923	853802
L	311m NW	Railway Building	1931	853797
L	312m NW	Railway Building	1931	853798
4	317m NE	Unspecified Commercial/Industrial	1931	933047
5	320m NE	Unspecified Commercial/Industrial	1938	933047
U	333m NW	Unspecified Commercial/Industrial	1923	965290
V	333m NW	Unspecified Commercial/Industrial	1972	908429
V	333m NW	Unspecified Commercial/Industrial	1956	908429
V	336m NW	Iron Works	1923	892051
V	336m NW	Iron Works	1931	876159
V	336m NW	Iron Works	1916	877547
V	336m NW	Iron Works	1906	877547
V	336m NW	Unspecified Commercial/Industrial	1894	968739
V	339m NW	Unspecified Depot	1994	821180
V	340m NW	Unspecified Commercial/Industrial	1938	961578
U	342m N	Unspecified Works	1972	907665
U	342m N	Unspecified Works	1980	979919
U	342m N	Unspecified Works	1985	965965
U	343m NW	Unspecified Commercial/Industrial	1931	966814
U	343m NW	Unspecified Commercial/Industrial	1916	955174
V	360m NW	Brewery	1923	910740
W	360m W	Railway Building	1931	942678

ID	Location	Land Use	Date	Group ID
W	360m W	Railway Building	1916	1001925
X	363m W	Railway Sidings	1956	987724
X	363m W	Unspecified Yard	1956	894658
V	364m NW	Brewery	1916	910740
Y	367m W	Unspecified Works	1972	835421
Y	367m W	Unspecified Commercial/Industrial	1956	982907
W	368m W	Railway Building	1931	881580
W	368m W	Railway Building	1916	995427
M	368m NE	Cotton Mill	1848	806909
X	370m W	Railway Sidings	1894	942068
X	372m W	Railway Sidings	1923	920576
X	372m W	Unspecified Yard	1923	925226
Y	376m W	Unspecified Commercial/Industrial	1938	1007392
Y	376m W	Unspecified Commercial/Industrial	1931	1007392
Y	376m W	Gas Works	1916	915069
Y	376m W	Gas Works	1906	915069
Y	376m W	Unspecified Commercial/Industrial	1894	911088
Y	376m W	Gas Works	1923	997274
7	385m W	Unspecified Yard	1894	975390
AA	388m W	Railway Building	1923	854570
X	389m W	Railway Sidings	1938	866122
X	389m W	Railway Sidings	1931	1006442
X	389m W	Railway Sidings	1916	923062
X	389m W	Railway Sidings	1906	873351
AA	393m W	Railway Building	1931	956579
AA	393m W	Railway Building	1916	989132
AA	402m W	Railway Building	1931	1009750
AA	402m W	Railway Building	1916	895944

ID	Location	Land Use	Date	Group ID
M	408m N	Unspecified Mills	1894	821853
AD	411m N	Unspecified Works	1988	893970
AD	411m N	Unspecified Works	1980	983860
AD	411m N	Unspecified Works	1985	893970
AD	411m N	Unspecified Works	1994	893970
AF	420m S	Police Station	1972	952220
AF	420m S	Police Station	1956	952220
AF	420m S	Police Station	1988	996946
AF	420m S	Police Station	1980	914364
AF	420m S	Police Station	1985	996946
AF	420m S	Police Station	1994	996946
M	421m N	Unspecified Commercial/Industrial	1923	903946
AG	422m W	Railway Station	1988	1006456
AG	422m W	Railway Station	1985	1006456
AG	422m W	Railway Station	1994	1006456
M	425m N	Unspecified Commercial/Industrial	1848	915311
AG	425m W	Railway Station	1972	952829
AG	425m W	Railway Station	1956	929448
AG	425m W	Railway Station	1980	860890
AH	429m N	Railway Station	1972	985968
AH	429m N	Railway Station	1956	937347
AH	429m N	Railway Station	1980	883644
AG	429m W	Railway Station	1894	932818
AG	432m W	Railway Station	1938	989301
AG	432m W	Railway Station	1931	989301
AG	432m W	Railway Station	1916	989301
AG	432m W	Railway Station	1906	989301
AG	432m W	Railway Station	1923	989301

ID	Location	Land Use	Date	Group ID
Y	440m NW	Gas Works	1848	932965
M	441m N	Print Works	1848	816921
X	441m W	Unspecified Yard	1938	987684
X	441m W	Unspecified Yard	1931	987684
X	441m W	Unspecified Yard	1916	945757
X	441m W	Unspecified Yard	1906	945757
X	447m W	Railway Building	1894	854568
AI	455m NE	Unspecified Commercial/Industrial	1938	896898
Y	456m W	Unspecified Tanks	1972	884036
Y	456m W	Unspecified Tanks	1956	884036
Y	462m W	Gasometer	1916	861307
Y	462m W	Gasometer	1906	861307
Y	462m W	Unspecified Tank	1938	884305
Y	462m W	Unspecified Tank	1931	884305
Y	462m W	Gasometer	1923	861307
AI	462m NE	Unspecified Commercial/Industrial	1931	897663
AI	462m NE	Unspecified Commercial/Industrial	1916	1007943
AJ	466m N	Unspecified Mills	1923	912697
Y	470m NW	Unspecified Tank	1894	974370
Y	472m NW	Gasometers	1848	821614
AK	473m SW	Hospital	1972	944331
AK	473m SW	Hospital	1988	998033
AK	473m SW	Hospital	1980	926920
AK	473m SW	Hospital	1985	998033
AK	473m SW	Hospital	1994	998033
Y	474m NW	Gasometer	1916	958512
Y	474m NW	Gasometer	1906	958512
Y	474m NW	Unspecified Tank	1938	862295

ID	Location	Land Use	Date	Group ID
Y	474m NW	Unspecified Tank	1931	862295
Y	474m NW	Gasometer	1923	958512
AJ	475m N	Unspecified Mills	1938	903552
AJ	475m N	Unspecified Mills	1931	903552
AJ	475m N	Unspecified Mills	1916	1002665
AJ	475m N	Unspecified Mills	1906	1002665
AH	476m N	Railway Station	1938	897567
AH	476m N	Railway Station	1931	897567
AH	476m N	Railway Station	1916	886755
AH	476m N	Railway Station	1906	886755
Y	485m W	Unspecified Tank	1894	877439
9	489m N	Unspecified Pit	1894	828503
10	489m N	Railway Building	1923	853804
Y	490m W	Gasometer	1916	959118
Y	490m W	Gasometer	1906	959118
Y	490m W	Unspecified Tank	1938	905330
Y	490m W	Unspecified Tank	1931	905330
Y	490m W	Gasometer	1923	959118
AJ	490m N	Unspecified Mills	1894	936877
12	493m NW	Unspecified Works	1980	835170

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	**95**

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 28 >**

ID	Location	Land Use	Date	Group ID
A	19m E	Unspecified Tank	1891	115168
A	61m NE	Unspecified Tank	1892	140807
A	61m NE	Unspecified Tank	1908	140807
A	61m NE	Unspecified Tank	1922	140807
A	61m NE	Unspecified Tank	1933	140807
A	61m NE	Unspecified Tank	1892	140807
E	195m N	Unspecified Tank	1891	115171
J	246m W	Unspecified Tank	1908	115176
N	249m NE	Tanks	1891	108666
L	271m NW	Unspecified Tank	1958	126272
L	272m NW	Unspecified Tank	1949	136880
P	273m S	Tanks	1995	108665
P	273m S	Unspecified Tank	1989	115175
L	277m N	Unspecified Tank	1958	140592
L	277m N	Unspecified Tank	1958	132535
L	277m N	Unspecified Tank	1963	140013
L	278m N	Unspecified Tank	1949	129055
L	278m N	Unspecified Tank	1955	137702
Y	368m W	Gas Works	1958	131652
Y	374m W	Gas Works	1922	152468
U	375m NW	Unspecified Tank	1891	115169
Y	393m W	Gas Works	1949	137361
U	401m NW	Unspecified Tank	1971	126613
U	401m NW	Unspecified Tank	1963	126613
U	401m NW	Unspecified Tank	1962	126613
AC	405m SW	Unspecified Tank	1958	115081
AC	410m SW	Unspecified Tank	1948	115080
M	415m N	Unspecified Tank	1891	115584

ID	Location	Land Use	Date	Group ID
M	418m N	Unspecified Tank	1933	115587
Z	424m S	Unspecified Tank	1891	115170
M	426m N	Unspecified Tank	1979	128335
M	426m N	Unspecified Tank	1979	155845
M	426m N	Unspecified Tank	1979	156089
M	426m N	Unspecified Tank	1958	154171
M	426m N	Unspecified Tank	1958	135972
M	426m N	Unspecified Tank	1971	137305
M	426m N	Unspecified Tank	1963	148202
M	426m N	Unspecified Tank	1949	145610
M	426m N	Unspecified Tank	1955	155951
M	426m N	Unspecified Tank	1970	129044
Y	439m W	Gas Works	1892	151266
Y	439m W	Gas Works	1892	151266
Y	445m W	Gas Works	1891	131520
Y	446m NW	Gas Works	1891	131520
M	446m N	Unspecified Tank	1933	115588
Y	447m W	Gas Works	1908	127736
Y	457m W	Gasometer	1958	136549
Y	457m W	Unspecified Tank	1958	150257
Y	457m W	Unspecified Tank	1971	150257
Y	457m W	Unspecified Tank	1963	150257
Y	458m W	Unspecified Tank	1962	150257
Y	458m W	Unspecified Tank	1953	150257
Y	458m W	Unspecified Tank	1949	150257
Y	459m W	Gasometer	1891	129098
Y	461m W	Gasometer	1892	141377
Y	461m W	Gasometer	1908	141377

ID	Location	Land Use	Date	Group ID
Y	461m W	Gasometer	1922	141377
Y	461m W	Unspecified Tank	1933	151886
Y	466m W	Unspecified Tank	1891	115078
Y	467m NW	Unspecified Tank	1949	115083
Y	468m NW	Unspecified Tank	1891	115079
Y	469m W	Gas Holder	1958	112870
Y	469m W	Unspecified Tank	1958	142080
Y	469m W	Unspecified Tank	1963	142080
Y	470m W	Unspecified Tank	1962	142080
Y	470m W	Unspecified Tank	1953	142080
Y	471m NW	Gasometer	1958	155680
Y	471m NW	Unspecified Tank	1958	134837
Y	471m NW	Unspecified Tank	1971	127461
Y	471m NW	Unspecified Tank	1963	127461
Y	471m NW	Tanks	1962	144667
Y	471m NW	Tanks	1953	129589
Y	471m NW	Gasometers	1949	112773
Y	472m W	Unspecified Tank	1891	155063
Y	473m W	Unspecified Tank	1933	146300
Y	473m NW	Gasometer	1891	142025
Y	475m NW	Gasometer	1892	135880
Y	475m NW	Gasometer	1908	135880
Y	475m NW	Gasometer	1922	135880
Y	475m NW	Unspecified Tank	1933	149612
Y	475m NW	Gasometer	1892	135880
Y	485m W	Gasometer	1958	152514
Y	485m W	Unspecified Tank	1958	151061
Y	485m W	Unspecified Tank	1971	153701

ID	Location	Land Use	Date	Group ID
Y	485m W	Unspecified Tank	1963	153701
Y	487m W	Gasometer	1891	146231
Y	489m W	Gasometer	1892	136349
Y	489m W	Gasometer	1908	136349
Y	489m W	Gasometer	1922	136349
Y	489m W	Unspecified Tank	1933	129623
Y	499m NW	Unspecified Tank	1958	140086
Y	499m NW	Unspecified Tank	1971	140086
Y	499m NW	Unspecified Tank	1963	140086
Y	500m NW	Unspecified Tank	1962	140086
Y	500m NW	Unspecified Tank	1953	140086

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	**95**

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 28 >**

ID	Location	Land Use	Date	Group ID
D	95m E	Electricity Substation	1995	64478
D	106m E	Electricity Substation	1986	83186
D	107m E	Electricity Substation	1989	83186
F	111m S	Electricity Substation	1995	76703
F	112m S	Electricity Substation	1980	72233
F	112m S	Electricity Substation	1986	72233
2	131m SE	Electricity Substation	1986	65349
I	157m SE	Electricity Substation	1986	92052
I	158m SE	Electricity Substation	1948	71005

ID	Location	Land Use	Date	Group ID
I	158m SE	Electricity Substation	1955	71005
I	158m SE	Electricity Substation	1970	71005
I	158m SE	Electricity Substation	1989	71917
I	158m SE	Electricity Substation	1995	71917
I	158m SE	Electricity Substation	1958	71005
I	173m SE	Electricity Substation	1980	65348
P	255m S	Electricity Substation	1995	71684
P	255m S	Electricity Substation	1980	71684
P	255m S	Electricity Substation	1986	71684
P	255m S	Electricity Substation	1989	71684
K	296m W	Electricity Substation	1958	70595
K	297m W	Electricity Substation	1994	88861
K	297m W	Electricity Substation	1988	88861
K	297m W	Electricity Substation	1953	70595
K	297m W	Electricity Substation	1949	70595
K	297m W	Electricity Substation	1980	88861
K	297m W	Electricity Substation	1987	88861
K	297m W	Electricity Substation	1988	88861
K	297m W	Electricity Substation	1990	88861
R	310m S	Electricity Substation	1989	82006
S	315m SW	Hydraulic Power Station	1984	87744
R	315m SE	Electricity Substation	1995	82006
K	316m W	Electricity Substation	1996	76169
K	316m W	Electricity Substation	1995	76169
T	328m SW	Electricity Substation	1948	90495
T	328m SW	Electricity Substation	1958	91468
S	350m SW	Power Station	1958	68707
S	350m SW	Hydraulic Power Station	1973	84088

ID	Location	Land Use	Date	Group ID
S	352m SW	Hydraulic Power Station	1948	72139
S	356m SW	Hydraulic Power Station	1933	89849
S	361m SW	Hydraulic Power Station	1932	87744
Y	368m W	Gas Works	1958	73616
Y	374m W	Gas Works	1922	69627
Y	393m W	Gas Works	1949	81052
AB	403m E	Electricity Substation	1954	79307
AB	403m E	Electricity Substation	1954	79307
AB	417m E	Electricity Substation	1969	79845
AB	417m E	Electricity Substation	1954	71856
AB	417m E	Electricity Substation	1968	89174
AB	417m E	Electricity Substation	1948	74838
AB	417m E	Electricity Substation	1951	74838
AE	417m E	Electricity Substation	1951	83345
AE	417m E	Electricity Substation	1948	83345
AE	418m E	Electricity Substation	1954	71816
AE	418m E	Electricity Substation	1954	72456
V	430m NW	Electricity Substation	1996	92530
V	430m NW	Electricity Substation	1995	92530
V	433m NW	Electricity Substation	1953	91983
V	433m NW	Electricity Substation	1949	91983
V	433m NW	Electricity Substation	1958	91983
Y	439m W	Gas Works	1892	74801
Y	439m W	Gas Works	1892	74801
Y	445m W	Gas Works	1891	69250
Y	446m NW	Gas Works	1891	69250
Y	447m W	Gas Works	1908	74359
Y	457m W	Gasometer	1958	72180

ID	Location	Land Use	Date	Group ID
Y	459m W	Gasometer	1891	87451
Y	461m W	Gasometer	1892	91832
Y	461m W	Gasometer	1908	91832
Y	461m W	Gasometer	1922	91832
Y	469m W	Gas Holder	1958	68340
Y	471m NW	Gasometer	1958	79962
Y	471m NW	Gasometers	1949	68260
Y	473m NW	Gasometer	1891	86049
AD	474m N	Electricity Substation	1979	85817
AD	474m N	Electricity Substation	1979	85817
AD	474m N	Electricity Substation	1979	85817
AD	474m N	Electricity Substation	1985	85817
Y	475m NW	Gasometer	1892	72612
Y	475m NW	Gasometer	1908	72612
Y	475m NW	Gasometer	1922	72612
Y	475m NW	Gasometer	1892	72612
AD	475m N	Electricity Substation	1949	75358
AD	475m N	Electricity Substation	1955	75358
AD	475m N	Electricity Substation	1970	85817
AD	475m N	Electricity Substation	1989	85817
AD	475m N	Electricity Substation	1958	75358
AD	475m N	Electricity Substation	1971	85817
AD	475m N	Electricity Substation	1994	85817
AD	475m N	Electricity Substation	1992	85817
Y	485m W	Gasometer	1958	86504
Y	487m W	Gasometer	1891	71624
Y	489m W	Gasometer	1892	78625
Y	489m W	Gasometer	1908	78625

ID	Location	Land Use	Date	Group ID
Y	489m W	Gasometer	1922	78625
11	490m E	Electricity Substation	1995	65525

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	**40**

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 28 >**

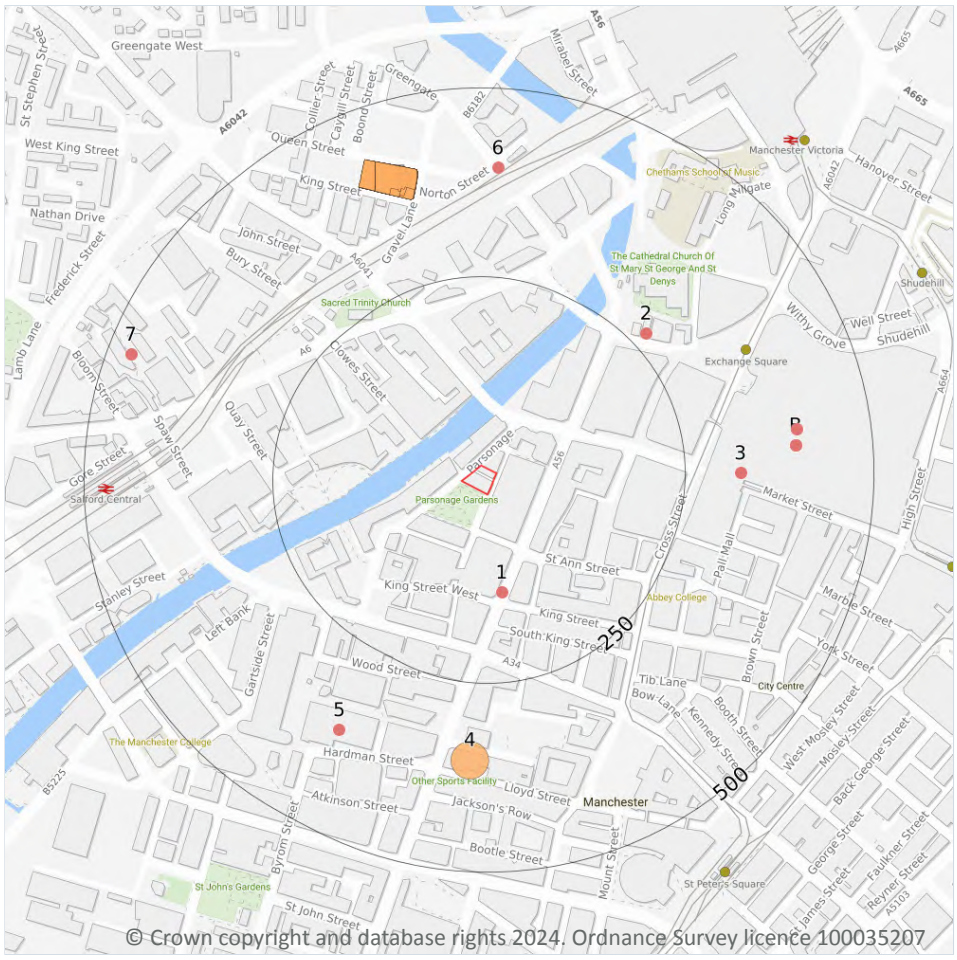
ID	Location	Land Use	Date	Group ID
F	85m S	Garage	1948	22732
H	152m SW	Garage	1948	22199
L	239m N	Garage	1979	28196
L	239m N	Garage	1979	28196
L	239m N	Garage	1979	28196
L	239m N	Garage	1985	28196
L	239m N	Garage	1970	29304
L	239m N	Garage	1989	24252
L	240m N	Garage	1971	29304
L	240m N	Garage	1992	26378
L	240m N	Garage	1994	26378

ID	Location	Land Use	Date	Group ID
3	300m SW	Garage	1948	22728
U	340m N	Motor Repair Works	1979	25183
U	340m N	Motor Repair Works	1979	25183
U	340m N	Motor Repair Works	1979	25183
U	341m N	Motor Repair Works	1970	28291
U	341m N	Motor Repairing Works	1971	22107
U	354m N	Garage	1988	27243
U	354m N	Garage	1987	29717
U	354m N	Garage	1988	29717
U	354m N	Garage	1990	26727
U	354m N	Garage	1980	29717
6	374m SW	Garage	1948	22729
Z	379m S	Garage	1971	27309
Z	379m S	Garage	1963	23891
U	384m NW	Motor Repair Works	1958	24747
U	384m NW	Garage	1922	27530
U	384m NW	Motor Repair Works	1933	25196
U	385m NW	Motor Repair Works	1949	25882
Z	386m S	Garage	1962	25804
U	392m NW	Garage	1995	29181
U	392m NW	Garage	1994	29181
U	392m NW	Garage	1996	29181
8	413m S	Garage	1948	22733
Z	424m SW	Garage	1971	26003
Z	424m SW	Garage	1963	26003
Z	425m SW	Garage	1962	26003
Z	425m SW	Garage	1973	26003
Y	465m W	Garage	1988	23393

ID	Location	Land Use	Date	Group ID
Y	466m W	Garage	1988	23393

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



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Site Outline

Search buffers in metres (m)

Historical waste sites

Waste exemptions

3.1 Active or recent landfill

Records within 500m	0

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

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

3.2 Historical landfill (BGS records)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	0

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

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

3.5 Historical waste sites

Records within 500m	14

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 46 >**

ID	Location	Address	Further Details	Date
4	328m S	Site Address: St. Johns House, 2-10 Queen Street, MANCHESTER, Greater Manchester, M2 5JB	Type of Site: Recycling Storage Facility Planning application reference: 088327/FO/2008/C1 Description: Scheme comprises construction of recycling storage facility and bicycle storage facility including mesh fencing to lloyd street elevation. Construction - fencing site works. An application (ref: 088327/FO/2008/C1) for detailed planning permission was whd rawn from Manchester C.C. Planning decision obtained Data source: Historic Planning Application Data Type: Point	-
A	364m N	Site Address: N/A	Type of Site: Metal Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1958

ID	Location	Address	Further Details	Date
A	364m N	Site Address: N/A	Type of Site: Metal Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1958
A	364m N	Site Address: N/A	Type of Site: Metal Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1971
A	364m N	Site Address: N/A	Type of Site: Metal Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1963
A	364m N	Site Address: N/A	Type of Site: Metal Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1979
A	364m N	Site Address: N/A	Type of Site: Metal Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1979
A	364m N	Site Address: N/A	Type of Site: Metal Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1979
A	371m N	Site Address: N/A	Type of Site: Metal Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1970
A	372m N	Site Address: N/A	Type of Site: Metal Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1949
A	375m N	Site Address: N/A	Type of Site: Metal Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1955

ID	Location	Address	Further Details	Date
A	390m N	Site Address: N/A	Type of Site: Metal Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1949
A	390m N	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1962
A	390m N	Site Address: N/A	Type of Site: Metal Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1953

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

3.6 Licensed waste sites

Records within 500m	0

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

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

3.7 Waste exemptions

Records within 500m	10

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

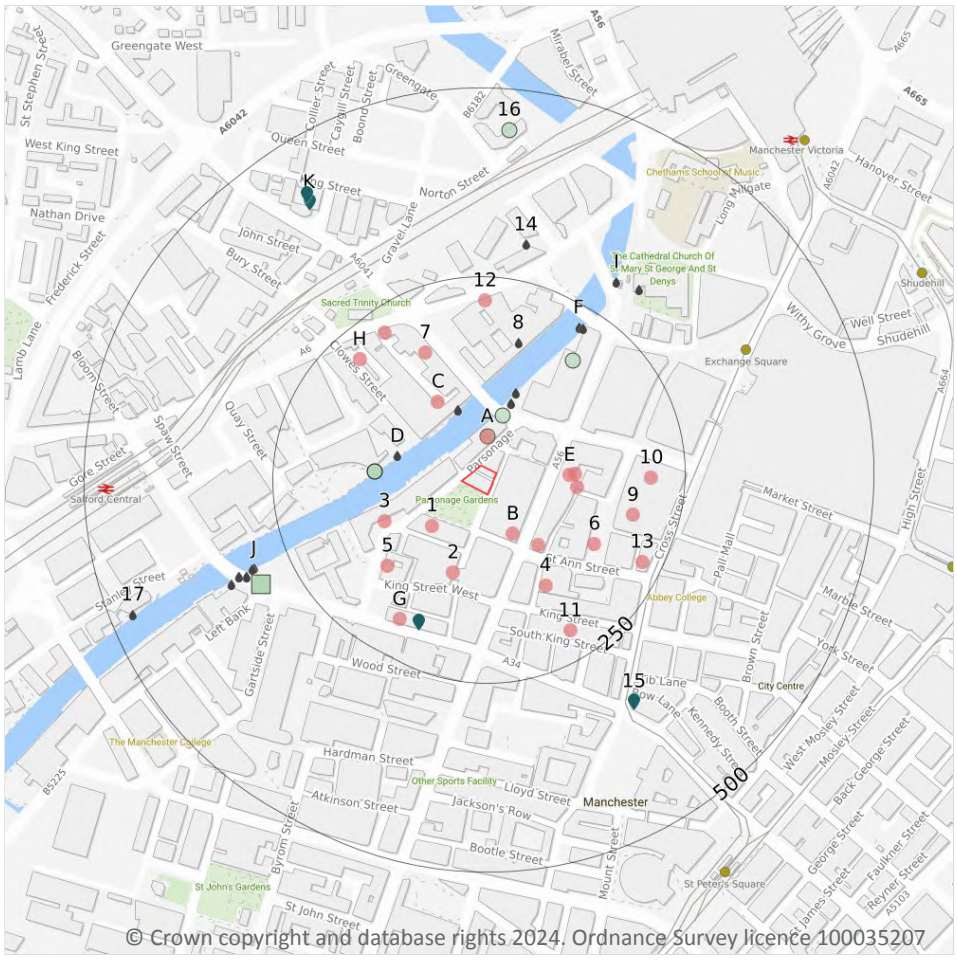
Features are displayed on the Waste and landfill map on **page 46 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
1	132m S	All Roads In Greater Manchester	EPR/BF0503ZP/A001	Treating waste exemption	Non-agricultural waste only	Screening and blending of waste
2	271m NE	Bam Project Office, 101 Embankment, Cathedral Approach, Manchester, M3 1sx	WEX348260	Using waste exemption	Not on a farm	Use of waste in construction
3	323m E	Arndale House Arndale Centre Manchester M4 3aq	EPR/VF0609LD/A001	Treating waste exemption	Non-agricultural waste only	Crushing waste fluorescent tubes

ID	Location	Site	Reference	Category	Sub-Category	Description
5	368m SW	Barclays Bank Plc, 1st Floor, 3 Hardman Street Manchester M3 3hf	EPR/AH0474PP/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place
6	394m N	Greengate Embankment Greengate Salford M3 7ng	EPR/AF0001MD/A001	Treating waste exemption	Both agricultural and non-agricultural waste	Screening and blending of waste
B	398m E	Arndale House Arndale Centre Manchester M4 3aq	EPR/KF0334ZH/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in secure containers
B	398m E	Arndale House Arndale Centre Manchester M4 3aq	EPR/KF0334ZH/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place
B	398m E	Arndale House Arndale Centre Manchester M4 3aq	EPR/KF0334ZH/A001	Treating waste exemption	Non-agricultural waste only	Preparatory treatments (baling, sorting, shredding etc)
B	401m E	1st Floor, Arndale House, Manchester, M4 3aq	WEX067421	Treating waste exemption	Not on a farm	Sorting mixed waste
7	469m W	Sillavan Way Off William Street M3 6ae	EPR/KE5753WA/A001	Treating waste exemption	Non-agricultural waste only	Screening and blending of waste

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

4 Current industrial land use



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Site Outline

Search buffers in metres (m)

Recent industrial land uses

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

Licensed Discharges to controlled waters

List 2 Dangerous Substances

Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m	22

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 51 >**

ID	Location	Company	Address	Activity	Category
A	39m N	Jane Lewis Healthcare	Seventh Floor, Blackfriars House, Parsonage, Manchester, Greater Manchester, M3 2JA	Medical Equipment, Supplies and Pharmaceuticals	Industrial Products
B	62m SE	F1 Mobile Valeting	92, Deansgate, Manchester, Greater Manchester, M2	Vehicle Cleaning Services	Personal, Consumer and Other Services

ID	Location	Company	Address	Activity	Category
1	71m SW	Ramboll UK Ltd	Arkwright House, Parsonage Gardens, Manchester, Greater Manchester, M3 2LF	Civil Engineers	Engineering Services
B	95m SE	I D O M	1, St Ann Street, Manchester, Greater Manchester, M2 7LG	Civil Engineers	Engineering Services
E	97m E	A K A Bespoke Jewellers	61, Barton Arcade, Manchester, Greater Manchester, M3 2BJ	Jewellery, Gems, Clocks and Watches	Consumer Products
C	102m NW	Electricity Sub Station	Greater Manchester, M3	Electrical Features	Infrastructure and Facilities
E	104m E	Electricity Sub Station	Greater Manchester, M3	Electrical Features	Infrastructure and Facilities
E	109m E	Rollerblinds Ltd	46, Barton Arcade, Manchester, Greater Manchester, M3 2BH	Curtains and Blinds	Consumer Products
2	113m S	Electricity Sub Station	Greater Manchester, M3	Electrical Features	Infrastructure and Facilities
3	115m SW	Electricity Sub Station	Greater Manchester, M3	Electrical Features	Infrastructure and Facilities
4	143m SE	Leica Store Manchester	9, Police Street, Manchester, Greater Manchester, M2 7LQ	Photographic and Optical Equipment	Household, Office, Leisure and Garden
5	149m SW	Samson Hosiery Ltd	Reedham House 31, King Street West, Manchester, Greater Manchester, M3 2PJ	Lingerie and Hosiery	Consumer Products
6	156m SE	Electricity Sub Station	Greater Manchester, M2	Electrical Features	Infrastructure and Facilities
7	167m NW	Glyns Collections	First Floor Conavon Court 12, Blackfriars Street, Salford, Greater Manchester, M3 5BQ	Clothing, Components and Accessories	Consumer Products
9	189m E	London Camera Exchange	16, Cross Street, Manchester, Greater Manchester, M2 7AE	Photographic and Optical Equipment	Household, Office, Leisure and Garden
G	200m SW	Audio T	63, Bridge Street, Manchester, Greater Manchester, M3 3BQ	Electronic Equipment	Industrial Products
10	205m E	Hoare Lea Ltd	Royal Exchange, Exchange Street, Manchester, Greater Manchester, M2 7DD	Civil Engineers	Engineering Services
H	210m NW	Electricity Sub Station	Greater Manchester, M3	Electrical Features	Infrastructure and Facilities
11	211m SE	Watt Energy & Consulting Engineers	40-44, King Street, Manchester, Greater Manchester, M2 6BA	Civil Engineers	Engineering Services

ID	Location	Company	Address	Activity	Category
H	217m NW	Mona Lisa Touch in Manchester - McC	Part Ground Floor 77-79, Chapel Street, Salford, Greater Manchester, M3 5BZ	Medical Equipment, Supplies and Pharmaceuticals	Industrial Products
12	219m N	Telephone Exchange	Greater Manchester, M3	Telecommunications Features	Infrastructure and Facilities
13	223m SE	Carcanet	Alliance House 30, Cross Street, Manchester, Greater Manchester, M2 7AQ	Published Goods	Industrial Products

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m	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	4

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 51 >**

ID	Location	Address	Details	
G	192m SW	Granada Dry Cleaners, 71-73 Bridge Street, Manchester, M30 9BA	Process: Dry Cleaning Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
15	336m SE	Johnsons Cleaners UK Ltd, 59 Cross Street, Albert Square, Manchester, M2 4JW	Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
K	417m NW	Ryland Nissan, Blackfriars Road, Manchester, M3 7AP	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
K	427m NW	Ryland Honda, Blackfriars Road, Salford, M3 7AW	Process: Coating Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements 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	24

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 51 >**

ID	Location	Address	Details	
C	79m N	BOOTH STREET CSO, SALFORD, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982902 Permit Version: 3 Receiving Water: RIVER IRWELL	Status: SURRENDERED UNDER EPR 2010 Issue date: - Effective Date: 14/11/1995 Revocation Date: 03/12/2014
C	79m N	BOOTH STREET CSO, SALFORD, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982902 Permit Version: 1 Receiving Water: RIVER IRWELL	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01/01/1995 Revocation Date: 10/05/1995
C	79m N	BOOTH STREET CSO, SALFORD, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982902 Permit Version: 2 Receiving Water: RIVER IRWELL	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 11/05/1995 Revocation Date: 13/11/1995
A	91m N	BLACKFRIARS STREET CSO 283J1, 1541 BLACKFRIARS STREET, MANCHESTER, M3 1RH	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0156 Permit Version: 2 Receiving Water: RIVER IRWELL	Status: VARIED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 04/02/2016
A	91m N	BLACKFRIARS STREET CSO 283J1, 1541 BLACKFRIARS STREET, MANCHESTER, M3 1RH	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0156 Permit Version: 1 Receiving Water: RIVER IRWELL	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 01/01/1995 Revocation Date: 02/09/2010
D	91m W	CHAPEL WHARF, DEARMANS PLACE, SALFORD, MANCHESTER, M3 5LH	Effluent Type: TRADE DISCHARGES - SITE DRAINAGE Permit Number: 016993796 Permit Version: 1 Receiving Water: VIA DITCH TO RIVER IRWELL	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 22/06/2005 Effective Date: 22/06/2005 Revocation Date: 10/06/2008
A	106m N	BLACKFRIARS STREET CSO 283J1, 1541 BLACKFRIARS STREET, MANCHESTER, M3 1RH	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0156 Permit Version: 3 Receiving Water: RIVER IRWELL	Status: VARIED UNDER EPR 2010 Issue date: 05/02/2016 Effective Date: 05/02/2016 Revocation Date: 24/06/2018

ID	Location	Address	Details	
A	106m N	BLACKFRIARS STREET CSO 283J1, 1541 BLACKFRIARS STREET, MANCHESTER, M3 1RH	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0156 Permit Version: 4 Receiving Water: RIVER IRWELL	Status: VARIED UNDER EPR 2010 Issue date: 25/06/2018 Effective Date: 25/06/2018 Revocation Date: -
8	170m N	BT DIAL HOUSE, EXCHANGE BUILDING, 21 CHAPEL STREET, SALFORD, M3 7BA	Effluent Type: TRADE DISCHARGES - SITE DRAINAGE Permit Number: EPRTB3638AL Permit Version: 1 Receiving Water: RIVER IRWELL	Status: NEW ISSUED UNDER EPR 2010 Issue date: 29/05/2013 Effective Date: 29/05/2013 Revocation Date: -
F	221m NE	VICTORIA BRIDGE STREET CSO (282WL), MANCHESTER, GREATER MANCHESTER, M3 1ST	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0155 Permit Version: 1 Receiving Water: RIVER IRWELL	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 01/01/1995 Revocation Date: 13/04/2009
F	221m NE	VICTORIA BRIDGE STREET CSO (282WL), MANCHESTER, GREATER MANCHESTER, M3 1ST	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0155 Permit Version: 2 Receiving Water: RIVER IRWELL	Status: SURRENDERED UNDER EPR 2010 Issue date: 14/04/2009 Effective Date: 14/04/2009 Revocation Date: 19/10/2020
F	222m NE	VICTORIA BRIDGE STREET CSO (282WL), MANCHESTER, GREATER MANCHESTER, M3 1ST	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0155 Permit Version: 3 Receiving Water: RIVER IRWELL	Status: VARIED UNDER EPR 2010 Issue date: 20/10/2020 Effective Date: 20/10/2020 Revocation Date: -
14	298m N	FOOD & WINE BAR SWO, RAILWAY ARCHES, CHAPEL STREET, SALFORD, GREATER MANCHESTER	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: 016991311 Permit Version: 1 Receiving Water: RIVER IRWELL	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01/11/1994 Revocation Date: 01/11/1994
I	299m NE	VICTORIA ARCHES, MANCHESTER, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0357 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: -
J	299m W	BRIDGE STREET CSO, 4 BRIDGE STREET, MANCHESTER, M3 3ER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982898 Permit Version: 4 Receiving Water: RIVER IRWELL	Status: VARIED UNDER EPR 2010 Issue date: 19/03/2018 Effective Date: 01/04/2018 Revocation Date: -

ID	Location	Address	Details	
J	302m W	BRIDGE ST WEST CSO (281F9), MANCHESTER, GREATER MANCHESTER, M60 9DJ	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016993550 Permit Version: 2 Receiving Water: THE RIVER IRWELL	Status: VARIED UNDER EPR 2010 Issue date: 26/11/2020 Effective Date: 26/11/2020 Revocation Date: -
I	308m NE	SUBWAY - VICTORIA AVENUE, MANCHESTER, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 01MAN0175 Permit Version: 1 Receiving Water: RIVER IRK	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 15/09/1993 Revocation Date: 15/09/1993
J	312m SW	BRIDGE STREET CSO, 4 BRIDGE STREET, MANCHESTER, M3 3ER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982898 Permit Version: 2 Receiving Water: RIVER IRWELL	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 11/05/1995 Revocation Date: 13/11/1995
J	312m SW	BRIDGE STREET CSO, 4 BRIDGE STREET, MANCHESTER, M3 3ER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982898 Permit Version: 3 Receiving Water: RIVER IRWELL	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 14/11/1995 Revocation Date: 31/03/2018
J	312m SW	BRIDGE STREET CSO, 4 BRIDGE STREET, MANCHESTER, M3 3ER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982898 Permit Version: 1 Receiving Water: RIVER IRWELL	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01/01/1995 Revocation Date: 10/05/1995
J	321m W	BRIDGE ST WEST CSO (281F9), MANCHESTER, GREATER MANCHESTER, M60 9DJ	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016993550 Permit Version: 1 Receiving Water: THE RIVER IRWELL	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 12/04/2006 Effective Date: 12/04/2006 Revocation Date: 25/11/2020
J	321m W	BRIDGE ST WEST CSO (281F9), MANCHESTER, GREATER MANCHESTER, M60 9DJ	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0174 Permit Version: 1 Receiving Water: RIVER IRWELL	Status: CONSENT REVOKED OR REVISED - NEW CONSENT ISSUED (37(1)) Issue date: 01/01/1995 Effective Date: 01/01/1995 Revocation Date: 11/04/2006

ID	Location	Address	Details	
J	335m SW	MANCHESTER CIVIL JUSTICE CENTRE, GARTSIDE STREET, MANCHESTER, M3 3EL	Effluent Type: TRADE DISCHARGES - COOLING WATER Permit Number: 016993601 Permit Version: 2 Receiving Water: RIVER IRWELL	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 26/04/2006 Effective Date: 01/01/2007 Revocation Date: -
17	470m W	FEARNLEY DEVELOPMENTS LTD, SALFORD, GREATER MANCHESTER	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: 016991429 Permit Version: 1 Receiving Water: RIVER IRWELL	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01/01/1900 Revocation Date: 01/11/1994

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	1

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.

Features are displayed on the Current industrial land use map on **page 51 >**

ID	Location	Name	Status	Receiving Water	Authorised Substances
J	299m SW	Te Dis Manchester Civil Justice Centre	Active	-	pH

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m	**6**

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 51 >**

ID	Location	Details	
A	39m N	Incident Date: 17/08/2001 Incident Identification: 24963 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
A	73m N	Incident Date: 21/01/2002 Incident Identification: 53604 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
D	116m W	Incident Date: 30/01/2002 Incident Identification: 55466 Pollutant: Other Pollutant Pollutant Description: Other	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
D	116m W	Incident Date: 30/01/2002 Incident Identification: 55466 Pollutant: Other Pollutant Pollutant Description: Other	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
F	181m NE	Incident Date: 23/04/2002 Incident Identification: 74061 Pollutant: Other Pollutant Pollutant Description: Other	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
16	446m N	Incident Date: 02/08/2001 Incident Identification: 21338 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) 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.

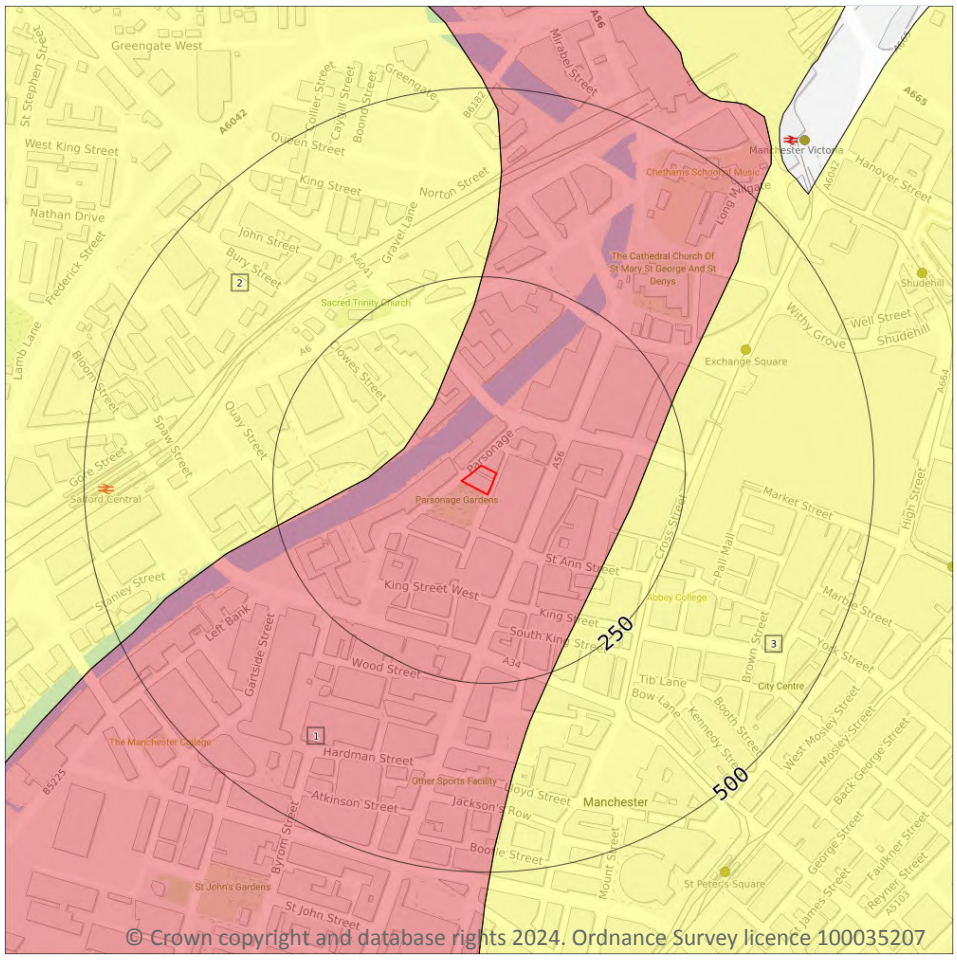
4.21 Pollution inventory radioactive waste

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



Site Outline

Search buffers in metres (m)

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

5.1 Superficial aquifer

Records within 500m	3

Aquifer status of groundwater held within superficial geology.

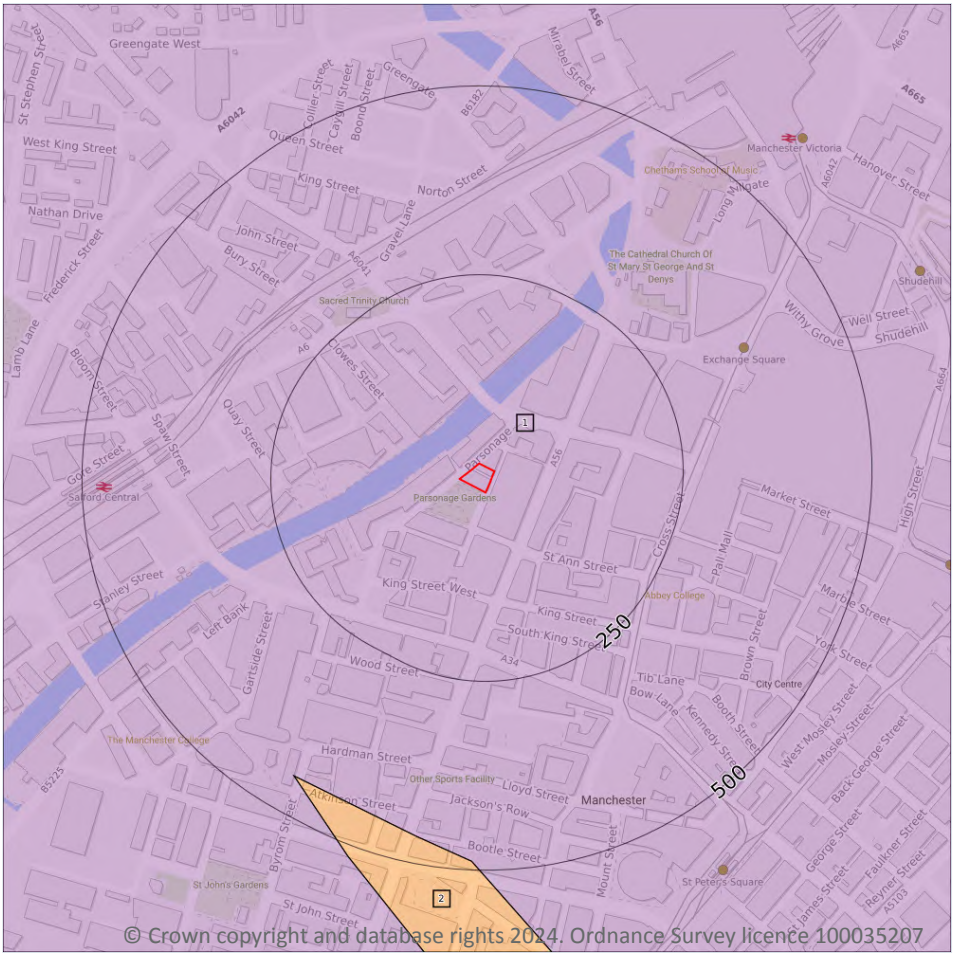
Features are displayed on the Hydrogeology map on **page 62 >**

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	87m NW	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

ID	Location	Designation	Description
3	178m SE	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

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

Bedrock aquifer



Site Outline

Search buffers in metres (m)

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

5.2 Bedrock aquifer

Records within 500m	2

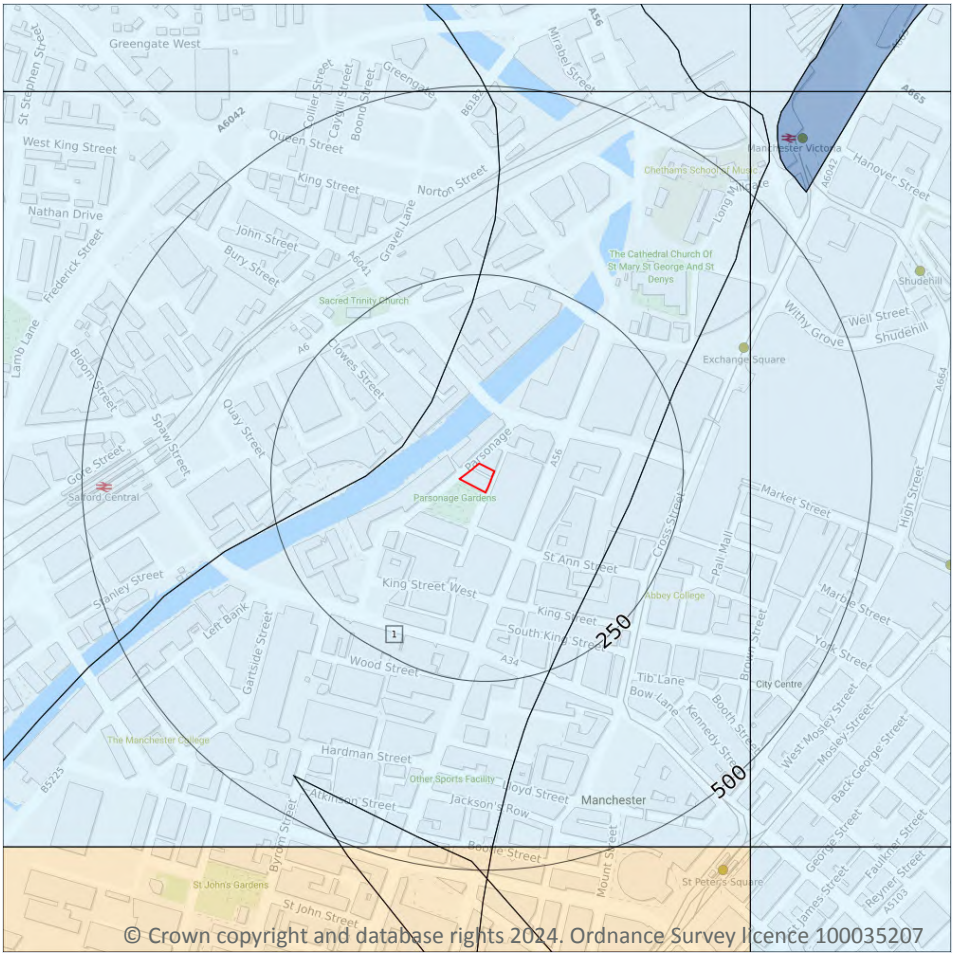
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 64 >**

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**
2	449m SW	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeablehorizons and weathering. These are generally the water-bearing parts of the former non-aquifers

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

Groundwater vulnerability



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5.3 Groundwater vulnerability

Records within 50m	1

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 66 >**

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

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0

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

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

5.5 Groundwater vulnerability- local information

Records on site	0

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

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

Abstractions and Source Protection Zones



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Site Outline

Search buffers in metres (m)

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

5.6 Groundwater abstractions

Records within 2000m	56

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 68 >**

ID	Location	Details	
A	201m N	Status: Active Licence No: 2569007070 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT DIAL HOUSE CHAPEL STREET SALFORD Data Type: Point Name: BRITISH TELECOMMUNICATIONS PLC Easting: 383700 Northing: 398700	Annual Volume (m^3): 45 Max Daily Volume (m^3): 30 Original Application No: 2333 Original Start Date: 27/01/1971 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2007 Version End Date: -
A	201m N	Status: Historical Licence No: 2569007070 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT DIAL HOUSE, CHAPEL ST, SALFORD" Data Type: Point Name: BRITISH TELECOM Easting: 383700 Northing: 398700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 27/01/1971 Expiry Date: - Issue No: 100 Version Start Date: 27/01/1971 Version End Date: -
A	201m N	Status: Historical Licence No: 2569007070 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT DIAL HOUSE, CHAPEL ST, SALFORD Data Type: Point Name: BRITISH TELECOMMUNICATIONS PLC Easting: 383700 Northing: 398700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 27/01/1971 Expiry Date: - Issue No: 101 Version Start Date: 01/04/1984 Version End Date: -
1	332m SW	Status: Historical Licence No: 2569007089 Details: Non-Evaporative Cooling Direct Source: Ground Water - North West Region Point: 2 BOREHOLES AT GARTSIDE STREET MANCHESTER Data Type: Line Name: HER MAJESTY'S COURT SERVICE Easting: 383335 Northing: 398310	Annual Volume (m^3): 200000 Max Daily Volume (m^3): 1179 Original Application No: - Original Start Date: 26/01/2005 Expiry Date: 31/03/2011 Issue No: 2 Version Start Date: 10/07/2008 Version End Date: -

ID	Location	Details	
2	615m SW	Status: Historical Licence No: NW/069/0004/019 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: Ground Water - North West Region Point: ST JOHNS MANCHESTER Data Type: Poly4 Name: Manchester Quays Development (MGY) Ltd Easting: 383094 Northing: 398099	Annual Volume (m^3): 543120 Max Daily Volume (m^3): 1488 Original Application No: - Original Start Date: 13/09/2019 Expiry Date: 31/12/2020 Issue No: 1 Version Start Date: 13/09/2019 Version End Date: -
B	651m SE	Status: Historical Licence No: 2569007069 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT GEORGE ST, MANCHESTER" Data Type: Point Name: BRITISH TELECOM Easting: 384100 Northing: 398000	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 27/01/1971 Expiry Date: - Issue No: 100 Version Start Date: 27/01/1971 Version End Date: -
B	651m SE	Status: Historical Licence No: 2569007069 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT GEORGE ST, MANCHESTER Data Type: Point Name: BRITISH TELECOMMUNICATIONS PLC Easting: 384100 Northing: 398000	Annual Volume (m^3): 1100 Max Daily Volume (m^3): 860 Original Application No: - Original Start Date: 01/04/1984 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2007 Version End Date: -
-	706m N	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 2) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -

ID	Location	Details	
-	706m N	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 2) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
-	706m N	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 2) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	706m N	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 2) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	706m N	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 2 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -

ID	Location	Details	
-	706m N	Status: Historical Licence No: 2569004023 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 2 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	737m N	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 3) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
-	737m N	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 3) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
-	737m N	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 3) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -

ID	Location	Details	
-	737m N	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 3) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	737m N	Status: Historical Licence No: 2569004023 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 3 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	737m N	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 3 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	771m N	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 1) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -

ID	Location	Details	
-	771m N	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 1) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
-	771m N	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 1) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	771m N	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 1) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	771m N	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 1 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -

ID	Location	Details	
-	771m N	Status: Historical Licence No: 2569004023 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 1 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	779m SW	Status: Historical Licence No: NW/069/0004/021 Details: Heat Pump Direct Source: Ground Water - North West Region Point: CHESTER FORMATION AT SCIENCE MUSEUM (A) Data Type: Point Name: Science Museum Group Easting: 383198 Northing: 397829	Annual Volume (m^3): 346000 Max Daily Volume (m^3): 1728 Original Application No: NPS/WR/035329 Original Start Date: 31/03/2023 Expiry Date: 31/03/2024 Issue No: 1 Version Start Date: 31/03/2023 Version End Date: -
-	797m SW	Status: Historical Licence No: NW/069/0004/021 Details: Heat Pump Direct Source: Ground Water - North West Region Point: CHESTER FORMATION AT SCIENCE MUSEUM (B) Data Type: Point Name: Science Museum Group Easting: 383143 Northing: 397845	Annual Volume (m^3): 346000 Max Daily Volume (m^3): 1728 Original Application No: NPS/WR/035329 Original Start Date: 31/03/2023 Expiry Date: 31/03/2024 Issue No: 1 Version Start Date: 31/03/2023 Version End Date: -
-	1036m SE	Status: Historical Licence No: NW0690006001 Details: Non-Evaporative Cooling Direct Source: Ground Water - North West Region Point: BOREHOLES AT ORIGIN DEVELOPMENTS, MANCHESTER Data Type: Point Name: West Contracting Easting: 384378 Northing: 397733	Annual Volume (m^3): 139128 Max Daily Volume (m^3): 1010 Original Application No: - Original Start Date: 19/01/2009 Expiry Date: 31/03/2015 Issue No: 1 Version Start Date: 19/01/2009 Version End Date: -
-	1036m SE	Status: Historical Licence No: NW/069/0006/001 Details: Non-Evaporative Cooling Direct Source: Ground Water - North West Region Point: BOREHOLES AT ORIGIN DEVELOPMENTS, MANCHESTER Data Type: Point Name: West Contracting Easting: 384378 Northing: 397733	Annual Volume (m^3): 139128 Max Daily Volume (m^3): 1010 Original Application No: - Original Start Date: 19/01/2009 Expiry Date: 31/03/2015 Issue No: 1 Version Start Date: 19/01/2009 Version End Date: -

ID	Location	Details	
-	1114m SW	Status: Active Licence No: NW/069/0004/022 Details: Dewatering Direct Source: Ground Water - North West Region Point: ABSTRACTION AREA AT TRINITY ISLANDS, MANCHESTER Data Type: Poly4 Name: Renaker Build Ltd Easting: 382705 Northing: 397822	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: NPS/WR/036441 Original Start Date: 05/09/2023 Expiry Date: 31/10/2024 Issue No: 1 Version Start Date: 05/09/2023 Version End Date: -
-	1253m S	Status: Historical Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW11 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383204 Northing: 397298	Annual Volume (m^3): 260172 Max Daily Volume (m^3): 712.8 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -
-	1258m N	Status: Active Licence No: 2569004011 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT DERBY BREWERY, CHEETHAM, MANCHESTER 3 Data Type: Point Name: JOSEPH HOLT LTD Easting: 384085 Northing: 399685	Annual Volume (m^3): 75000 Max Daily Volume (m^3): 300 Original Application No: NPS/WR/037017 Original Start Date: 17/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 29/06/2023 Version End Date: -
-	1271m S	Status: Historical Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW10 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383211 Northing: 397276	Annual Volume (m^3): 260172 Max Daily Volume (m^3): 712.8 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -

ID	Location	Details	
-	1278m N	Status: Historical Licence No: 2569004011 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT DERBY BREWERY, CHEETHAM, MANCHESTER 3 Data Type: Point Name: JOSEPH HOLT LTD Easting: 384100 Northing: 399700	Annual Volume (m^3): 45460 Max Daily Volume (m^3): 181.84 Original Application No: 0423 Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 17/02/1966 Version End Date: -
-	1278m N	Status: Historical Licence No: 2569004011 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT DERBY BREWERY, CHEETHAM, MANCHESTER 3 Data Type: Point Name: JOSEPH HOLT LTD Easting: 384100 Northing: 399700	Annual Volume (m^3): 45460 Max Daily Volume (m^3): 181.84 Original Application No: 0423 Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 17/02/1966 Version End Date: -
-	1278m N	Status: Historical Licence No: 2569004011 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT DERBY BREWERY, CHEETHAM, MANCHESTER 3" Data Type: Point Name: JOSEPH HOLT LTD Easting: 384100 Northing: 399700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 17/02/1966 Version End Date: -
-	1278m N	Status: Historical Licence No: 2569004011 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE AT DERBY BREWERY, CHEETHAM, MANCHESTER 3" Data Type: Point Name: JOSEPH HOLT LTD Easting: 384100 Northing: 399700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 17/02/1966 Version End Date: -

ID	Location	Details	
-	1286m S	Status: Historical Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW6 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383171 Northing: 397275	Annual Volume (m^3): 260172 Max Daily Volume (m^3): 712.8 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -
-	1289m S	Status: Historical Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW9 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383223 Northing: 397253	Annual Volume (m^3): 260172 Max Daily Volume (m^3): 712.8 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -
-	1315m S	Status: Historical Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW8 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383224 Northing: 397225	Annual Volume (m^3): 260172 Max Daily Volume (m^3): 712.8 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -
-	1318m N	Status: Historical Licence No: 2569004021 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, DERBY STREET, CHEETHAM, MANCHESTER Data Type: Point Name: LANCASHIRE DAIRIES LTD Easting: 383900 Northing: 399800	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1993 Version End Date: -

ID	Location	Details	
-	1318m N	Status: Historical Licence No: 2569004021 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, DERBY STREET, CHEETHAM, MANCHESTER Data Type: Point Name: LANCASHIRE DAIRIES LTD Easting: 383900 Northing: 399800	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1993 Version End Date: -
-	1321m S	Status: Historical Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW5 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383193 Northing: 397230	Annual Volume (m^3): 260172 Max Daily Volume (m^3): 712.8 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -
-	1344m SW	Status: Historical Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW1 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383085 Northing: 397249	Annual Volume (m^3): 260172 Max Daily Volume (m^3): 712.8 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -
-	1349m S	Status: Historical Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW7 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383184 Northing: 397203	Annual Volume (m^3): 260172 Max Daily Volume (m^3): 712.8 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -

ID	Location	Details	
-	1350m SW	Status: Historical Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW2 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383113 Northing: 397230	Annual Volume (m^3): 260172 Max Daily Volume (m^3): 712.8 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -
-	1351m S	Status: Historical Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW4 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383159 Northing: 397210	Annual Volume (m^3): 260172 Max Daily Volume (m^3): 712.8 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -
-	1352m S	Status: Historical Licence No: NW/069/0006/010 Details: Dewatering Direct Source: Ground Water - North West Region Point: BOREHOLE PW3 CHESTER FORMATION AT CROWN STREET Data Type: Point Name: Renaker Build Ltd Easting: 383140 Northing: 397217	Annual Volume (m^3): 260172 Max Daily Volume (m^3): 712.8 Original Application No: NPS/WR/034474 Original Start Date: 24/09/2021 Expiry Date: 31/03/2023 Issue No: 1 Version Start Date: 24/09/2021 Version End Date: -
-	1434m W	Status: Active Licence No: 2569007085 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT HOPE STREET, SALFORD, MANCHESTER Data Type: Point Name: CEMEX UK MATERIALS LTD Easting: 382190 Northing: 398330	Annual Volume (m^3): 23000 Max Daily Volume (m^3): 115 Original Application No: NPS/WR/030716 Original Start Date: 01/11/2000 Expiry Date: - Issue No: 4 Version Start Date: 21/12/2018 Version End Date: -

ID	Location	Details	
-	1434m W	Status: Historical Licence No: 2569007085 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE AT HOPE STREET, SALFORD, MANCHESTER" Data Type: Point Name: READY MIXED CONCRETE (NORTH WEST) LIMITED Easting: 382190 Northing: 398330	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/11/2000 Expiry Date: - Issue No: 1 Version Start Date: 01/11/2000 Version End Date: -
-	1477m S	Status: Active Licence No: NW/069/0006/003 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE 1 AT LOWER CHATHAM STREET Data Type: Point Name: Manchester Metropolitan University Easting: 384180 Northing: 397091	Annual Volume (m^3): 283240 Max Daily Volume (m^3): 1532 Original Application No: NPS/WR/015264 Original Start Date: 04/04/2014 Expiry Date: 31/03/2027 Issue No: 2 Version Start Date: 04/04/2014 Version End Date: -
-	1477m S	Status: Active Licence No: NW/069/0006/003 Details: Heat Pump Direct Source: Ground Water - North West Region Point: BOREHOLE 1 AT LOWER CHATHAM STREET Data Type: Point Name: Manchester Metropolitan University Easting: 384180 Northing: 397091	Annual Volume (m^3): 283240 Max Daily Volume (m^3): 1532 Original Application No: NPS/WR/015264 Original Start Date: 04/04/2014 Expiry Date: 31/03/2027 Issue No: 2 Version Start Date: 04/04/2014 Version End Date: -
-	1724m S	Status: Active Licence No: NW/069/0004/003 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT MANCHESTER METROPOLITAN UNIVERSITY Data Type: Point Name: Manchester Metropolitan University Easting: 383715 Northing: 396746	Annual Volume (m^3): 274115 Max Daily Volume (m^3): 751 Original Application No: NPS/WR/008077 Original Start Date: 20/09/2013 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 01/01/2015 Version End Date: -

ID	Location	Details	
-	1724m S	Status: Active Licence No: NW/069/0004/003 Details: Heat Pump Direct Source: Ground Water - North West Region Point: BOREHOLE AT MANCHESTER METROPOLITAN UNIVERSITY Data Type: Point Name: Manchester Metropolitan University Easting: 383715 Northing: 396746	Annual Volume (m^3): 274115 Max Daily Volume (m^3): 751 Original Application No: NPS/WR/008077 Original Start Date: 20/09/2013 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 01/01/2015 Version End Date: -
-	1842m SE	Status: Historical Licence No: 2569006001 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, BROADIE ST, ARDWICK, MANCHESTER" Data Type: Point Name: MOSELEY RUBBER CO LTD Easting: 385240 Northing: 397540	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 08/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 08/02/1966 Version End Date: -
-	1842m SE	Status: Historical Licence No: 2569006001 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, BROADIE ST, ARDWICK, MANCHESTER Data Type: Point Name: MOSELEY RUBBER CO LTD Easting: 385240 Northing: 397540	Annual Volume (m^3): 331858 Max Daily Volume (m^3): 909.2 Original Application No: - Original Start Date: 08/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 08/02/1966 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 68 >**

ID	Location	Details	
-	1557m SW	Status: Historical Licence No: 2569007053 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: "Surface, Non-Tidal - North West Region" Point: "R IRWELL AT IRWELL WORKS, ORDSALL LANE, SALFORD" Data Type: Point Name: CDS COMPUTER DESIGN SYSTEMS LTD Easting: 382500 Northing: 397400	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 22/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/11/1987 Version End Date: -
-	1557m SW	Status: Historical Licence No: 2569007053 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-Tidal - North West Region Point: R IRWELL AT IRWELL WORKS, ORDSALL LANE, SALFORD Data Type: Point Name: CDS COMPUTER DESIGN SYSTEMS LTD Easting: 382500 Northing: 397400	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 22/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/11/1987 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	**10**

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.

Features are displayed on the Abstractions and Source Protection Zones map on **page 68 >**

ID	Location	Details	
-	706m N	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 2) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -

ID	Location	Details	
-	706m N	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 2) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	706m N	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 2 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383820 Northing: 399190	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	737m N	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 3) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
-	737m N	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 3) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -

ID	Location	Details	
-	737m N	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 3 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383830 Northing: 399220	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	771m N	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE (NO 1) AT PREMISES, STRANGEWAYS, MANCHESTER" Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 09/08/2000 Version End Date: -
-	771m N	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE (NO 1) AT PREMISES, STRANGEWAYS, MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -
-	771m N	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE NUMBER 1 AT PREMISES STRANGEWAYS MANCHESTER Data Type: Point Name: INTERBREW UK LTD Easting: 383850 Northing: 399250	Annual Volume (m^3): 500000 Max Daily Volume (m^3): 2500 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2004 Version End Date: -

ID	Location	Details	
-	1318m N	Status: Historical Licence No: 2569004021 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, DERBY STREET, CHEETHAM, MANCHESTER Data Type: Point Name: LANCASHIRE DAIRIES LTD Easting: 383900 Northing: 399800	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 17/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1993 Version End Date: -

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.

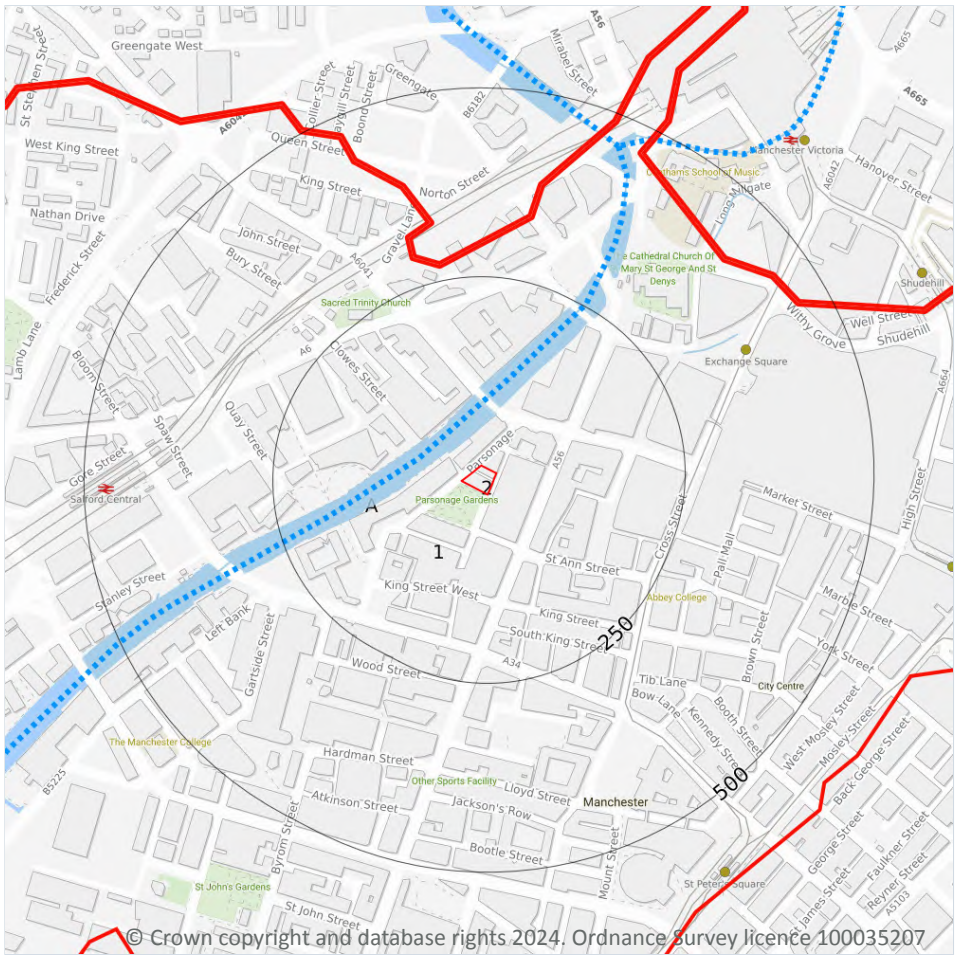
5.10 Source Protection Zones (confined aquifer)

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



Site Outline

Search buffers in metres (m)

Water Network (OS MasterMap)

Surface water features (wider than 5m)

Surface water features (narrower than 5m)

WFD River, canal and surface water transfer water bodies

WFD Lake water bodies

WFD Transitional and coastal water bodies

WFD Surface water body catchments boundaries

WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m	1

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

Features are displayed on the Hydrology map on **page 87 >**

ID	Location	Type of water feature	Ground level	Permanence	Name
A	55m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Irwell

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	3

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

Features are displayed on the Hydrology map on **page 87 >**

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 87 >**

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 87 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
3	60m 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**

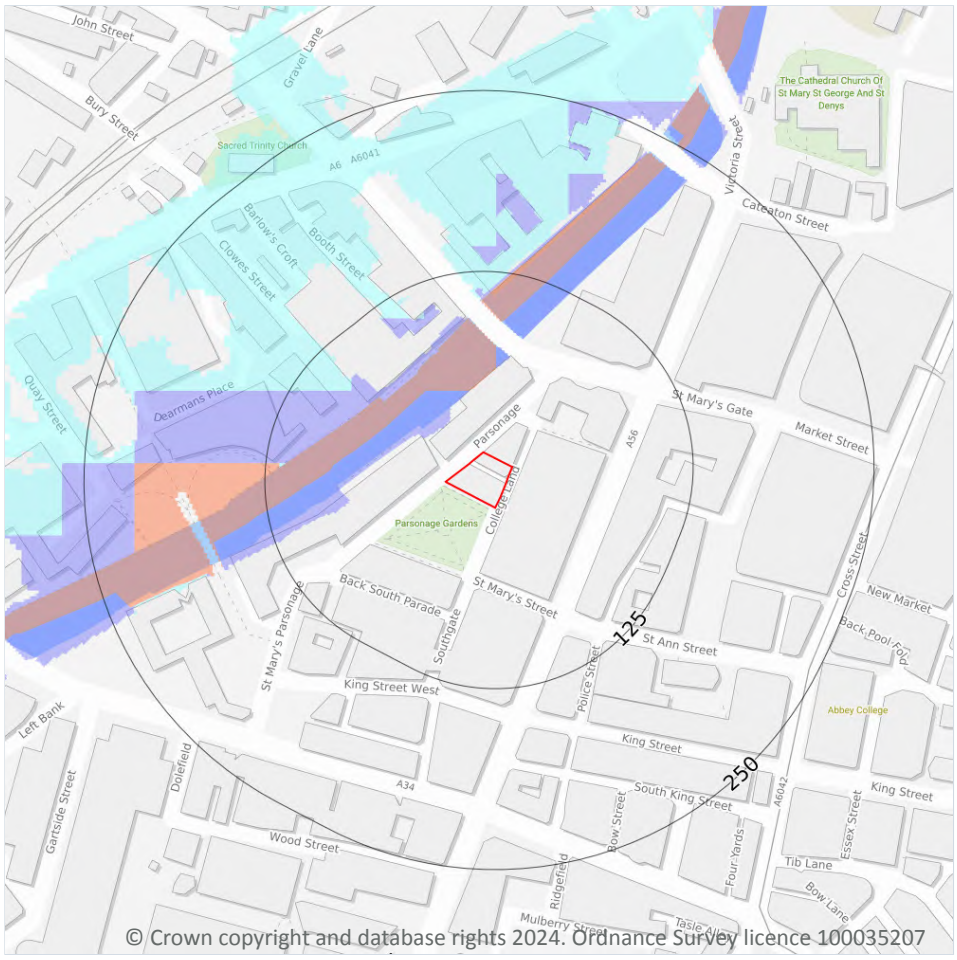
Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on **page 87 >**

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

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

7 River and coastal flooding



Site Outline

Search buffers in metres (m)

River and coastal flooding:

- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Flood Defences

7.1 Risk of flooding from rivers and the sea

Records within 50m	2

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).

Features are displayed on the River and coastal flooding map on **page 90 >**

Distance	Flood risk category
On site	**N/A**
0 - 50m	High

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.

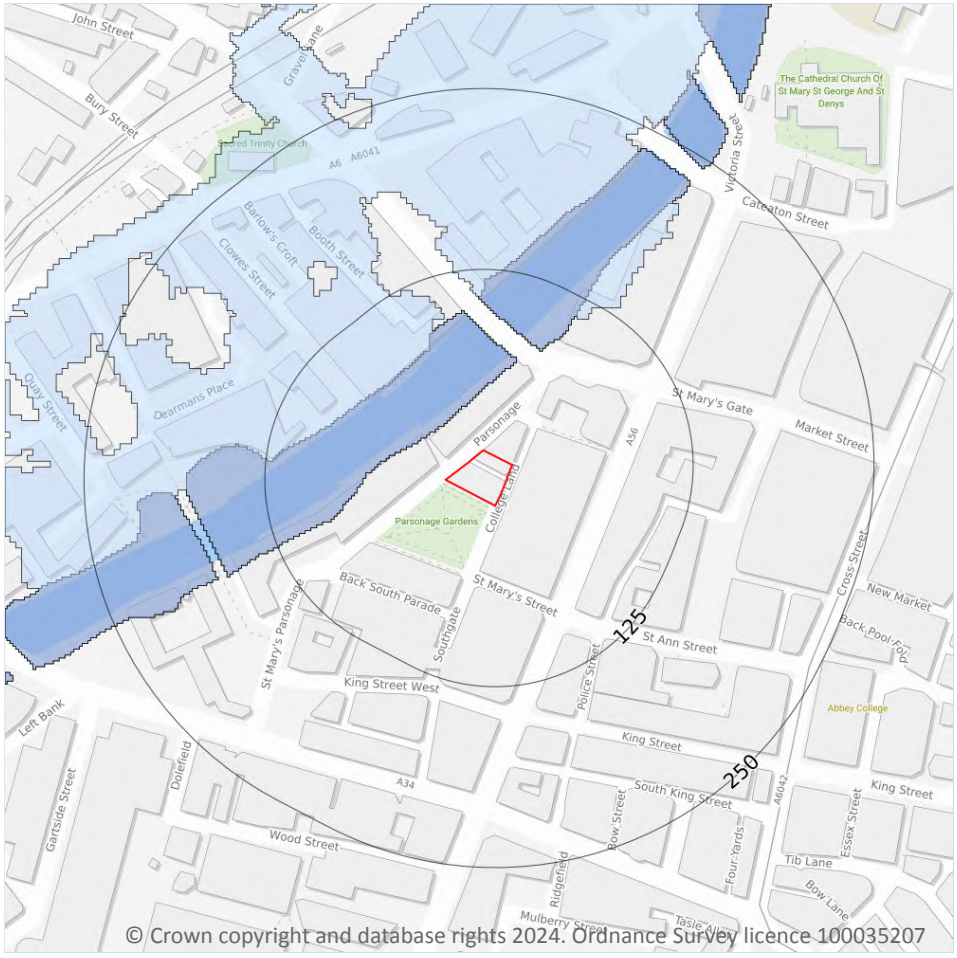
7.5 Flood Storage Areas

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



Site Outline

Search buffers in metres (m)

Flood zone 2

Flood zone 3

7.6 Flood Zone 2

Records within 50m	1

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.

Features are displayed on the River and coastal flooding map on **page 90 >**

Location	Type
30m NW	Zone 2 - (Fluvial /Tidal Models)

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

7.7 Flood Zone 3

Records within 50m	1

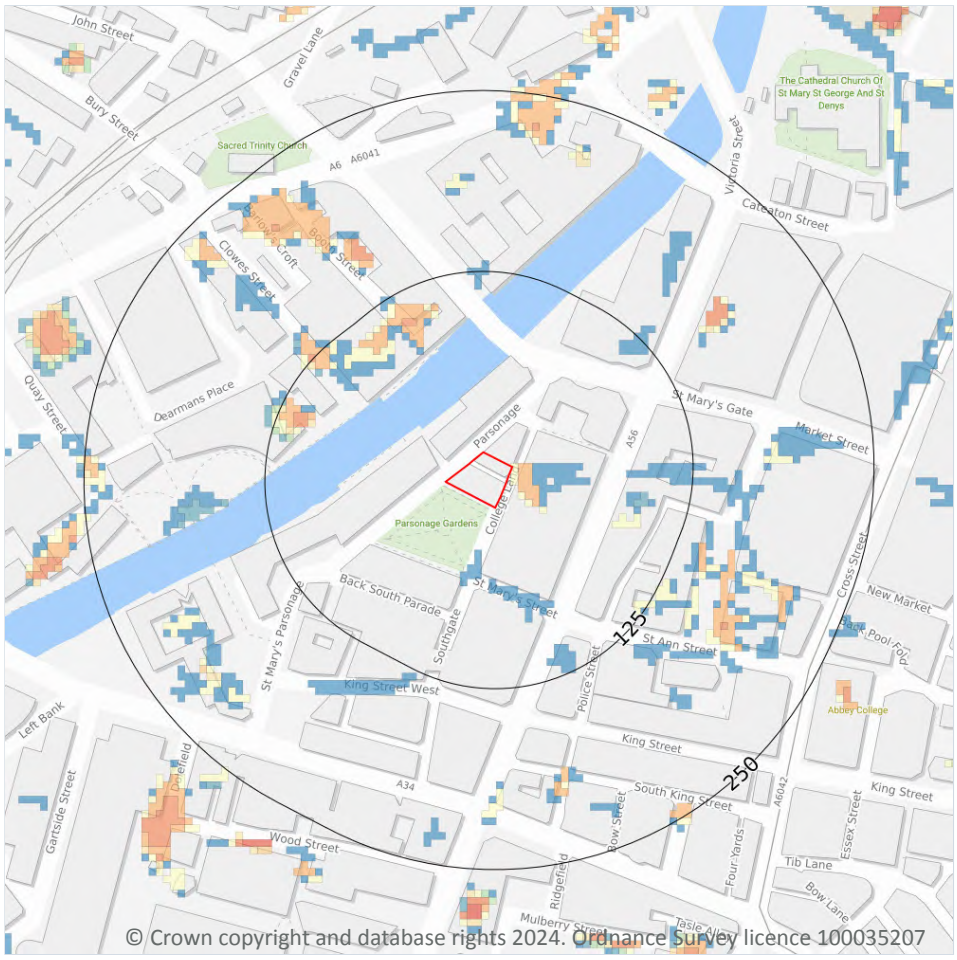
Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

Features are displayed on the River and coastal flooding map on **page 90 >**

Location	Type
30m NW	Zone 3 - (Fluvial Models)

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

8 Surface water flooding



Site Outline

Search buffers in metres (m)

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

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

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

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

8.1 Surface water flooding

Highest risk on site	**1 in 100 year, 0.1m - 0.3m**
Highest risk within 50m	**1 in 30 year, 0.1m - 0.3m**

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

Features are displayed on the Surface water flooding map on **page 94 >**

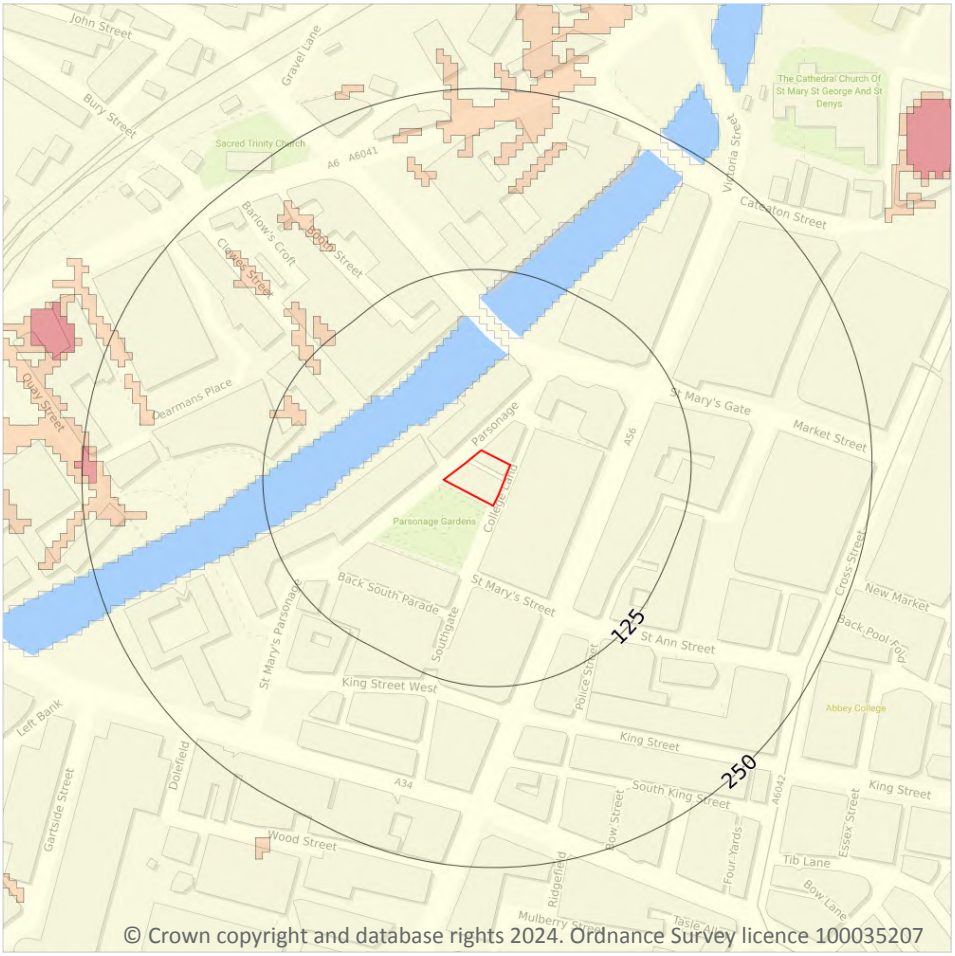
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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

Return period	Maximum modelled depth
1 in 1000 year	Between 0.1m and 0.3m
1 in 250 year	Between 0.1m and 0.3m
1 in 100 year	Between 0.1m and 0.3m
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



Site Outline

Search buffers in metres (m)

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

9.1 Groundwater flooding

Highest risk on site	**Moderate**
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 96 >**

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

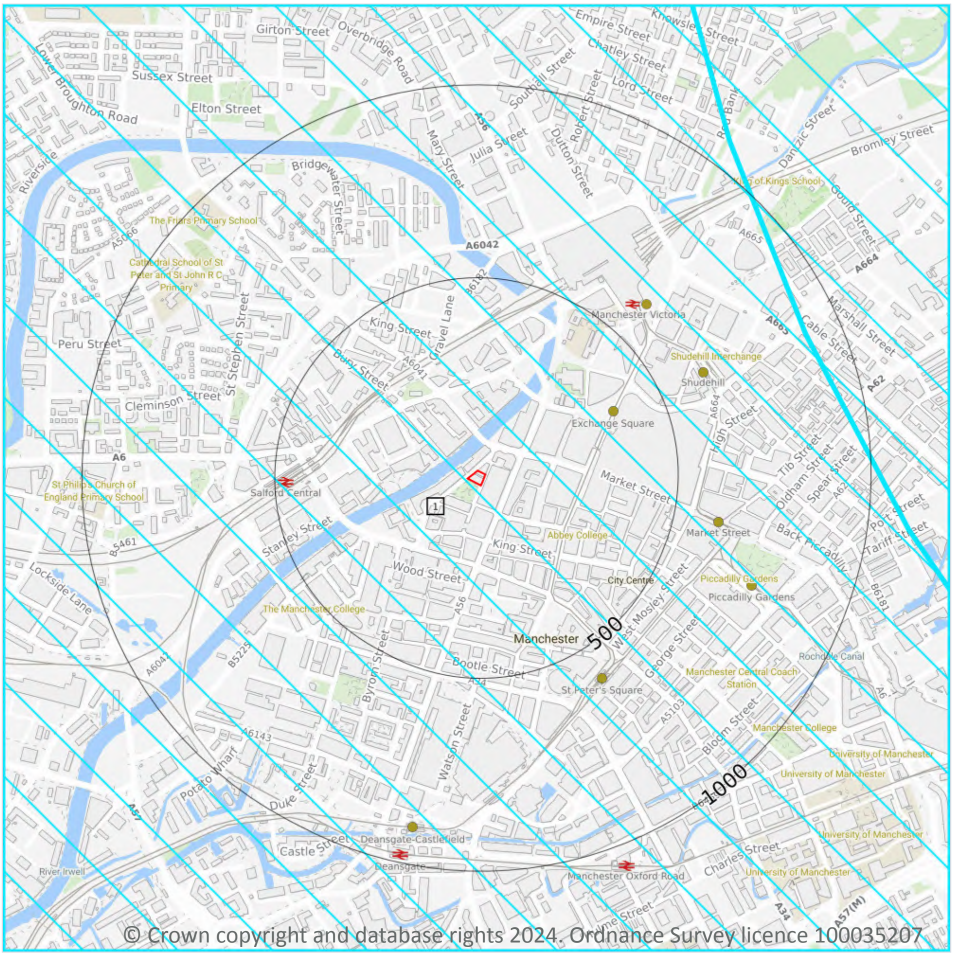
Records within 2000m	4

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.

Location	Name	Type	NVZ ID	Status
342m N	Irwell / Man. Ship Canal (Kearsley to Irlam Locks) NVZ	Surface Water	643	Existing
353m NE	River Irk (Moston Brook to River Irwell) NVZ	Surface Water	638	Existing
442m E	River Irk (Moston Brook to River Irwell) NVZ	Surface Water	638	Existing
1182m N	Irwell / Man. Ship Canal (Kearsley to Irlam Locks) NVZ	Surface Water	643	Existing

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

SSSI Impact Zones and Units



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

10.17 SSSI Impact Risk Zones

Records on site	1

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

Features are displayed on the SSSI Impact Zones and Units map on page 101 >

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

This data is sourced from Natural England.

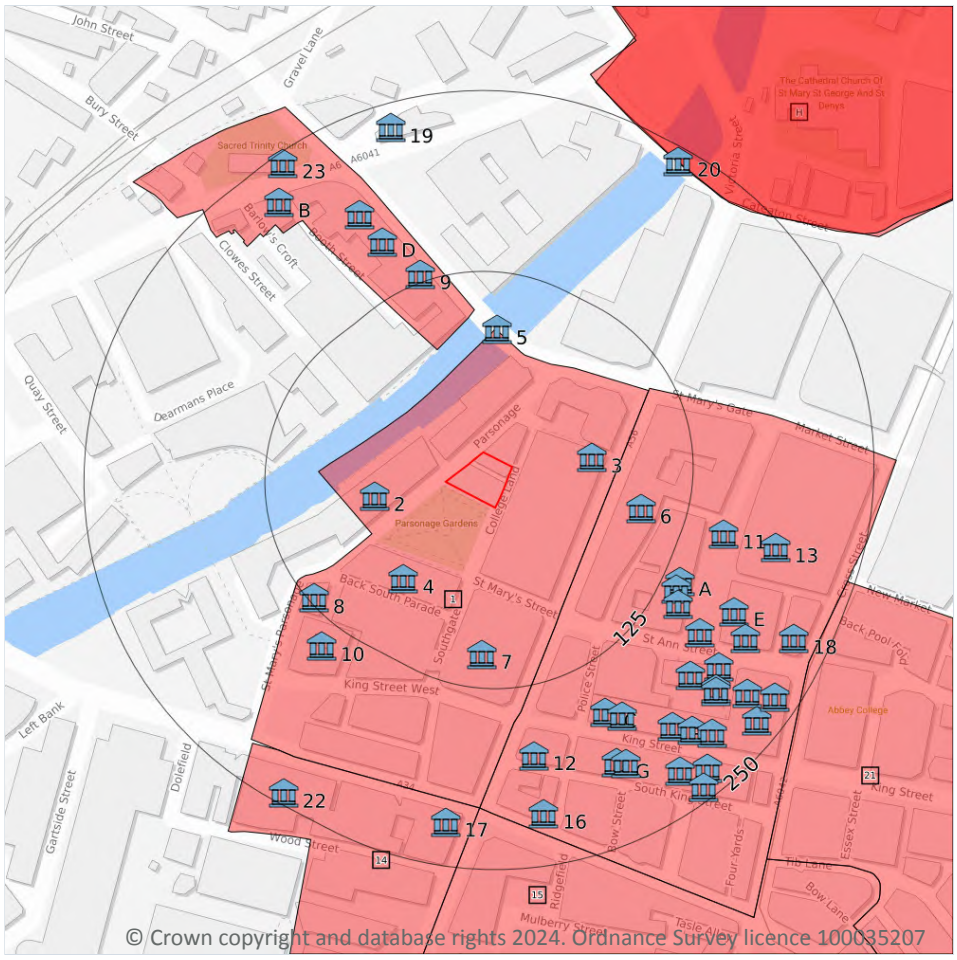
10.18 SSSI Units

Records within 2000m	0

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

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

11 Visual and cultural designations



Site Outline

Search buffers in metres (m)

Listed buildings

Conservation areas

Conservation areas - no data

National Parks

Areas of Outstanding Natural Beauty

Registered parks and gardens

Scheduled Monuments

World Heritage Sites

11.1 World Heritage Sites

Records within 250m	0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

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

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

11.3 National Parks

Records within 250m	0

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

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

11.4 Listed Buildings

Records within 250m	45

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 103 >**

ID	Location	Name	Grade	Reference Number	Listed date
2	50m W	National Buildings	II	1254470	06/06/1994
3	55m E	Haywards Building	II	1210025	25/09/1973
4	73m SW	Arkwright House	II	1246660	09/03/1982
5	86m N	Blackfriars Bridge	II	1279490	04/02/1988
6	93m E	Bartons Building Including Barton Arcade	II*	1200850	25/01/1972
7	102m S	Nos. 98-116, Deansgate	II	1200851	09/03/1982

ID	Location	Name	Grade	Reference Number	Listed date
8	121m SW	3 St Mary's Parsonage	II	1283044	06/06/1994
9	131m N	The Crown Tavern	II	1386084	18/01/1980
A	137m SE	No. 16, St Ann's Square	II	1270795	06/06/1994
A	137m SE	Nos. 18 And 20, St Anns Square	II	1247614	03/10/1974
10	142m SW	31 And 33 King Street West, Including 3 Smithy Lane	II	1282988	03/10/1974
A	143m SE	No. 22, St Ann's Square	II	1247615	06/06/1994
11	153m E	War Memorial (Boer War)	II	1254462	03/10/1974
C	160m SE	15 And 17 King Street	II	1282983	06/06/1994
D	161m NW	14 And 16, Blackfriars Street	II	1386083	12/08/1976
A	166m SE	Codbens Statue	II	1270783	03/10/1974
C	168m SE	19, King Street	II	1197935	06/06/1994
12	173m S	4-14, King Street (See Details For Further Address Information)	II	1210004	03/10/1974
A	178m SE	Church Of St Ann	I	1247612	25/02/1952
E	180m SE	Mansfield Chambers	II	1247654	03/10/1974
D	185m NW	10 And 12, Blackfriars Street	II	1386082	12/08/1976
A	190m SE	Deacon Monument North Of Apse At East End Of Church Of St Ann	II	1247653	06/06/1994
13	190m E	Royal Exchange	II	1200826	03/10/1974
F	195m SE	Old Exchange	II	1197936	03/10/1974
E	195m SE	25, St Ann Street	II*	1270792	25/02/1952
G	195m SE	28, King Street	II	1282984	06/06/1994
A	197m SE	Boardman Monument South Of Apse At East End Of Church Of St Ann	II	1247613	06/06/1994
G	199m SE	Warehouse Shop	II	1197937	03/10/1974
A	199m SE	Allen Monument South Of Apse At East End Of Church Of St Ann	II	1270794	06/06/1994
F	205m SE	33, King Street	II	1291607	03/10/1974
16	214m S	105-113, Deansgate (See Details For Further Address Information)	II	1210049	03/10/1974
A	216m SE	Winters Buildings	II	1270793	06/06/1994

ID	Location	Name	Grade	Reference Number	Listed date
F	217m SE	35 And 37 King Street And Attached Railings	II	1282985	25/02/1952
17	220m S	Sawyers Arms Public House	II	1282973	03/10/1974
F	222m SE	No. 48, King Street	II	1197938	03/10/1974
B	223m NW	No. 81 Chapel Street And No. 4 Booth Street	II	1386114	09/03/1989
18	225m SE	Alliance House	II	1209486	03/10/1974
F	232m SE	54 And 56, King Street	II	1282986	06/06/1994
A	233m SE	Number 54 And Chop House Public House Thomas's Chop House	II	1197767	03/10/1974
19	234m N	62, Chapel Street	II	1386113	18/01/1980
A	234m SE	National House	II	1247611	03/10/1974
20	240m NE	Victoria Bridge	II	1254723	20/06/1988
F	241m SE	41, South King Street	II	1270675	03/10/1974
22	243m SW	Masonic Temple	II	1197809	20/06/1988
23	243m NW	Sacred Trinity, Salford War Memorial	II	1441038	14/06/2017

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

11.5 Conservation Areas

Records within 250m **8**

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.

Features are displayed on the Visual and cultural designations map on **page 103 >**

ID	Location	Name	District	Date of designation
1	**On site**	**Parsonage Gardens**	**Manchester**	**01/06/1985**
A	68m E	St Ann's Square	Manchester	29/07/1970
B	78m N	Flat Iron	Salford	1978
14	203m S	Deansgate and Peter Street	Manchester	26/06/1985

ID	Location	Name	District	Date of designation
15	208m S	Albert Square	Manchester	01/04/1972
H	236m NE	Cathedral	Manchester	01/04/1972
H	236m NE	Cathedral	Salford	1972
21	242m SE	Upper King Street	Manchester	04/11/1970

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

11.6 Scheduled Ancient Monuments

Records within 250m	**0**

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

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

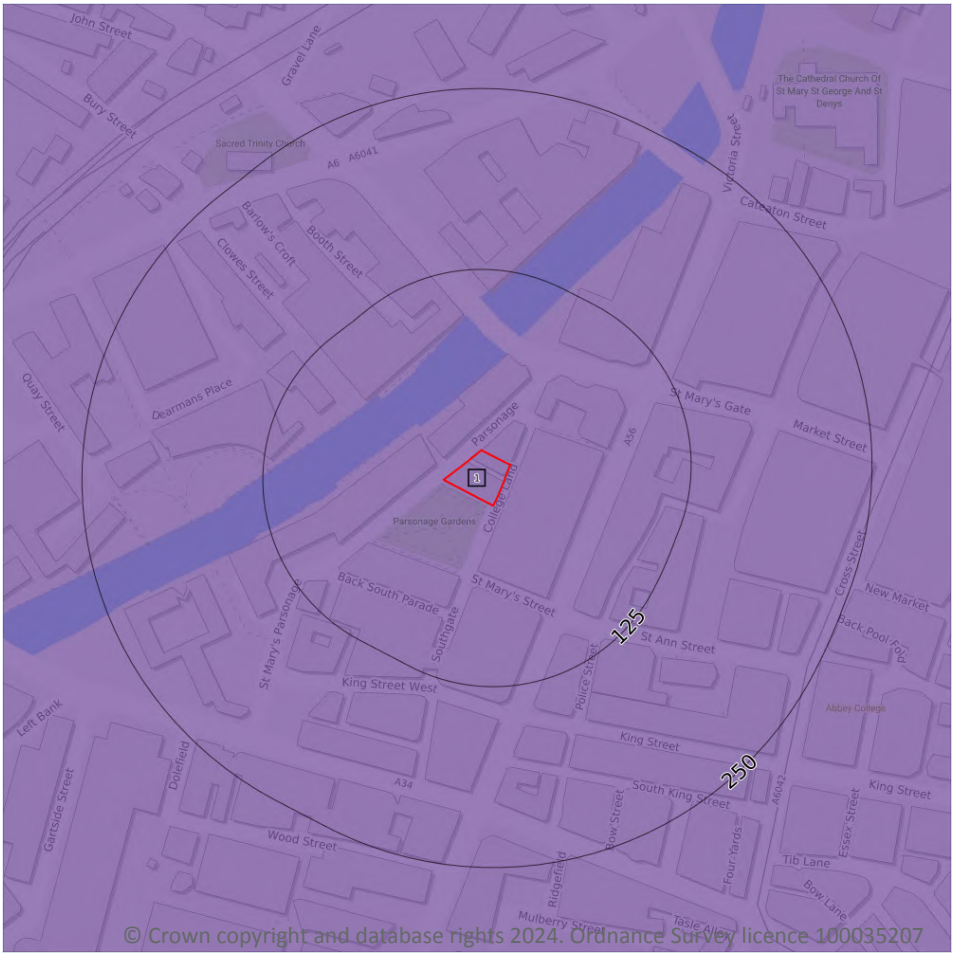
11.7 Registered Parks and Gardens

Records within 250m	**0**

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

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

12 Agricultural designations



Site Outline

Search buffers in metres (m)

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

12.1 Agricultural Land Classification

Records within 250m	1

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

Features are displayed on the Agricultural designations map on **page 108 >**

ID	Location	Classification	Description
1	**On site**	**Urban**	-

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



Site Outline

Search buffers in metres (m)

- Priority Habitat Inventory
- Open Mosaic Habitat
- Limestone Pavement Orders

Habitat Networks

- Primary Habitat
- Restorable Habitat
- Associated Habitats
- Habitat Restoration-Creation
- Network Enhancement Zone 1
- Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m	0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	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 110 >**

ID	Location	Site reference	Identification confidence	Primary source	Secondary source	Tertiary source
1	79m NW	NLUD Ref: 423000518	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

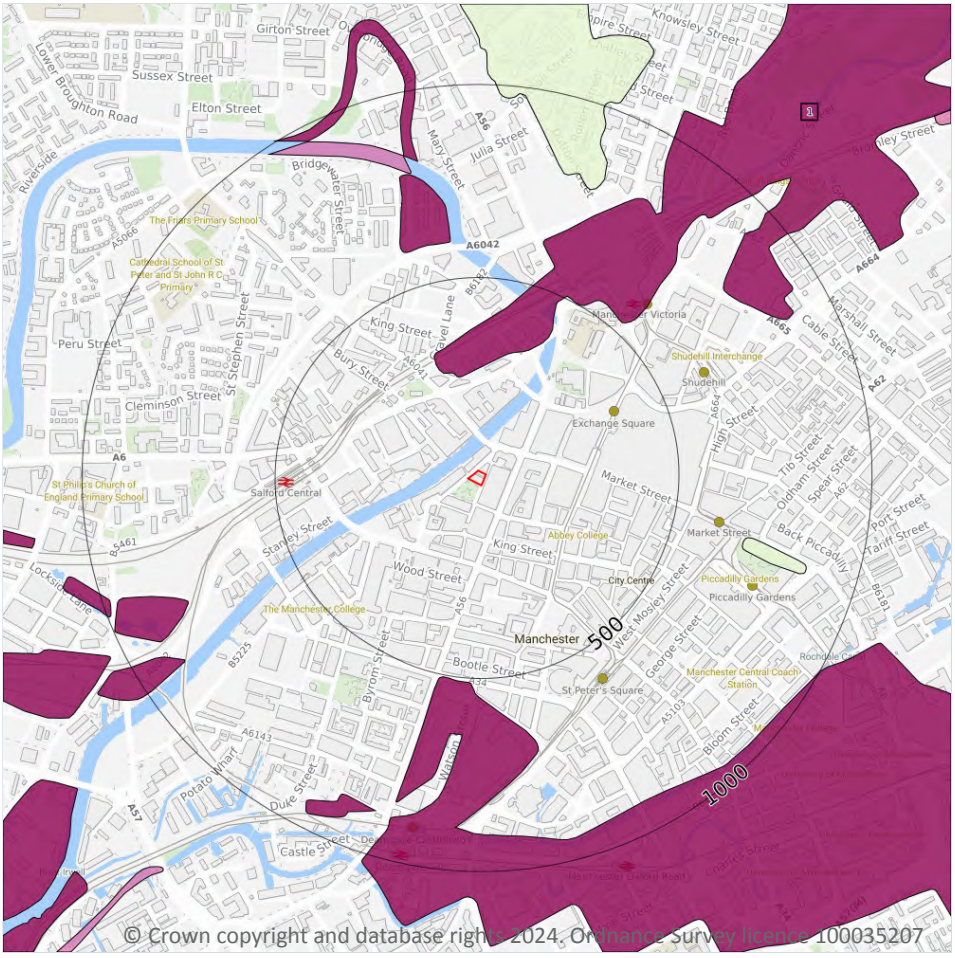
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 112 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**No coverage**	**SJ89NW**

This data is sourced from the British Geological Survey.

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



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Site Outline

Search buffers in metres (m)

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

14.2 Artificial and made ground (10k)

Records within 500m	1

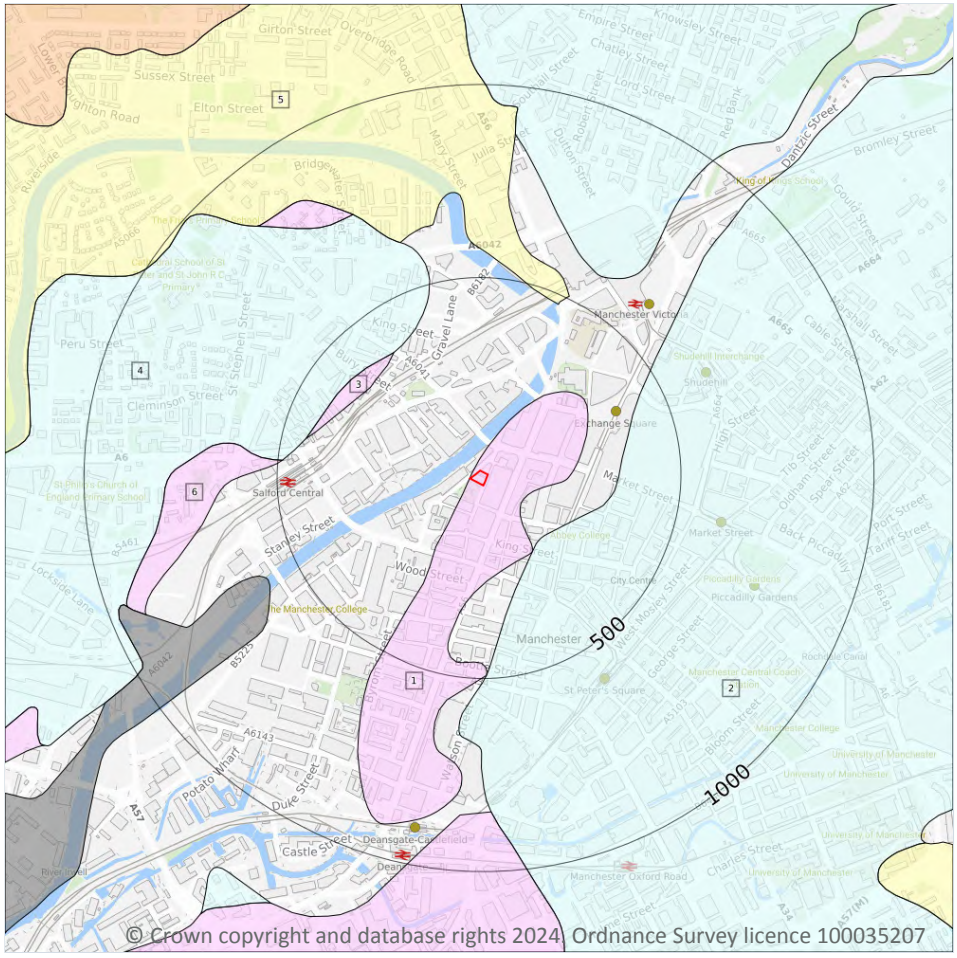
Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 113 >**

ID	Location	LEX Code	Description	Rock description
1	247m N	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m **6**

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 114 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**GFSDD-XSV**	**Glaciofluvial Sheet Deposits, Devensian - Sand And Gravel**	**Sand And Gravel**
2	202m SE	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton
3	350m NW	GFSDD-XSV	Glaciofluvial Sheet Deposits, Devensian - Sand And Gravel	Sand And Gravel
4	379m NW	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton

ID	Location	LEX Code	Description	Rock description
5	476m NE	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
6	489m W	GFSDD-XSV	Glaciofluvial Sheet Deposits, Devensian - Sand And Gravel	Sand And Gravel

This data is sourced from the British Geological Survey.

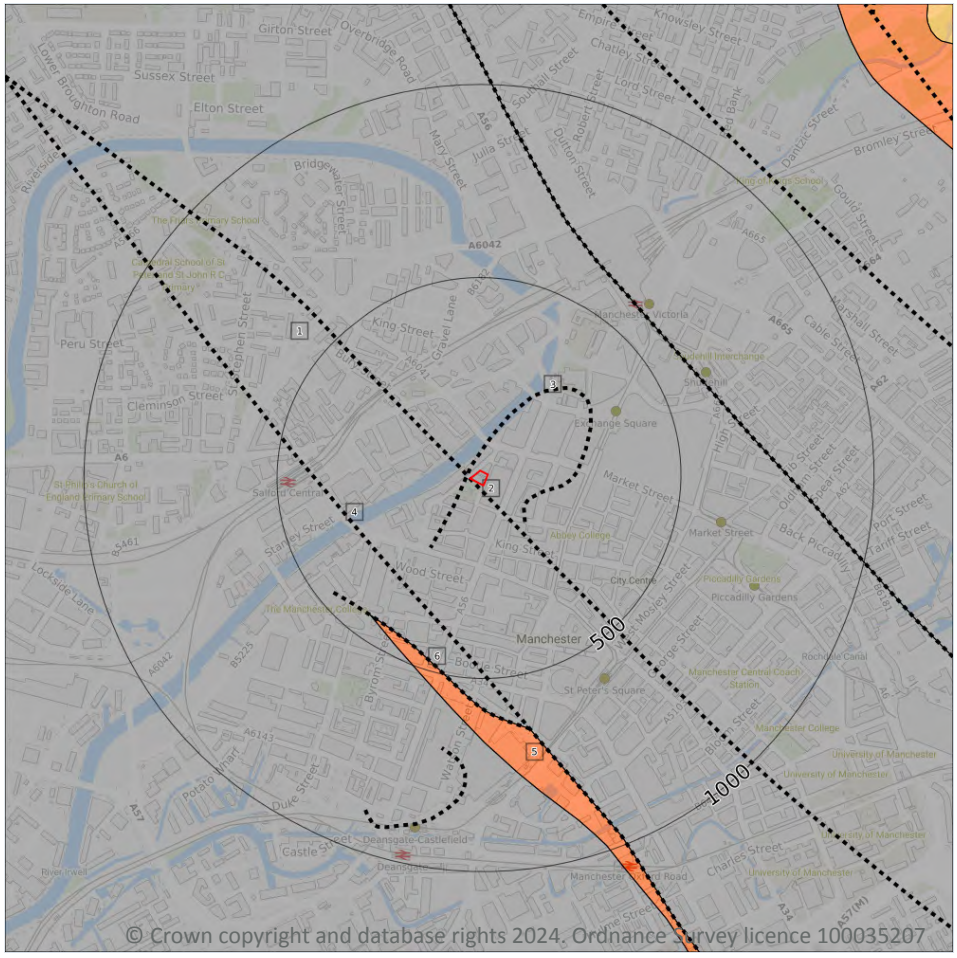
14.4 Landslip (10k)

Records within 500m	**0**

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m	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 116 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**CPB-SDST**	**Chester Pebble Beds Formation - Sandstone**	**Early Triassic Epoch**
5	438m SW	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	4

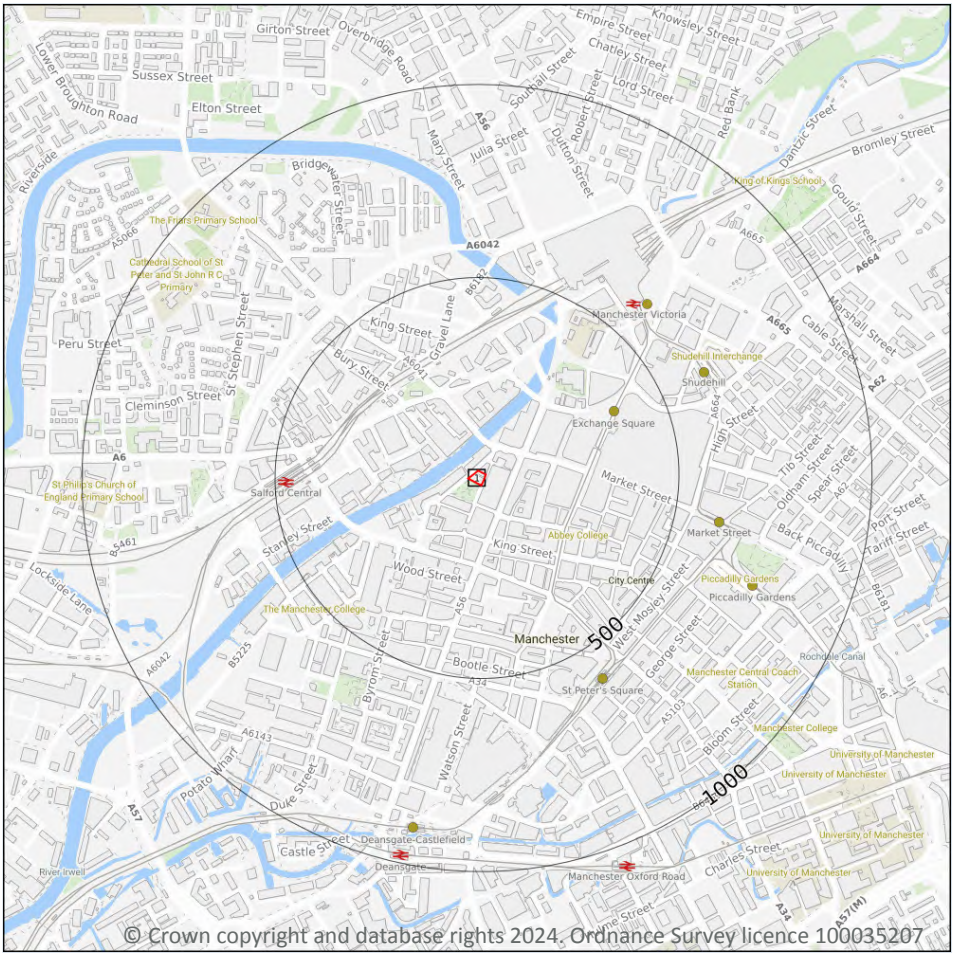
Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 116 >**

ID	Location	Category	Description
2	**On site**	**FAULT**	**Normal fault, inferred; crossmarks on downthrow side**
3	11m W	LANDFORM	Buried channel or valley margin
4	307m SW	FAULT	Normal fault, inferred; crossmarks on downthrow side
6	438m SW	FAULT	Normal fault, inferred; crossmarks on downthrow side

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



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15.1 50k Availability

Records within 500m	1

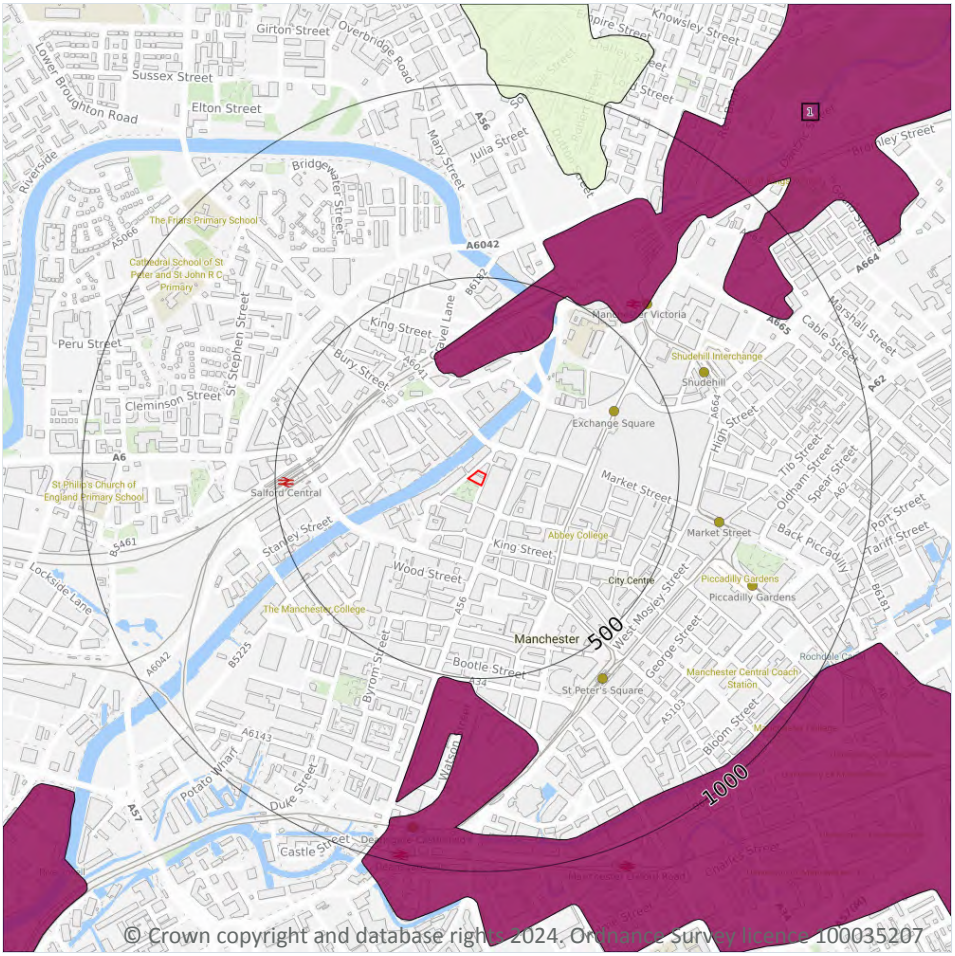
An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 118 >**

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.

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



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Site Outline

Search buffers in metres (m)

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

15.2 Artificial and made ground (50k)

Records within 500m	1

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 119 >**

ID	Location	LEX Code	Description	Rock description
1	247m N	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.

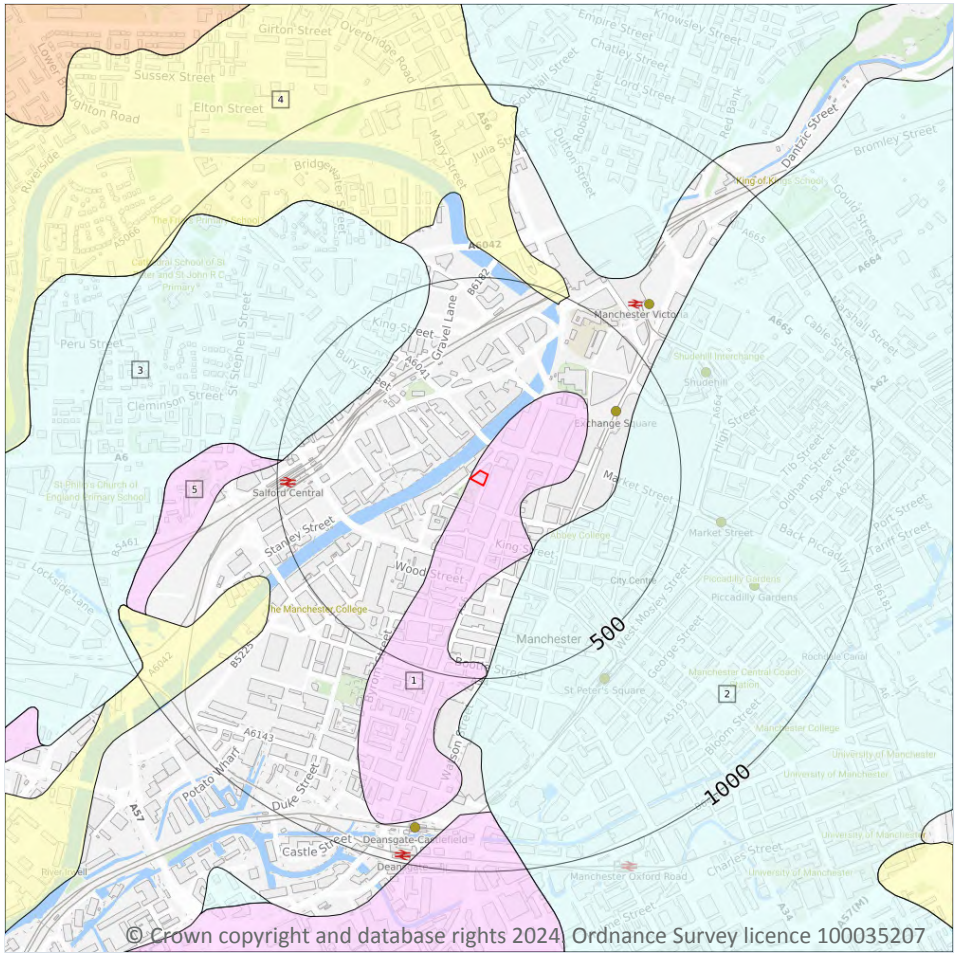
15.3 Artificial ground permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m **5**

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 121 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**GFSDD-XSV**	**GLACIOFLUVIAL SHEET DEPOSITS, DEVENSIAN**	**SAND AND GRAVEL**
2	202m SE	TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON
3	350m NW	TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON
4	476m NE	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL

ID	Location	LEX Code	Description	Rock description
5	488m W	GFSDD-XSV	GLACIOFLUVIAL SHEET DEPOSITS, DEVENSIAN	SAND AND GRAVEL

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	**Intergranular**	**Very High**	**High**

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.

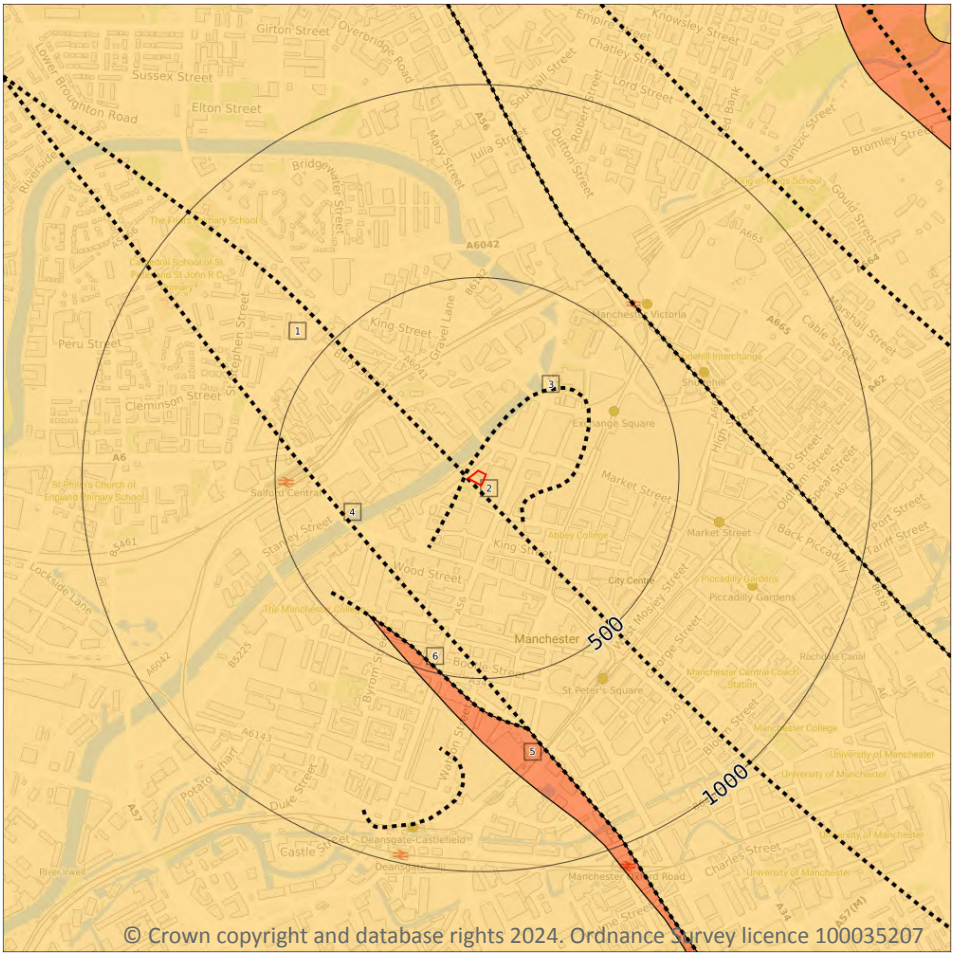
15.7 Landslip permeability (50k)

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 123 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**CHES-SDST**	**CHESTER FORMATION - SANDSTONE**	**OLENEKIAN**
5	437m SW	MM-MDST	MANCHESTER MARLS FORMATION - MUDSTONE	-

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	4

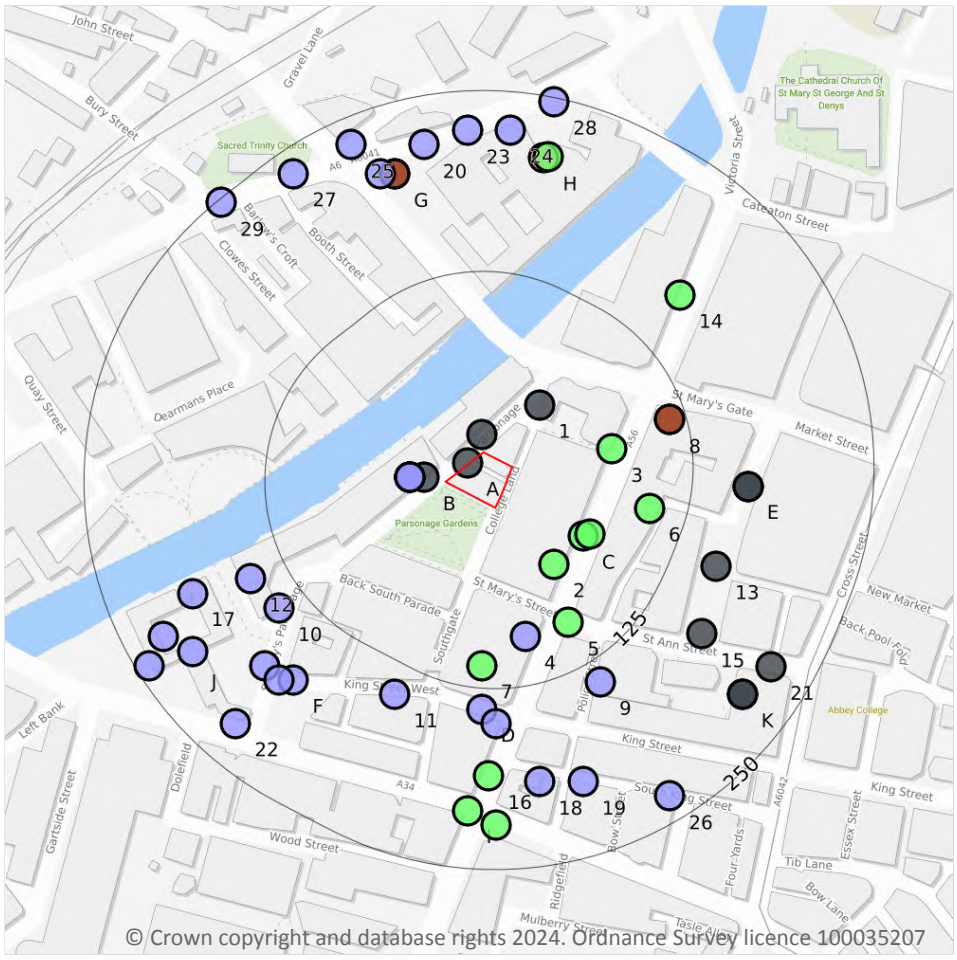
Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 123 >**

ID	Location	Category	Description
2	1m W	FAULT	Fault, inferred
3	10m W	LANDFORM	Approximate margin of buried (superficial deposit-filled) channel or valley
4	308m SW	FAULT	Fault, inferred
6	437m SW	FAULT	Fault, inferred

This data is sourced from the British Geological Survey.

16 Boreholes



16.1 BGS Boreholes

Records within 250m	58

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 125 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	1m NW	383630 398500	PARSONAGE 3	-	Y	N/A
A	13m N	383640 398520	PARSONAGE 2	-	Y	N/A
B	15m W	383600 398490	PARSONAGE 4	-	Y	N/A

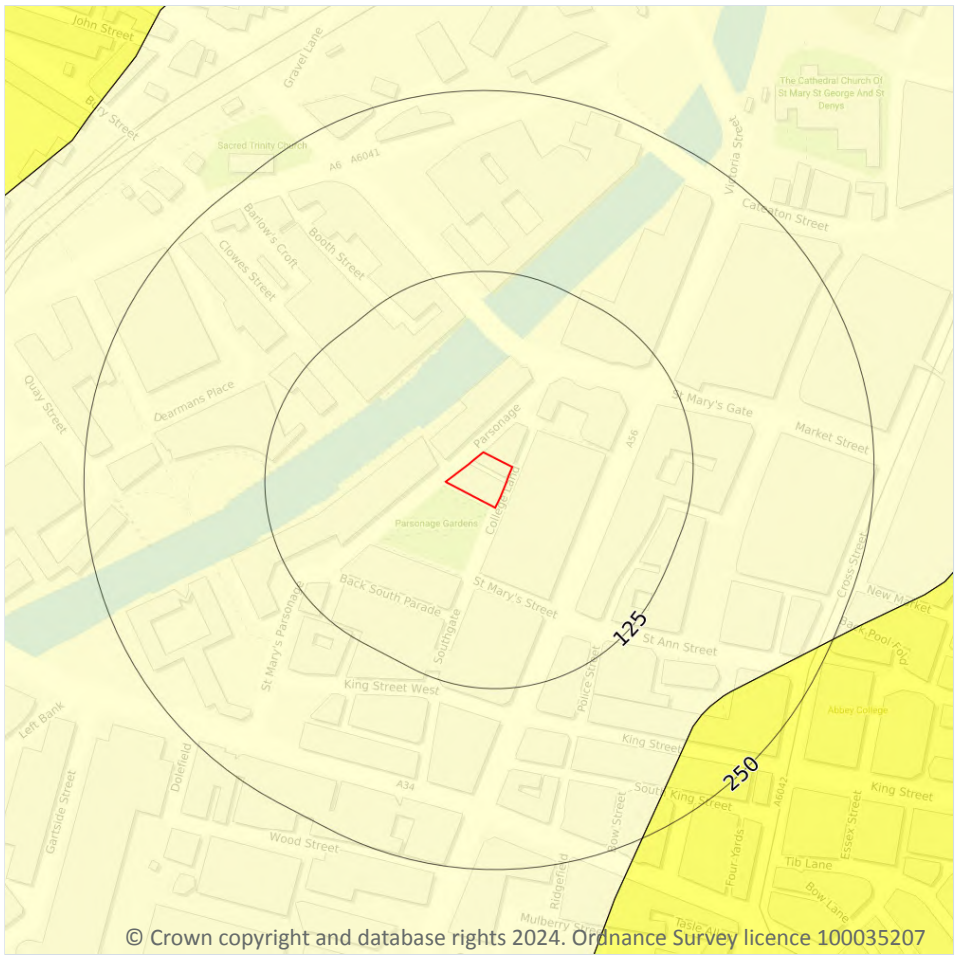
ID	Location	Grid reference	Name	Length	Confidential	Web link
B	25m W	383590 398490	R NEIL RIVERSIDE PARSONAGE 4	6.71	N	1042361 ↗
B	25m W	383590 398490	R NEILL RIVERSIDE PARSONAGE 1	1.07	N	1045820 ↗
B	25m W	383590 398490	R NEILL RIVERSIDE PARSONAGE 3	7.32	N	1045822 ↗
B	25m W	383590 398490	R NEILL RIVERSIDE PARSONAGE 4	6.71	N	1045823 ↗
B	25m W	383590 398490	R NEILL RIVERSIDE PARSONAGE 2	1.07	N	1045821 ↗
B	25m W	383590 398490	R NEILL RIVERSIDE PARSONAGE 5	5.18	N	1045824 ↗
1	47m NE	383680 398540	PARSONAGE 1	-	Y	N/A
2	56m SE	383690 398430	MANCHESTER DEANSGATE SEWER 2	12.0	N	1043646 ↗
C	63m SE	383710 398450	MANCHESTER CROWN BUILDING NO 37	14.02	N	1045490 ↗
C	67m SE	383715 398451	MANCHESTER CORP. B.SEWER	14.02	N	1042205 ↗
3	70m E	383730 398510	MANCHESTER DEANSGATE SEWER 1	15.07	N	1043645 ↗
4	92m S	383670 398380	MANCHESTER DEANSGATE SEWER 4	7.45	N	1043648 ↗
5	94m SE	383700 398390	MANCHESTER DEANSGATE SEWER 3	12.0	N	1043647 ↗
6	99m E	383756 398469	BARTON ARCADE, BASEMENT, DEANSGATE	13.72	N	1042436 ↗
7	110m S	383640 398360	MANCHESTER CROWN BUILDING NO KM	12.19	N	1045493 ↗
8	114m E	383770 398530	NO DETAILS	-1.0	N	1042453 ↗
D	139m S	383640 398330	KING STREET WEST, SEWER RENEWAL SCHEME 3	7.15	N	13468794 ↗
9	140m SE	383722 398349	G.P.O. AROUND DEANSGATE	2.74	N	1042440 ↗
10	144m SW	383500 398400	MANCHESTER CROWN BUILDING	3.66	N	1042439 ↗

ID	Location	Grid reference	Name	Length	Confidential	Web link
11	147m S	383580 398340	KING STREET WEST, SEWER RENEWAL SCHEME 4	6.95	N	13468796 ↗
D	149m S	383650 398320	MANCHESTER DEANSGATE SEWER 5	6.45	N	1043649 ↗
12	151m SW	383480 398420	MANCHESTER CROWN BUILDING NO 1	5.33	N	1045482 ↗
13	156m E	383802 398429	ST ANNS SQUARE 2	-	Y	N/A
E	163m E	383824 398484	ST ANNS SQUARE 1A	-	Y	N/A
E	163m E	383824 398484	ST ANNS SQUARE 1	-	Y	N/A
14	166m NE	383777 398616	MANCHESTER CORP. B.SEWER	12.8	N	1042204 ↗
15	167m SE	383792 398382	ST ANNS SQUARE 3	-	Y	N/A
F	173m SW	383510 398350	KING STREET WEST, SEWER RENEWAL SCHEME 4A	6.37	N	13468797 ↗
F	178m SW	383490 398360	MANCHESTER CROWN BUILDING NO 7	8.84	N	1045488 ↗
F	179m SW	383500 398350	KING STREET WEST, SEWER RENEWAL SCHEME 2	4.1	N	13468791 ↗
16	185m S	383645 398284	MANCHESTER CORP. DEANSGATE	13.72	N	1042206 ↗
17	191m W	383440 398410	MANCHESTER CROWN BUILDING NO 2	3.66	N	1045483 ↗
18	192m S	383680 398280	MAIN DRAINAGE, KING STREET SOUTH 1	6.0	N	13468799 ↗
19	199m S	383710 398280	MAIN DRAINAGE, KING STREET SOUTH 2	5.82	N	13468800 ↗
G	202m N	383580 398700	NO DETAILS	-1.0	N	1042452 ↗
G	205m N	383570 398700	SEWER RENOVATIONS/RENEWALS CHAPEL STREET SALFORD 16	9.0	N	1044957 ↗
H	208m N	383683 398711	SHARP & GALLOWAY CHAPEL STREET	60.66	N	1042352 ↗
H	209m N	383686 398712	MIN OF WORKS, DIAL HOUSE CHAPEL STREET SALFORD	23.16	N	1042459 ↗
I	210m S	383630 398260	MANCHESTER CROWN BUILDING NO 79	13.72	N	1045492 ↗

ID	Location	Grid reference	Name	Length	Confidential	Web link
J	211m SW	383440 398370	MANCHESTER CROWN BUILDING NO 5	4.42	N	1045486 ↗
K	214m SE	383820 398340	30 ST ANN STREET 2	-	Y	N/A
K	214m SE	383820 398340	30 ST ANN STREET 1	-	Y	N/A
20	216m N	383600 398720	SEWER RENOVATIONS/RENEWALS CHAPEL STREET SALFORD 17	4.5	N	1044958 ↗
I	219m S	383650 398250	BRAZENNOSE STREET/JOHN DALTON STREET 6	15.0	N	1045715 ↗
21	220m SE	383840 398359	ST ANNS SQUARE 4	-	Y	N/A
22	221m SW	383470 398320	MANCHESTER CROWN BUILDING NO 6	5.18	N	1045487 ↗
J	223m SW	383420 398380	MANCHESTER CROWN BUILDING NO 3	3.66	N	1045484 ↗
23	223m N	383630 398730	SEWER RENOVATIONS/RENEWALS CHAPEL STREET SALFORD 18	3.5	N	1044959 ↗
24	223m N	383660 398730	SEWER RENOVATIONS/RENEWALS CHAPEL STREET SALFORD 19	5.0	N	1044960 ↗
25	231m N	383550 398720	SEWER RENOVATIONS/RENEWALS CHAPEL STREET SALFORD 15	9.0	N	1044956 ↗
26	233m SE	383770 398270	MAIN DRAINAGE, KING STREET SOUTH 3	2.5	N	13468801 ↗
27	233m NW	383510 398700	SEWER RENOVATIONS/RENEWALS CHAPEL STREET SALFORD 14	10.0	N	1044955 ↗
J	241m SW	383410 398360	MANCHESTER CROWN BUILDING NO 4	3.66	N	1045485 ↗
28	247m N	383690 398750	SEWER RENOVATIONS/RENEWALS CHAPEL STREET SALFORD 20	4.5	N	1044961 ↗
29	248m NW	383460 398680	SEWER RENOVATIONS/RENEWALS CHAPEL STREET SALFORD 13	9.5	N	1044954 ↗

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m	1

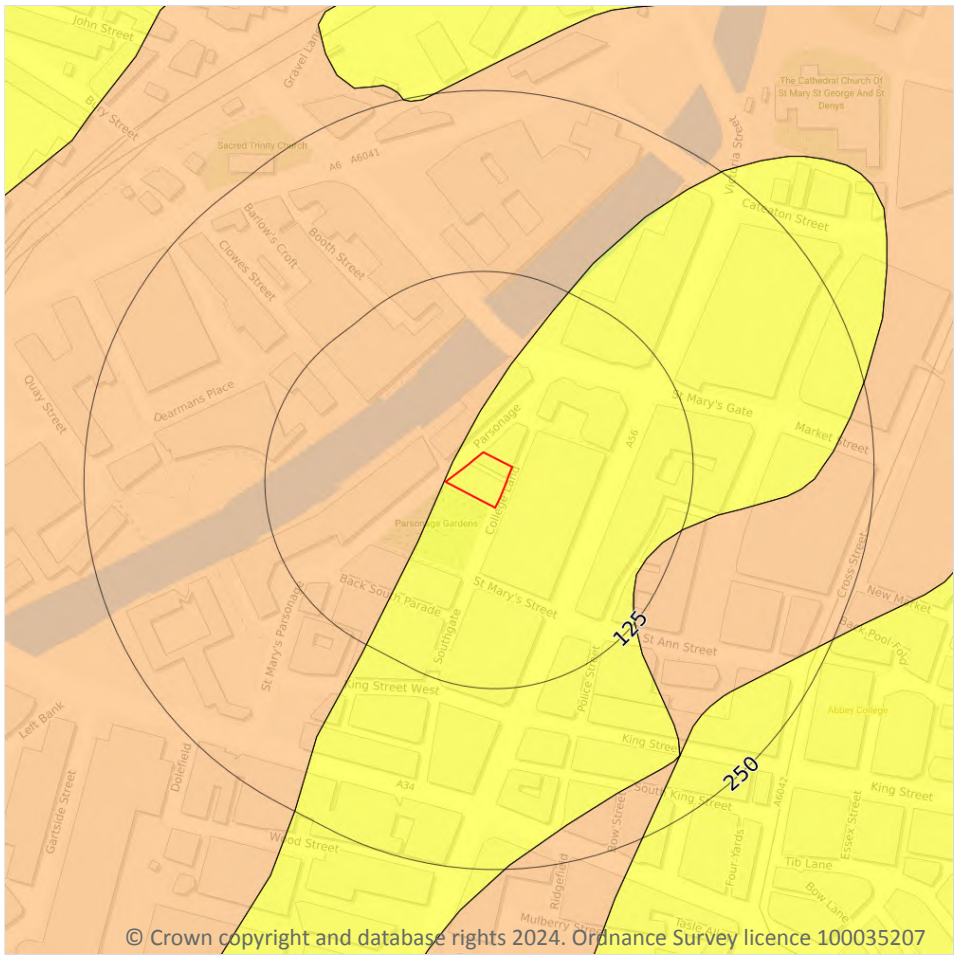
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 129 >**

Location	Hazard rating	Details
On site	**Negligible**	**Ground conditions predominantly non-plastic.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

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

17.2 Running sands

Records within 50m	2

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.

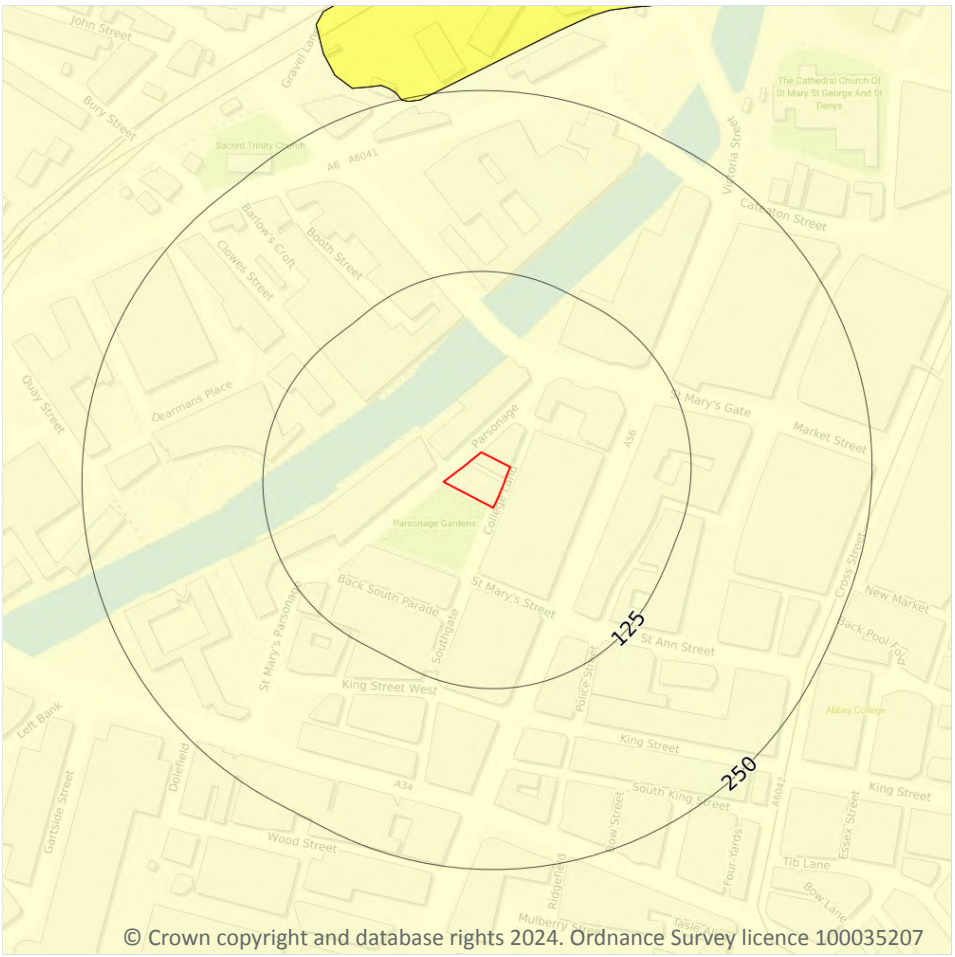
Features are displayed on the Natural ground subsidence - Running sands map on **page 130 >**

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.**

Location	Hazard rating	Details
1m W	Low	Running sand conditions may be present. Constraints may apply to land uses involving excavation or the addition or removal of water.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m	1

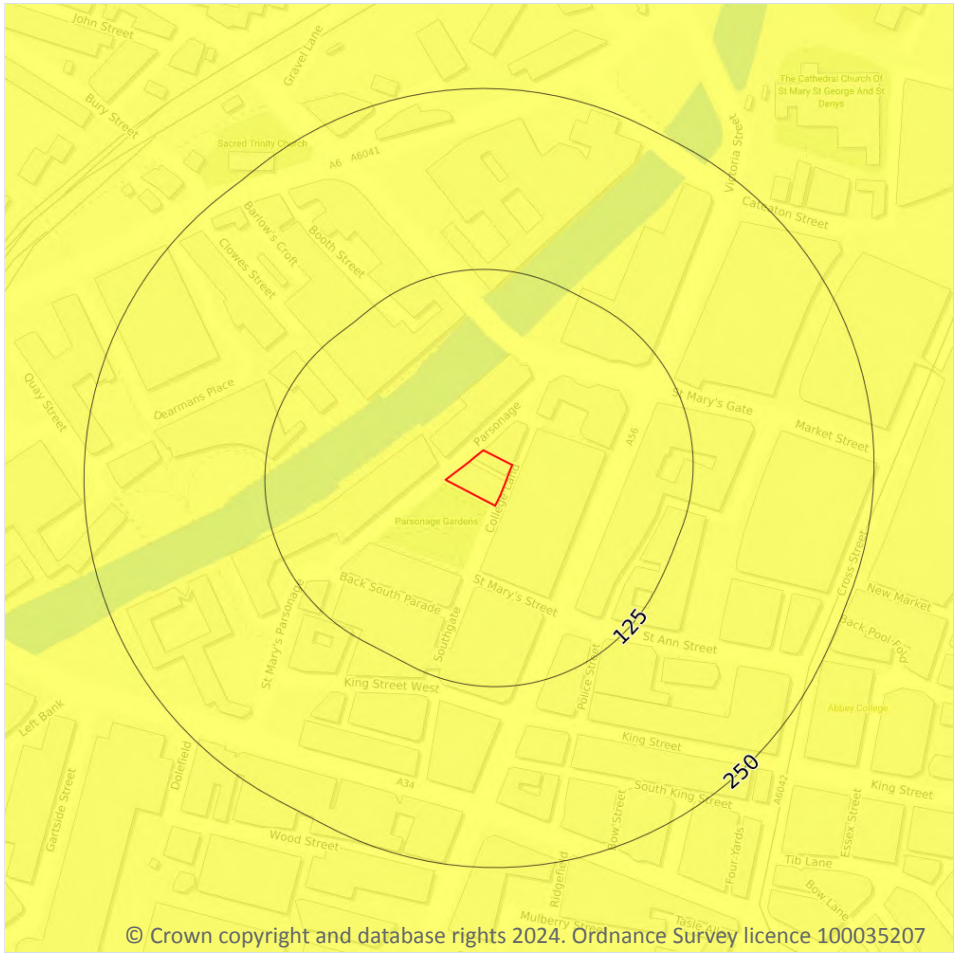
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 132 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

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

17.4 Collapsible deposits

Records within 50m	1

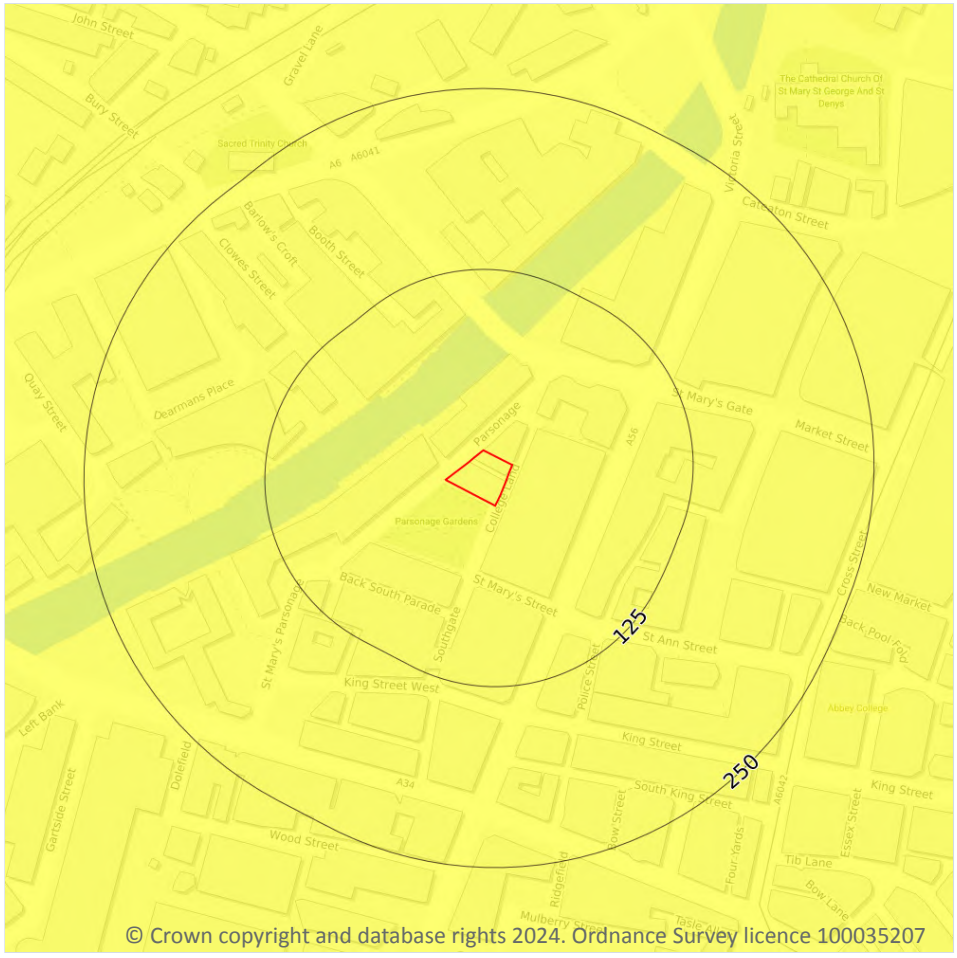
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 133 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



Site Outline

Search buffers in metres (m)

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

17.5 Landslides

Records within 50m	1

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

Features are displayed on the Natural ground subsidence - Landslides map on **page 134 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



Site Outline

Search buffers in metres (m)

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

17.6 Ground dissolution of soluble rocks

Records within 50m	1

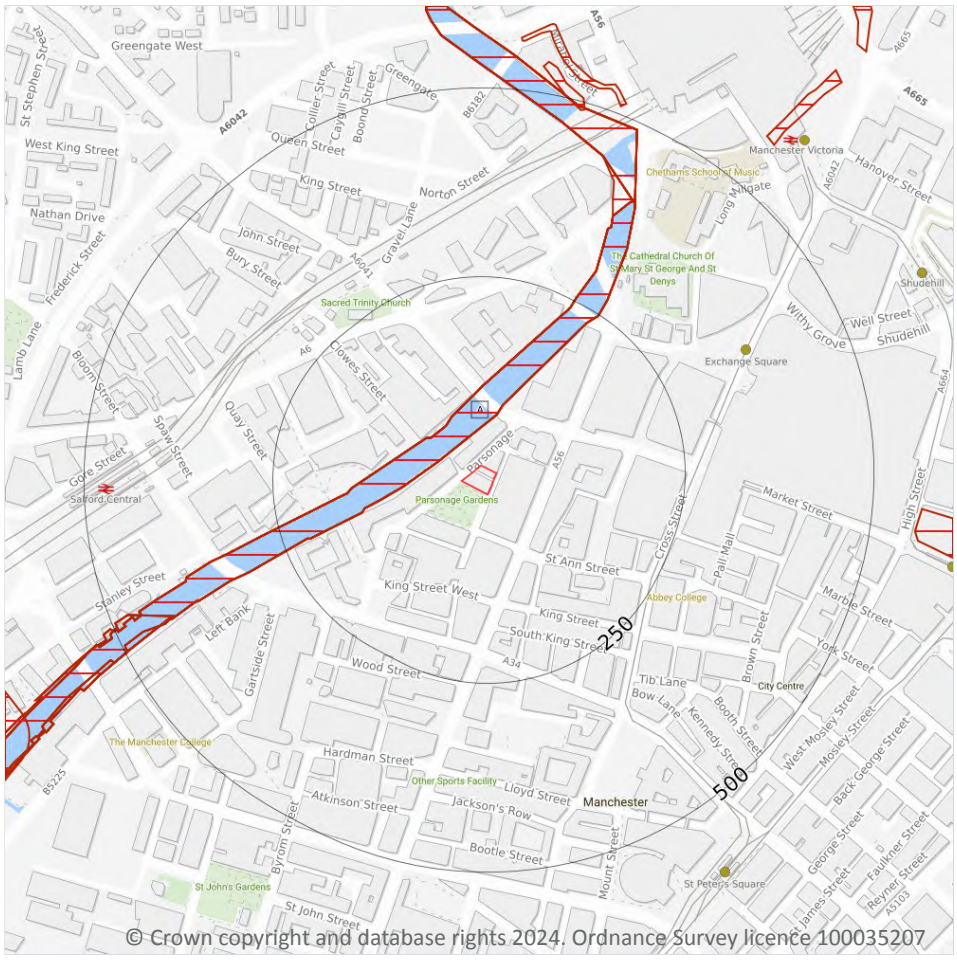
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 135 >**

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

This data is sourced from the British Geological Survey.

18 Mining and ground workings



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Site Outline

Search buffers in metres (m)

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

Non Coal Mining

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

18.1 BritPits

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	6

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 137 >**

ID	Location	Land Use	Year of mapping	Mapping scale
A	39m NW	Canal	1972	1:10000
A	39m NW	Canal	1956	1:10560
A	39m NW	Canal	1988	1:10000
A	39m NW	Canal	1980	1:10000
A	39m NW	Canal	1985	1:10000
A	39m NW	Canal	1994	1:10000

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.

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

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0

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

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

19 Ground cavities and sinkholes



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Site Outline

Search buffers in metres (m)

- Natural cavities (Area)
- Natural cavities (Point)
- Mining cavities
- Reported recent incidents
- Historical incidents
- BGS karst database (Point)
- BGS karst database (Line)
- BGS karst database (Area)

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	1

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 142 >**

ID	Location	Name	Date	Cause	Estimated diameter	Description	Accuracy
1	468m NE	Withy Grove, Manchester ↗	28/11/2022	Water dissolving surface rock	1m	Diamond Bus North West's 8 service has been affected by the sinkhole, which is on Withy Grove in Manchester city centre	50m

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.

19.5 National karst database

Records within 500m	0

This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over 800 caves, 1300 stream sinks, 5600 springs, 10,000 sinkholes.

The database is not yet complete, and not all records have been verified. The absence of data does not mean that karst features are not present at a site. A reliability rating is included with each record.

This data is sourced from the British Geological Survey.

20 Radon



Site Outline

Search buffers in metres (m)

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

20.1 Radon

Records on site	1

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

Features are displayed on the Radon map on **page 145 >**

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 **4**

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 - 25 mg/kg**	**No data**	**100 - 200 mg/kg**	**60 - 120 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**30 - 45 mg/kg**
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**
16m W	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
38m W	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

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 km^2).

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	**23**	**4**	**89**	**61**	**0.5**	**71**	**29**	**25**	**9**
On site	**25**	**4.4**	**77**	**53**	**0.5**	**74**	**30**	**26**	**8**

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)
15m W	24	4.2	102	70	0.9	74	46	26	6
20m W	23	4	106	73	0.9	72	48	25	6
39m E	21	3.7	177	122	2	69	39	23	6
39m E	19	3.3	173	119	1.8	64	34	21	5

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 km^2.

Location	Arsenic (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Lead (mg/kg)	Tin (mg/kg)	Sample Type
39m SW	24.8	2.2	74.2	121.7	25.9	376.6	29.7	Topsoil

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects



Site Outline

Search buffers in metres (m)

- Crossrail 1 Stations
- Crossrail 1 Route
- Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

22.1 Underground railways (London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m	3

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.

Features are displayed on the Railway infrastructure and projects map on **page 149 >**

Location	Land Use	Year of mapping	Mapping scale
244m N	Railway	1905	-
245m N	Railway Sidings	1923	10560
250m N	Railway	1922	-

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.

APPENDIX D

BGS EXPLORATORY HOLE RECORDS

BGS ID: 1045823 : BGS Reference: SJ89NW3629
British National Grid (27700) : 383590,398490

Maps, One [redacted] Six-inch 104 N W [redacted]

Height above O.D. _____ Latitude _____ Longitude _____

Communicated by Messrs. Thos. Smith & Ltd Date of Sinking _____

Made by _____ Dip of Strata _____

No exact [redacted] obtainable.

			Thickness. Metres	Depth from Sur
82 A. 1+2. B.	Silt & debris to stone wall	3ft. 6 in	1.07	
3.	Silt	3ft. 6 in.	3'6"	1
	Ston[redacted]	9ft.	5'6"	1
	Sand[redacted]	17ft 6 ins.	8' 6"	2
	Red[redacted]	24 ft.	6" 6"	1
82 D.4.	Silt to 2ft.		2'	0.61
	Hard debris to 4ft.		2'	0.61
	Stone wall to 7ft.		3'	0.91
	Sand ground to 17ft.		10'	3.05
	Red sandstone to 22ft.		5'	1.52
82 E.5.	Q[redacted] small shaft:			
	[redacted] to 1ft.		1'	0
	[redacted] to 12ft.		11'	3
	[redacted] to 17ft.		5'	1

Contact BGS: ngdc@bgs.ac.uk

APPENDIX E

MINIG SEARCH REPORT

Groundsure
LOCATION INTELLIGENCE

CON29M
OFFICIAL COAL MINING SEARCH

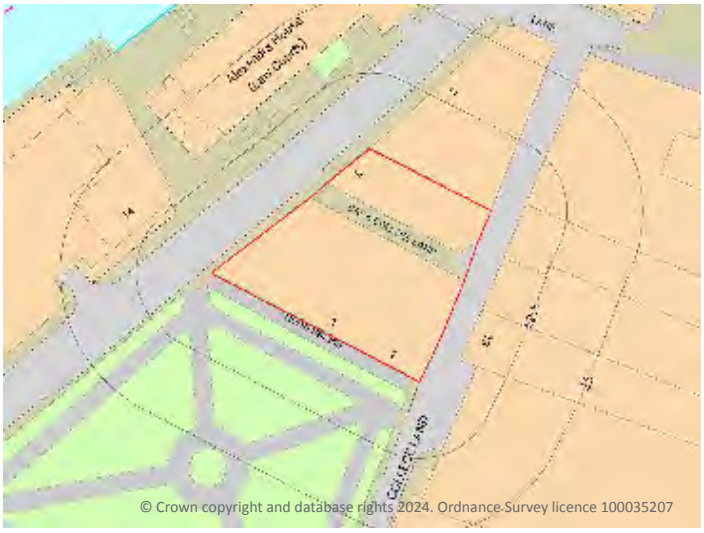
NORTH PARADE, MANCHESTER, M3 2NH

Professional opinion

Inc. integrated mine entry interpretive assessment

PASS

Site plan



Search results

1. Past underground coal mining
Not identified

2. Present underground coal mining
Not identified

3. Future underground coal mining
Not identified

4. Mine entries
Not identified

5. Coal mining geology
Not identified

6. Past opencast coal mining
Not identified

7. Present opencast coal mining
Not identified

8. Future opencast coal mining
Not identified

9. Coal mining subsidence claims
Not identified

10. Mine gas emissions
Not identified

11. Emergency Call Out incidents
Not identified

12. Withdrawal of support
Not identified

13. Working facilities orders
Not identified

14. Payments to copyhold owners
Not identified

Cheshire Brine
Not identified

Coal mining (CON29M) assessment

We consider the property to be acceptably free from coal mining related risk. No further action is required with regards to past coal mining.

Coal mining

CON29M reports are a requirement for conveyancing and are recommended throughout the official Coal Mining Reporting Area. This is the area within which it is deemed prudent to clarify the risk presented by coal mining, using the questions laid out in the Law Society's CON29M form. The need for a CON29M does not always translate to an identification of risk, and reports will often be assessed as free from risk or 'Passed' even though they are within the official Coal Mining Reporting Area.

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

Coal mining (CON29M)



Site Outline

Search buffers in metres (m)

Mine entries

- Adits
- Shafts
- Calculated 'zone of influence'

Subsidence claims

- Awaiting decision
- Rejected
- Admitted
- Deferred
- Settled
- Withdrawn

- Probable shallow coal mine workings
- Coal outcrops
- Past shallow coal mine workings

Coal mining (CON29M)

The map above shows relevant, mappable hazards identified that could constitute a risk to the property. It does not necessarily show all features or potential issues identified in this report. Further details of any features shown indicating the location of Mine Entries or Subsidence Claims can be found in the relevant sections of this report (4 and 9 respectively).

Responses to the Law Society CON29M Coal Mining search enquiries are produced using official Coal Authority data and the expert interpretation of Groundsure. This report is prepared in accordance with The Law Society CON29M (2018) Guidance Notes. Additional interpretation and calculation of mine entry zones of influence has also been carried out by Groundsure using Coal Authority and British Geological Survey data.

Please read this report carefully, and in particular any sections flagged with an amber 'i'.

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

The Law Society

These enquiries are The Law Society CON29M (2018) Coal Mining search enquiries and are used with permission of The Law Society. The Law Society CON29M Coal Mining search enquiries are protected by copyright owned by The Law Society of 113 Chancery Lane, London WC2A 1PL. The Law Society has no responsibility for information provided in response to CON29M (2018) Coal Mining search enquiries within this report or otherwise.

1. Past underground coal mining

Is the property within the zone of likely physical influence on the surface of past underground coal workings?

- **The property does not lie within the potential zone of influence of any recorded underground coal workings.**

2. Present underground coal mining

Is the property within the zone of likely physical influence on the surface of present underground coal workings?

- **The property does not lie within the boundary of an underground site from which coal is being removed by underground methods.**

3. Future underground coal mining

(a) Is the property within any geographical area for which the Coal Authority is determining whether to grant a licence to remove coal by underground methods?

- **The property does not lie within the boundary of an underground site for which the Coal Authority is determining whether to grant a licence to remove coal by underground methods.**

(b) Is the property within any geographical area for which a licence to remove coal by underground methods has been granted?

- **The property does not lie within the boundary of an underground site for which a licence to remove coal by underground methods has been granted.**

(c) Is the property within the zone of likely physical influence on the surface of planned future underground coal workings?

- **The property does not lie within the zone of likely physical influence on the surface of planned future underground workings.**

(d) Has any notice of proposals relating to underground coal mining operations been given under section 46 of

the Coal Mining Subsidence Act 1991?

- **No notices have been given under Section 46 of the Coal Mining Subsidence Act 1991 stating that the land is at risk of subsidence.**

4. Mine entries

Are there any shafts and adits or other entries to underground coal mine workings within the property or within 20 metres of the boundary of the property?

- **No coal mine entries are recorded to lie within 20 metres of the property.**

5. Coal mining geology

Is there any record of any fault or other line of weakness due to coal mining at the surface within the boundary of the property that has made the property unstable?

- **No damage arising from geological faults or other lines of weakness activated by coal mining are recorded within the property.**

6. Past opencast coal mining

Is the property situated within the geographical boundary of an opencast site from which coal has been removed in the past by opencast methods?

- **The property does not lie within the boundary of an opencast site from which coal was removed by opencast methods.**

7. Present opencast coal mining

Is the property within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods?

- **The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.**

8. Future opencast coal mining

(a) Is the property within 800 metres of the boundary of an opencast site for which the Coal Authority are determining whether to grant a licence to remove coal by opencast methods?

- **The property does not lie within 800 metres of the boundary of an opencast site for which the Coal Authority are determining whether to grant a licence to remove coal by opencast methods.**

(b) Is the property within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted?

- **The property does not lie within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.**

9. Coal mining subsidence claims

(a) Has any damage notice or claim for alleged coal mining subsidence damage to the property been given, made or pursued since 31st October 1994?

- **We have no evidence of a damage notice or subsidence claim for the property or within 50m of the property since 31st October 1994.**

(b) In respect of any such notice or claim has the responsible person given notice agreeing that there is a remedial obligation or otherwise accepted that a claim would lie against them?

- **Not applicable.**

(c) In respect of any such notice or acceptance has the remedial obligation or claim been discharged?

- **Not applicable.**

(d) Does any current "Stop Notice" delaying the start of remedial works or repairs affect the property?

- **There are no current Stop Notices delaying the start of remedial works or repairs to the property.**

(e) Has any request been made under Section 33 of the 1991 Act to execute preventive works before coal is worked, which would prevent the occurrence or reduce the extent of subsidence damage to any buildings, structures or works and, if yes, has any person withheld consent or failed to comply with any such request to execute preventive works?

- **There is no record of a request that has been made to carry out preventive works before coal is worked under Section 33 of the Coal Mining Subsidence Act 1991.**

NB. Records of damage notices or subsidence claims before 31st October 1994 are excluded from The Coal Authority data from which this search is compiled.

10. Mine gas emissions

Does the Coal Authority have record of any mine gas emission within the boundary of the property being reported that subsequently required action by the Authority to mitigate the effects of the mine gas emission?

- **No mine gas emissions are recorded within the boundary of the property.**

11. Emergency Surface Hazard Call Out incidents

Have the Coal Authority carried out any work on or within the boundaries of the property following a report of an alleged hazard related to coal mining under the Authority's Emergency Surface Hazard Call Out procedures?

- **No Emergency Surface Hazard Call Out procedures are recorded against the property.**

12. Withdrawal of support

(a) Does the land lie within a geographical area in respect of which a notice of entitlement to withdraw support has been published?

- **The property does not lie in an area where the right to withdraw support has been granted.**

(b) Does the land lie within a geographical area in respect of which a revocation notice has been given under section 41 of the Coal Industry Act 1994?

- **The property does not lie within a geographical area in which a revocation notice has been given under section 41 of the Coal Industry Act 1994.**

13. Working facilities orders

Is the property within a geographical area subject to an order in respect of the working of coal under the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof?

- **The property is not in an area where a court order has been issued.**

14. Payments to owners of former copyhold land

(a) Has any relevant notice, which may affect the property, been given?

- **The property does not lie within former copyholder land.**

(b) If yes, has any notice of retained interests in coal and coal mines been given?

- **No notices of retained interests in coal and coal mines been given.**

(c) If yes, has any acceptance notice or rejection notice been served?

- **No acceptance or rejection notices have been served.**

(d) If any such acceptance notice has been served, has any compensation been paid to a claimant?

- **No compensation has been paid to a claimant.**

Methodologies and limitations

Groundsure's methodologies and limitations are available here: knowledge.groundsure.com/methodologies-and-limitations ↗.

Data providers

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

Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd. Groundsure adheres to the Conveyancing Information Executive Standards.

In addition to The Property Ombudsman (TPO) redress scheme covering consumers, TPO will also provide redress to small businesses (including Charities and Trusts) and where the customer meets the following criteria:

- a small business (or group of companies) with an annual turnover of less than £3 million;
- a charity with an annual income of less than £3 million;
- a Trust with a net asset value of less than £3 million.

Complaints Advice

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure.

If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs.

COMPLAINTS PROCEDURE: If you want to make a complaint, we will:

- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:
Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: info@groundsure.com ↗ If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk ↗ We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

Groundsure's Terms and Conditions can be viewed here: www.groundsure.com/terms-and-conditions-april-2023/ ↗

All of the advice and reports that Groundsure produces are covered by a comprehensive Remediation Contribution policy to ensure customers are protected, see www.groundsure.com/remediation ↗ for full details.

Coal Mining Report Insurance Policy

ZURICH

Coal Mining Report Insurance Policy

The Schedule

Policy Number: The Reference contained in the **Coal Mining Search Report**

Premium: £1.20 inclusive of Insurance Premium Tax at 12%

Property: The property which is the subject of the **Coal Mining Search Report**

Limit of Indemnity: £100,000 increasing by 10% compound per annum on each anniversary of and for the first 10 years following the **Commencement Date**

Commencement Date: The date of the **Coal Mining Search Report**

You/Your:
1. A purchaser of the **Property**
2. A lender providing a **Mortgage** in connection with a purchase of the **Property**
3. A lender providing a **Mortgage** by way of a re-mortgage of the **Property**

Definitions

Where a word is defined below or in the schedule it shall carry the same meaning wherever it appears in bold text in this policy

Insured Use: The continued use of the **Property** as a single house or flat or a single commercial premises

Market Value: The value as determined by a surveyor appointed by agreement between **You** and **Us** or (in default of agreement) the President for the time being of the Royal Institution of Chartered Surveyors

Mortgage: A mortgage or charge secured on the **Property** by an institutional mortgage lender

Coal Mining Search Report: The coal mining search report attached to this policy

Search: An official search comprising a search in form CON29M (2018) being mining searches relating to coal and brine in the area in which the **Property** is situated

We/Our/Us:
Zurich Insurance plc. A public limited company incorporated in Ireland. Registration No. 13460. Registered Office: Zurich House, Ballsbridge Park, Dublin 4, Ireland. UK Branch registered in England and Wales Registration No. BR7985. UK Branch Head Office: The Zurich Centre, 3000 Parkway, Whiteley, Fareham, Hampshire PO15 7JZ.

Zurich Insurance plc is authorised by the Central Bank of Ireland and authorised and subject to limited regulation by the Financial Conduct Authority. Details about the extent of our authorisation by the Financial Conduct Authority are available from us on request. Our FCA Firm Reference Number is 203093.

Communications may be monitored or recorded to improve our service and for security and regulatory purposes.

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Your Policy

This is a legal document and should be kept in a safe place.

This policy is an agreement between **You** and **Us** and cover is provided subject to the payment of the **Premium**.

You must read this policy and its conditions, exclusions, schedule and any endorsements as one contract. Please read all of them to make sure that they provide the cover **You** require. If they do not, please contact **Us** or **Your** insurance adviser who arranged the policy for **You**.

When **You** take out and make changes to the cover provided by this policy, **You** must take reasonable care to ensure that **You** accurately answer any questions which **We** ask of **You** and that any information **You** give **Us** is accurate. If **You** are taking out this policy for purposes which are mainly related to **Your** trade, business or profession, **You** must also let **Us** know about all facts which are material to **Our** decision to provide **You** with insurance. Failure to meet these obligations could result in this policy being invalidated, a claim not being paid, or an additional premium being charged.

Fair presentation of the risk

a) At inception of this policy and also whenever changes are made to it at **Your** request You must:

i) where **You** have taken out this policy for purposes which are wholly or mainly related to **Your** trade, business or profession, disclose to **Us** all material facts in a clear and accessible manner and not misrepresent any material facts, and
ii) where **You** have taken out this policy for purposes which are wholly or mainly unrelated to **Your** trade, business or profession, take reasonable care not to misrepresent any material facts.

b) If **You** do not comply with clause a) of this condition **We** may:

i) avoid this policy which means that **We** will treat it as if it had never existed and refuse all claims where any non-disclosure or misrepresentation by **You** is proven by **Us** to be deliberate or reckless in which case **We** will not return the premium paid by **You**; and
ii) recover from **You** any amount **We** have already paid for any claims including costs or expenses **We** have incurred.

c) If You do not comply with clause a) of this condition and the non-disclosure or misrepresentation is not deliberate or reckless this policy may be affected in one or more of the following ways depending on what **We** would have done if **We** had known about the facts which **You** failed to disclose or misrepresented:

i) if **We** would not have provided **You** with any cover **We** will have the option to:
1. avoid the policy which means that **We** will treat it as if it had never existed and repay the premium paid; and
2. recover from **You** any amount **We** have already paid for any claims including costs or expenses **We** have incurred
ii) if **We** would have applied different terms to the cover **We** will have the option to treat this policy as if those different terms apply. **We** may recover any payments made by **Us** on claims which have already been paid to the extent that such claims would not have been payable had such additional terms been applied
iii) if **We** would have charged **You** a higher premium for providing the cover **We** will charge **You** the additional premium which **You** must pay in full.

d) If any insured person, other than **You**, is responsible for a misrepresentation or failure to make a fair presentation of the risk, **We** will invoke the remedies available to **Us** under this condition as against that particular person as if a separate insurance contract had been issued to them leaving the remainder of the policy unaffected.

NB: For the purposes of the duty of disclosure stated in paragraphs a) i) and ii) above the content of the **Coal Mining Search Report** will be deemed to satisfy **Your** disclosure obligations.

Cover

1. **You** are in the process of purchasing the **Property** relying on the **Coal Mining Search Report** and/or
2. **You** (being a lender) have agreed to provide a **Mortgage** in connection with **Your** borrower's purchase or re-mortgage of the **Property** relying on the **Coal Mining Search Report**.

We will pay the following losses sustained by **You** arising out of the **Property** being affected by any matter which would have been revealed by a **Search** had one been carried out on the date of the **Coal Mining Search Report** but which was not revealed by the **Coal Mining Search Report**:

1. any reduction in **Market Value** of the **Property** calculated at the date **You** become aware of the matter(s) and/or loss in connection with a **Mortgage** as a result of such reduction.
2. all other costs and expenses including out of court settlement costs incurred by **Us** or by **You** with **Our** prior written agreement.

Waiver of Breach of Policy Condition

We will not exercise **Our** right to avoid **Our** liability to **You** in respect of loss where **You** have inadvertently breached any term or condition of the policy provided that such breach does not prejudice **Our** rights and remedies under the policy or otherwise directly or indirectly result in or increase the amount of any loss.

Protection for Mortgagees and Successors in Title

We will not avoid **Our** liability to make a payment to **You** solely because another person breaches the terms and conditions of this policy, provided such breach was not committed on **Your** behalf or with **Your** agreement, and **We** will invoke the remedies available to **Us** under the Policy as against that other person as if a separate insurance contract had been issued to them leaving the remainder of the policy unaffected.

Joint Insured

Any party insured under this policy standing in the relation of parent company, subsidiary company, associated company, branch office or joint venture partner to each other will be deemed to be joint insured for the purposes of this policy and jointly liable and responsible for any breach of any terms and conditions of this policy. If there is any inconsistency between this clause and any other term of this policy, this clause shall prevail.

Exclusions

We will not pay for any:

1. amount in excess of the **Limit of Indemnity**.
2. loss which would be recoverable under a household buildings insurance policy.
3. loss arising from any matter that **You** were aware of at the **Commencement Date**.
4. loss if the **Property** is used for any purpose other than the **Insured Use**.

Claims Conditions and How to Claim

1. **You** must:

i) give **Us** written notice as soon as possible of any potential or actual claim or any circumstances likely to result in a claim. Please provide the policy number, **Your** name, the full address of the **Property** and a brief description of the incident that has occurred. Notifications should be sent to: Speciality Lines Claims Team, Zurich Insurance, 8th Floor, 70 Mark Lane, London, EC3R 7NQ. Email: claims@uk.zurich.com ↗, Enquiry line: telephone 0207 648 3523
ii) pass all court documents and/or other communications to **Us** as soon as possible after receipt
iii) not deal with, make any admission of liability or attempt to settle a claim without **Our** prior written agreement.
iv) agree to and carry out at **Our** expense all things necessary to minimise any loss.
v) provide all information and assistance that **We** may require to help defend and settle the claim.

2. **We** are entitled to:

i) decide how to settle or defend a claim and may carry out proceedings in the name of any person insured under this policy, including proceedings for recovering any claim.
ii) pay to **You** at any time, an amount equal to the **Limit of Indemnity** or any lower amount for which the claim can be settled, after deduction of any sum already paid. **We** may then give up control of and have no further liability in connection with the claim.

3. If **We** admit liability for a claim but there is a dispute as to the amount to be paid the dispute will be referred to an arbitrator. The arbitrator will be appointed jointly by **You** and **Us** in accordance with the law at the time. **You** may not take any legal action against **Us** over the dispute before the arbitrator has reached a decision.

4. If **You** or anyone acting on Your behalf:

a) makes a fraudulent or exaggerated claim under this policy; or
b) uses fraudulent means or devices including the submission of false or forged documents in support of a claim whether or not the claim is itself genuine; or
c) makes a false statement in support of a claim whether or not the claim is itself genuine; or
d) submits a claim under this policy for loss or damage which **You** or anyone acting on **Your** behalf or in connivance with **You** deliberately caused; or
e) realises after submitting what **You** reasonably believed was a genuine claim under this policy and then fails to tell **Us** that **You** have not suffered any loss or damage; or
f) suppresses information which **You** know would otherwise enable **Us** to refuse to pay a claim under this policy

We will be entitled to refuse to pay the whole of the claim and recover any sums that **We** have already paid in respect of the claim.

If any fraud is perpetrated by or on behalf of an insured person and not on behalf of **You** this condition should be read as if it applies only to that insured person's claim and references to this policy should be read as if they were references to the cover effected for that person alone and not to the policy as a whole.

5. If any claim is covered by any other insurance, **We** will not pay for more than **Our** share of that claim.

6. The most **We** will pay for any loss (or all losses in the aggregate), including costs and expenses agreed by **Us** is the **Limit of Indemnity**. Once **We** have paid a loss or losses equal to the amount of the **Limit of Indemnity, We** will have no further liability under this policy.

General Conditions

1. Neither **You** (nor anyone acting on **Your** behalf) must disclose the existence of this policy to any other party except **Your** legal and other professional advisers, prospective purchasers, lessees and tenants of the **Property**, their respective mortgagees, legal and other professional advisers.

2. In the UK the law allows both **You** and **Us** to choose the law applicable to the contract. This contract will be subject to the relevant law of England and Wales, Scotland, Northern Ireland, the Isle of Man or the Channel Islands depending upon the Property address stated in the Schedule. If there is any dispute as to which law applies it will be English law. The parties agree to submit to the exclusive jurisdiction of the English courts.

3. Notwithstanding any other terms of this policy **We** will be deemed not to provide cover nor will **We** make any payment or provide any service or benefit to **You** or any other party to the extent that such cover, payment, service, benefit and/or any business or activity of **Yours** would violate any applicable trade or economic sanctions law or regulation.

Cancellation Clause

If **You** have taken out this policy for purposes which are wholly or mainly unrelated to **Your** trade, business or profession, **You** may cancel this policy within 14 days of receiving the policy by writing to **Us** and in such event **We** may, at **Our** discretion, charge **You** for the time that **You** have been on cover. Any refund will be made to the party who paid the premium. If **You** do cancel, **You** may be in breach of the terms of **Your** mortgage or the terms of the contract for the sale of **Your** property. If **You** are in doubt, **You** may wish to seek legal advice prior to cancellation.

Fair Processing and Complaints Procedure
Our Complaints Procedure

Our commitment to customer service

We are committed to providing a high level of customer service. If you feel we have not delivered this, we would welcome the opportunity to put things right for you.

Who to contact in the first instance

Many concerns can be resolved straight away. Therefore in the first instance, please get in touch with your usual contact at Zurich or your broker or insurance intermediary, as they will generally be able to provide you with a prompt response to your satisfaction.

Contact details will be provided on correspondence that we or our representatives have sent you.

Many complaints can be resolved within a few days of receipt

If we can resolve your complaint to your satisfaction within the first few days of receipt, we will do so. Otherwise, we will keep you

updated with progress and will provide you with our decision as quickly as possible.

Next steps if you are still unhappy

If you are not happy with the outcome of your complaint, you may be able to ask the Financial Ombudsman Service to review your case.

We will let you know if we believe the ombudsman service can consider your complaint when we provide you with our decision. The service they provide is free and impartial, but you would need to contact them within 6 months of the date of our decision.

More information about the ombudsman and the type of complaints they can review is available via their website www.financial-ombudsman.org.uk ↗.

You can also contact them as follows:

Post: Financial Ombudsman Service, Exchange Tower, London, E14 9SR
Telephone: 08000 234567 (free on mobile phones and landlines)
Email: complaint.info@financial-ombudsman.org.uk ↗

If the Financial Ombudsman Service is unable to consider your complaint, you may wish to obtain advice from the Citizens Advice Bureau or seek legal advice.

The Financial Services Compensation Scheme (FSCS)

We are covered by the Financial Services Compensation Scheme (FSCS) which means that you may be entitled to compensation if we are unable to meet our obligations to you. Further information is available on www.fscs.org.uk ↗ or by contacting the FSCS directly on 0800 678 1100.

How we use your information

Who controls your personal information

This notice tells you how Zurich Insurance plc ('Zurich'), as data controller, will deal with your personal information. Where Zurich introduces you to a company outside the group, that company will tell you how your personal information will be used.

You can ask for further information about our use of your personal information or complain about its use in the first instance, by contacting our Data Protection Officer at: Zurich Insurance Group, Tri-centre 1, Newbridge Square, Swindon, SN1 1HN or by emailing the Data Protection Officer at GBZ.General.Data.Protection@uk.zurich.com ↗.

If you have any concerns regarding our processing of your personal information, or are not satisfied with our handling of any request by you in relation to your rights, you also have the right to make a complaint to the Information Commissioner's Office. Their address is: First Contact Team, Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, SK9 5AF.

What personal information we collect about you

We will collect and process the personal information that you give us by phone, e-mail, filling in forms, including on our website, and when you report a problem with our website. We also collect personal information from your appointed agent such as your trustee, broker, intermediary or financial adviser in order to provide you with the services you have requested and from other sources, such as credit reference agencies and other insurance companies, for verification purposes. We will also collect information you have volunteered to be in the public domain and other industry-wide sources. We will only collect personal information that we require to fulfil our contractual or legal requirements unless you consent to provide additional information. The type of personal information we will collect includes; basic personal information (i.e. name, address and date of birth), occupation and financial details, health and family information, claims and convictions information and where you have requested other individuals be included in the arrangement, personal information about those individuals.

If you give us personal information on other individuals, this will be used to provide you with a quotation and/or contract of insurance and/or provision of financial services. You agree you have their permission to do so. Except where you are managing the contract on another's behalf, please ensure that the individual knows how their personal information will be used by Zurich. More information about this can be found in the 'How we use your personal information' section.

How we use your personal information

We and our selected third parties will only collect and use your personal information (i) where the processing is necessary in connection with providing you with a quotation and/or contract of insurance and/or provision of financial services that you have requested; (ii) to meet our legal or regulatory obligations; or (iii) for our 'legitimate interests'. It is in our legitimate interests to collect

your personal information as it provides us with the information that we need to provide our services to you more effectively including providing you with information about our products and services. We will always ensure that we keep the amount of information collected and the extent of any processing to the absolute minimum to meet this legitimate interest. Examples of the purposes for which we will collect and use your personal information are:

1. to provide you with a quotation and/or contract of insurance;
2. to identify you when you contact us;
3. to deal with administration and assess claims;
4. to make and receive payments;
5. to obtain feedback on the service we provide to you;
6. to administer our site and for internal operations including troubleshooting, data analysis, testing, research, statistical and survey purposes;
7. for fraud prevention and detection purposes.

We will contact you to obtain consent prior to processing your personal information for any other purpose, including for the purposes of targeted marketing unless we already have consent to do so.

Who we share your personal information with

Where necessary, we will share the personal information you gave us for the purposes of providing you with the goods and services you requested with the types of organisations described below:

associated companies including reinsurers, suppliers and service providers;
introducers and professional advisers;
regulatory and legal bodies;
survey and research organisations;
credit reference agencies;
healthcare professionals, social and welfare organisations; and
other insurance companies

Or, in order to meet our legal or regulatory requirements, with the types of organisations described below:

regulatory and legal bodies;
central government or local councils;
law enforcement bodies, including investigators;
credit reference agencies; and
other insurance companies

How we use your personal information for websites and email communications

When you visit one of our websites we may collect information from you such as your email address or IP address. This helps us to track unique visits and monitor patterns of customer website traffic, such as who visits and why they visit.

We use cookies and/or pixel tags on some pages of our website. A cookie is a small text file sent to your computer. A pixel tag is an invisible tag placed on certain pages of our website but not on your computer. Pixel tags usually work together with cookies to assist us to provide you with a more tailored service. This allows us to monitor and improve our email communications and website. Useful information about cookies, including how to remove them, can be found on our websites.

How we transfer your personal information to other countries

Where we transfer your personal information to countries that are outside of the UK and the European Union (EU) we will ensure that it is protected and that the transfer is lawful. We will do this by ensuring that the personal information is given adequate safeguards by using 'standard contractual clauses' which have been adopted or approved by the UK and the EU, or other solutions that are in line with the requirements of European data protection laws.

A copy of our security measures for personal information transfers can be obtained from our Data Protection Officer at: Zurich Insurance Group, Tri-centre 1, Newbridge Square, Swindon, SN1 1HN, or by emailing the Data Protection Officer at GBZ.General.Data.Protection@uk.zurich.com ↗.

How long we keep your personal information for

We will retain and process your personal information for as long as necessary to meet the purposes for which it was originally

collected. These periods of time are subject to legal, tax and regulatory requirements or to enable us to manage our business.

Your data protection rights

You have a number of rights under the data protection laws, namely:

to access your data (by way of a subject access request);
to have your data rectified if it is inaccurate or incomplete;
in certain circumstances, to have your data deleted or removed;
in certain circumstances, to restrict the processing of your data;
a right of data portability, namely to obtain and reuse your data for your own purposes across different services;
to object to direct marketing;
not to be subject to automated decision making (including profiling), where it produces a legal effect or a similarly significant effect on you;
to claim compensation for damages caused by a breach of the data protection legislation.
if we are processing your personal information with your consent, you have the right to withdraw your consent at any time.

We will, for the purposes of providing you with a contract of insurance, processing claims, reinsurance and targeted marketing, process your personal information by means of automated decision making and profiling where we have a legitimate interest or you have consented to this.

What happens if you fail to provide your personal information to us

If you do not provide us with your personal information, we will not be able to provide you with a contract or assess future claims for the service you have requested.

Fraud prevention and detection

In order to prevent and detect fraud we may at any time:

check your personal data against counter fraud systems
use your information to search against various publicly available and third party resources
use industry fraud tools including undertaking credit searches and to review your claims history
share information about you with other organisations including but not limited to the police, the Insurance Fraud Bureau (IFB), other insurers and other interested parties.

If you provide false or inaccurate information and fraud is identified, the matter will be investigated and appropriate action taken. This may result in your case being referred to the Insurance Fraud Enforcement Department (IFED) or other police forces and fraud prevention agencies. You may face fines or criminal prosecution. In addition, Zurich may register your name on the Insurance Fraud Register, an industry-wide fraud database.

Claims history

We may pass information relating to claims or potential claims to any relevant database. We and other insurers may search these databases when you apply for insurance, when claims or potential claims are notified to us or at time of renewal to validate your claims history or that of any other person or property likely to be involved in the policy or claim.

This helps to check information provided and prevent fraudulent claims.

APPENDIX F

UXO SCREENING MAP

UNEXPLODED BOMB RISK MAP

SITE LOCATION

Location: M3 2NH,
Map Centre: 383639,398483



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

LEGEND

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

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

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

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

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

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

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

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

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

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

If I have any questions, who do I contact?

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

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

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