Elsa Road, Levenshulme, Manchester

PHASE I SITE APPRAISAL

October 2025

for

Seddon Construction Limited

Ref. M225-362 ERL-AJP-00-XX-RP-G-0001 Rev00

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1.0 Introduction

1.1 Commission

AJP Midlands Ltd (AJP) has been appointed by Seddon Construction Limited (Client) to produce a Phase I Site Appraisal for their site known as 'Elsa, Levenshulme, Manchester' here in referred to as 'the site'. A site location plan is included in Appendix A.

1.2 Proposed Development

It is understood that the site is to be developed to provide 50no. low rise residential properties with associated private gardens, front parking spaces and access roads.

1.3 Limitations

This report has been prepared for the client and their appointed agents only and should not be relied upon by any third party without the written permission of AJP Midlands Ltd (AJP). If any unauthorised third party comes into possession of this report, they rely on it at their own risk, and the authors do not owe them any Duty of Care or Skill. It is based on and limited to an assessment of the information and ground conditions identified here.

1.4 Aim of Phase I Site Appraisal

The client's specific requirements were to provide a Phase I Site Appraisal for the site supplemented with an environmental data report. The principal objectives are as follows:

- Obtain information about the likely soil and groundwater conditions within the area of the site.
- Determine the possible ground related geotechnical and contamination hazards within the site boundaries that may affect any future proposed development.
- Provide advice on further works required for the cost-effective reduction of risks to the development and procedures likely to satisfy regulators.
- Provide advice on further works (if required).

1.5 Information Sources

This Phase I Site Appraisal is based on published geological and environmental information supplemented by historical mapping (Appendix B), an environmental data report (Appendix C) and a Preliminary UXO Risk Assessment (Appendix D).

2.0 Site Setting

2.1 Site Description

The site is located within the Levenshulme area, approximately 5.1km south-east of Manchester Picadilly Station. It is centered at OS grid reference SJ 88380 94260. The nearest postcode is M19 3JG. Access to the site is from Elsa Road on the northern site boundary. A site location plan is presented in Appendix A.

The site is 1.26 ha in area, and the topography is relatively level across the plot. The land is situated within a predominantly residential setting, bound by housing to the north and west, allotments to the south and west, and further to the north by industrial state and further to the south-east by a large public park. The surface predominately comprises rough vegetation and self-set, overgrown trees and some hard standing to the eastern part of the site. On a broader scale, land use in the surrounding area is predominantly suburban residential with commercial uses concentrated towards the city centre.

2.2 Site History

The following tables details the relevant historical features for the site and surrounding area.

Year	Site	Surrounding Area
1848-1849 1:10,560	The site is part of a large field and undeveloped.	The site is located within a rural area of agricultural land within the Levenshulme area. The site is surrounded mostly by agricultural field to the west, south, a field containing a pond to the east. Further to the north a house with courtyard is present denoted as Talleyrand House, and to the north-east a large field associated with buildings is shown named Wingate House. Additionally, to the north and northwest of Talleyrand Row, Levenshulme Print Works associated with reservoirs is present, further along to the north-east more reservoirs are shown. 500m north and north-west a Pink Bank Plantation and a Brewster Tenement (house) are present. To the west and south-west is mainly the settlement within Levenshulme area. Further to the south a Bleach Works and High Fields are present. To the east and south-east is mainly agricultural fields.
1890-1892 1:10,560 1893 1:2,500	The site remains undeveloped other than a water feature was shown to the south-eastern part of the site.	The surrounding area has developed further. To the north of the site, Talleyrand Row is now named Barlow Lane and new buildings are present along the same road and concentrated more towards the West close to the Crewe & Manchester Railway running N-W / S-E. Further to the north the Print Works had additional buildings associated with new roads layout. To the south and south-west, a new railway embankment is built running S-W / N-E over the Union & L.B. Broadway. To the east remained predominantly agricultural fields. A new reservoir is identified close to the Bleach Works. A Brick Works and Wire Mattress Works are identified respectively 500m and 750m south-west of the site. On the large-scale mapping, the land close to the Print Works directly north of the site was reconfigured with new buildings and new roads layout.
1905-1906 1:10,560 1907-1911 1:10,560 1907 1:2,500	No significant changes mapped.	New buildings associated with road layout are shown directly west of the site. To the north close to the reservoirs, a Laundry and Rope Works are present. 100m south of the site, a Refuse Destructor is built and further to the south a Carpet Works is identified. A recreation ground is shown 500m west of the site in between multiple buildings are built associated with new roads. 500m south of the site the Bleach Works is expended largely to the east. Large development of

Year	Site	Surrounding Area
		new buildings is shown some 750m south-west of the site.
1916-1918 1:10,560	The site is occupied by a cricket ground.	A tennis ground is shown close to the sites northwest boundary and new cul-de-sac is shown directly north of the site with an access road to the site called Egerton Road with junction to Hall Road northeastern boundary of the site. Allotments gardens are shown directly south and east of the site. 100m south-east an aqueduct is shown running S.W/N.W.
1922 1:2,500 1923 1:10,560	The site remains largely unchanged, other than the south-eastern corner is occupied by allotments gardens which extend beyond the site boundary.	A compound called Briarwood close to the site western boundary is identified. Glass houses are shown within the allotment gardens south and east of the site. A football and cricket ground is shown 500m north of the site. An Iron Works is identified 500m southwest of the site.
1933 1:2,500 1934-1938 1:10,560	A Pavilion is shown in the north-eastern corner of the site.	The Rope Works is noted as 'Disused'. A golf course is shown near Wingate House, and additional playing fields and a school are shown respectively 500m and 750m north of the site. The former Bleach Works to the south is shown as 'disused'.
1955-1956 1:10,560 1956-1958 1:1,250	The pavilion on site has been redeveloped and extended towards the centre of the site.	500m east of the site a new Cul de sac is shown. New buildings are shown directly adjacent to Egerton Road with a new road named 'Egerton Close to the site northern boundary. Allotments gardens are identified 100m north of the site.
1965-1968 1:10,560 1968 1:1,250	The pavilion in the north-eastern corner is shown to have been demolished and the pond in the south-east is no longer shown, a new clubhouse is shown in the south-eastern corner.	Egerton road is renamed Elsa Road and Hall Road is now called Hallsville Road. A Chocolate Works is shown 500m west of the site. A new tennis courts are shown by Sandford Lane, approximately 450m north of the site. The cul-de-sac 500m east of the site is largely redeveloped with a new school and playing field towards North Reddish. A Clay Pit is shown approximately 800m north-west of the site.
1976 1:10,000	No significant changes mapped.	The area west of the site is largely developed with new residential buildings.
1981-1983 1:10,000 1982-1985 1:1,250	No significant changes mapped.	Egerton Close is now renamed Anchor Close. The former Wingate house associated with a golf course is now replaced with a large industrial unit.
1985-1989 1:10,000 1986-1988 1:1,250	No significant changes mapped.	No significant changes mapped.
1988-1992 1:1,250	No significant changes mapped.	Large factory/warehouse are shown around Printworks Lane and expended towards the east. The Works to the southwest some 300m of the site are converted into warehouse depots.
1992-1995 1:1,250	No significant changes mapped.	The former Central Manchester Railway some 100m south of the is dismantled.
2001 1:10,000 2003 1:1,250	No significant changes mapped.	No significant changes mapped.
2010 1:10,000	No significant changes mapped.	No significant changes mapped.
2025 1:10,000	The site is no longer shown as a cricket ground, and the existing building is no longer shown.	No significant changes mapped.

The historical maps reviewed are presented in Appendix B.

2.3 Geology

The site is not recorded by the BGS to be underlain by Made Ground; however, Made Ground is anticipated to be present given the historical infilled ponds in the south-east and previous development of the site.

According to 1:10,00 BGS geological mapping (Sheet SJ89SE, Solid and Drift, published 1963), the site is recorded to be underlain by superficial Glacial Till which comprises of silty gravelly clay (Boulder Clay), and locally sand pockets. The site is recorded underlain by the bedrock geology of the Chester Sandstone Formation which according to the BGS Lexicon of Named Rock Units comprises 'conglomerates and reddish brown, cross-bedded, pebbly sandstones with subordinate beds of red-brown mudstone'.

There are no BGS historical borehole records located on site or within 25m of the site; the nearest is 215m south-east (ref: SJ89SE205) and recorded largely cohesive Made Ground to 1.30m begl overlying firm to stiff gravelly clays (considered to be representative of the superficial Glacial Till) to the base of the borehole at 11.00m begl.

In terms of natural ground subsidence, shrink swell clays, running sands, collapsible deposits and landslides have all been classified as very low risk. Ground dissolution of soluble rocks and compressible deposits are classified as of negligible risk.

2.4 Radon

The site is recorded to be in an area where less than 1% of properties are above the action level, and as such radon protection measures will not be required for any future development of the site.

2.5 Mining and Ground Workings

There is one record in the Brit Pits database within 500m of the site; this is located 459m west identified as Craddock Fold Brick Works and was used for clay and shale mining. There are 93no. records of surface ground workings within 250m of the site. The closest is located 17m east and was mapped in 1905 as a pond and 32m southwest was mapped in 1955 as a refuse destructor. The majority of recorded within 250m are related to the reservoir to the north of the site and some unspecified ground workings around the reservoir described in the historical maps. The latter indicates the presence of a pond between 1890 and 1976.

The site is not in an area affected by past or present coal mining.

2.6 Hydrogeology and Hydrology

The superficial Glacial Till is classified as a secondary undifferentiated aquifer and has low vulnerability. The underlying Chester Formation is classified as Principal Aquifer and has low vulnerability.. The site is not located within a Source Protection Zone.

The nearest surface water feature is 159m east of the site and identified as an inland river not influenced by normal tidal action.

A surface water body catchment, Platt Brook, is recorded on site. This water course is classified as a river under the Water Framework Directive and lies within the Bollin Dean Mersey Operational Catchment and the Mersey Management Catchment. According to the Environment Agency classification (2019), Mobberley Brook has an overall rating of Poor, with its chemical status recorded as fail and its ecological status recorded as Poor.

There are 12no. records of groundwater abstractions within 2000m of the site. The nearest record is located 426m north and is a historical license associated with CBA Enterprises Ltd at Sand Fold Lane, Manchester (License No: 2569013018).

There are no records of surface water abstractions within 2000m of the site.

One groundwater body is recorded on-site, classified as the Manchester and East Cheshire Permo-Triassic Sandstone Aquifers. According to the Environment Agency classification (2019), this groundwater body has been assessed as having an overall rating of Poor, with both its chemical status and quantitative status also recorded as Poor.

According to the Environment Agency, the site does not lie within Flood Zone 2 or Flood Zone 3, and there are no records of flooding from rivers or the sea within 50m of the site. The chance of flooding from rivers and/or the sea in any given year within this buffer is classified as Moderate, representing a less than 1 in 30 annual probability of flooding. The site is identified to be at moderate risk of groundwater flooding, with the same classification present within a 50m buffer surrounding the site.

The bedrock beneath the site is classified as having fracture flow, with a high maximum permeability and moderate minimum permeability. This suggests that water can move through fractures in the rock, providing some drainage capability but at a limited rate.

There are no records of landslip or slope instability within 500m, suggesting a low risk of ground movement in the area.

2.7 Environmental Data

There are 121no. records of historical industrial land-use within 500m of the site. The nearest is 32m southwest of the site and was identified in 1955 as a Refuse Destructor. Within 500m there are unspecified ground workings, unspecified pits, rope works, cuttings, laundry unspecified factory, railway sidings, brick works clay pit and print works.

There are 10no. records of historical tanks within 500m of the site. There are no records on site. The two nearest records are 37m east which relate to unspecified tanks from 1988 and that are 71m south in 1988. Neither are considered to be within influencing distance of the site and therefore do not pose a potential contaminative risk to the site.

There are 8no. historical energy features within 500m of the site. The closest record is 77m south-west of the site and relates to an electricity substation which was active from 1968 to 1995 and another record of a substation 90m southwest from 1970. Within 500m there are another 6no. substations from 1982-1995. None are considered to be within influencing distance of the site and therefore do not pose a potential contaminative risk to the site.

There are 7no. historical garages recorded within 500m of the site. The nearest recorded garage was 61m west of the site in 1988. There nearest record of current or recent petrol stations within 500m of the site is 84m north and is recorded as obsolete. None are considered to be within influencing distance of the site and therefore do not pose a potential contaminative risk to the site.

There are no records of any active or recent landfills within 500m of the site or on site. There are no Local Authority records of historic landfills within 500m of the site or on site. There are 2no. records of historical landfills (EA/NRW/LW) within 500m of the site, the closest of which is located at Levenshulme Trading Estate, Sandford Lane, Printworks Lane, Levenshulme, Greater Manchester 172m north of the site.

There are 43no. records of waste exemptions within 500m of the site. The nearest is 156m north and recorded as storing waste in a secure container. There are no potentially contaminative waste exceptions recorded within influencing distance of the site.

There are 14no. records of recent or current industrial land use within 250m of the site, but none on site. The nearest record is located 95m and relates to 'Electrical Features'

There are 2 no. licensed pollutant releases (part A(2)/B) within 500m of the site. The nearest is located 157m north and is for 'Use of Bulk Cement' and the second is 208m north and is for 'Coating Processes'.

There are 14no. records of pollution incidents (EA/NRW) with the nearest to site being 217m north relating to tires. The land impact for this incident, which occurred in 2002, is category 3 (minor).

The environmental data report obtained for the site is presented in Appendix C. The report does not highlight any additional significant features other than those discussed in other sections of this report.

2.8 Unexploded Ordnance (UXO)

Given that the site is located within a Moderate risk area in respect of UXO, a Preliminary Risk Assessment has been commissioned and is included in Appendix D. The Preliminary Risk Assessment did not identify a significant risk to the site in respect of UXO, as such a detailed risk assessment is not required and no special precautions will need to be adopted during redevelopment of the site.

3.0 Phase I Conceptual Model

3.1 Initial Conceptual Model and Preliminary Risk Assessment

The preceding desk study data has been assessed and a conceptual model produced in accordance with Land Contamination Risk Management (LCRM) guidance document. LCRM provides a technical framework for identifying and remediating contamination through the application of a risk management process.

The process requires the development of an initial conceptual site model (CSM) and preliminary risk assessment are based on information derived from the desk study to provide a qualitative assessment of risk posed to human health and environmental receptors from potential on and off-site sources of contamination as defined within Part IIA of the Environmental Protection Act (1990).

The CSM provides the relationship between the following three criteria:

- The presence of substances that may cause harm (source).
- The presence of a plausible pollutant linkage between the source and receptor (pathway).
- The presence of a receptor which may be harmed (receptor).

If all three criteria are present, or considered likely to be present at a site, they are identified as Potential Contaminant Linkages (PCLs) and they should be considered within the risk assessment process. For an 'unacceptable risk' to exist, it must be established that contamination has the potential to cause harm to susceptible targets, which requires scientific and technical knowledge.

EA R&D66 (2008) includes a risk classification system based on classification of consequence and probability. The table below shows a risk matrix, in which the likelihood or probability of each pollutant linkage being realised is ranked against the severity of the consequences. The result is the risk classification, based upon which risk management actions can be implemented. The individual sources, pathways and receptors identified are assessed against this risk matrix; potential pollutant linkages and associated risks are recorded.

		Severity of Consequence			
		Severe	Medium	Mild	Minor
Probability of pollutant linkage	High Likelihood	Very High Risk	High Risk	Moderate Risk	Moderate/ Low Risk
	Likely	High Risk	Moderate Risk	Moderate / Low Risk	Low Risk
	Low Likelihood	Moderate Risk	Moderate / Low Risk	Low Risk	Very Low Risk
	Unlikely	Moderate / Low Risk	Low Risk	Very Low Risk	Very Low Risk

The definitions of the risk terminology are taken from CIRIA report C552 and are summarised as follows:

- **Very High Risk**: there is a high probability that severe harm could arise to a designated receptor from an identified source, or there is evidence that severe harm to a designated receptor is currently occurring. This level of risk is likely to result in a substantial liability and urgent investigation (if not already undertaken) and remediation are likely to be required.
- **High Risk**: harm is likely to arise to a designated receptor from an identified source. This level of risk is likely to result in a substantial liability, urgent investigation (if not already undertaken), short term remediation may be necessary are likely to be required in the long term.
- **Moderate Risk**: it is possible that harm could arise to a designated receptor from an identified source. However, it is relatively unlikely that any such harm would be severe, or if any harm were to occur it is

more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required, and some remediation may be required in the long term.

- **Low Risk**: it is possible that harm could arise to a designated receptor from an identified source, but it is likely that this harm, if realised, would at worst normally be mild. Further investigation should be considered, but is not necessarily required, to confirm the absence of contamination.
- **Very Low Risk**: there is a low possibility that harm could arise to the receptor. In the event of such harm being realised it is not likely to be severe. Further investigation should be considered, but is not necessarily required, to confirm the absence of contamination.

A pollutant linkage must be established before tests for probability and consequence are applied. If there is no pollutant linkage, then there is no potential risk and there is no need to apply tests for probability and consequence. The risk assessment needs to include a logical and transparent system to define categories of severity of consequence and probability of occurrence. The initial conceptual model and preliminary risk assessment are discussed below.

3.2 Potential On-site Sources of Contamination

Made ground is likely to be present associated with the previous development of the site. The site was previously occupied by a field until 1916 when it becomes a cricket ground, a use which persists until 2010. A historical pond has been identified in the southern part of the site and was later infilled which may be a potential source of ground gas. Since the use of the site is identified as a sports ground associated with few pavilions to the north-eastern and south-eastern parts of the site however it has most recently remained undeveloped, and the existing pavilions are no longer shown.

Potential on-site contamination sources therefore include:

- Made Ground containing construction and demolition waste.
- Former infilled pond in the south of the site may present a potential source of ground gas.

3.3 Potential Off-site Sources of Contamination

There are a number of historical industrial, commercial and residential land uses immediately offsite and within influencing distance of the site including (residential properties, commercial properties, electricity substation, motor works, railway sidings, tanks); however, none are considered to present a significant contaminative risk to the site.

3.4 Contaminants of Concern

Contaminants of concern associated with the historic on-site and nearby off-site uses are anticipated to include heavy metals, polycyclic aromatic hydrocarbons (PAH), total petroleum hydrocarbons (TPH), and asbestos.

3.5 Pathways

The potential pathways for migration of contamination sources to potential receptors relevant to this site are as follows:

Human Health

- Dermal contact, inhalation and/or ingestion of dust derived from contaminated soils.
- Inhalation of volatile soil vapors and ground gases.
- Migration of hazardous soil-gases via permeable strata or ducts/drains into future buildings.

Controlled Waters

- Leaching of contamination with subsequent vertical and/or lateral migration of mobile contaminants into controlled water receptors.

Buried Services/Property

- Direct contact of contaminants with existing or future buried services.
- Migration of hazardous soil-gases via permeable strata or ducts/drains into enclosed spaces.

3.6 Receptors

The following site-specific receptors are considered relevant:

Human Health

- Site users - end-users of the proposed residential development including site workers.
- Construction workers - personnel involved in the redevelopment works.

Controlled Waters

- Underlying bedrock (Principal Aquifer).
- Superficial Deposits (Secondary Undifferentiated)
- Platt Brook

Buried Services / Property

- Building fabric and foundations

3.7 Conceptual Site Model

A preliminary qualitative assessment of the identified PCLs and associated risk ratings has been completed, and a summary is provided in the Table on the next page.

Source	Pathway	Receptor	Consequence	Probability	Risk Assessment and Justification
On-site sources - Made Ground, demolished buildings and infilled pond.	Dermal contact, inhalation and ingestion of contaminants in soil and soil derived dust	Future site users/ Construction	Medium	Low Likelihood	**Moderate / Low Risk** - Made Ground is likely to be present on site associated with the previous development.
		Site construction worker / Adjacent Site Users	Medium	Unlikely	**Low Risk** - Construction workers have a shorter exposure period, and risks shall be adequately mitigated by law, specifically the Construction Design Management (CDM) Regulations, 2015.
	Inhalation of volatile soil vapours and ground gas	Future site user/worker	Severe	Low Likelihood	**Moderate Risk** - Potential for ground gas generation on and off-site made ground and from historic infilled pond. The risk is uncertain and would require confirmation by intrusive investigation and gas monitoring.
		Site construction worker			
	Inhalation of asbestos free fibres	Future site users	Severe	Low Likelihood	**Moderate** - Given that previous development has taken place on site it is possible that asbestos fibres could be present in the made ground or any remnant waste from the demolition process.
		Site construction worker		Unlikely	**Moderate / Low Risk** - Asbestos may be present within Made Ground or demolition wastes. Construction workers have a shorter exposure period, and risks shall be adequately mitigated by law, specifically the Construction Design Management (CDM) Regulations, 2015.
	Leaching of contaminants from soil and vertical migration into groundwater	Groundwater within superficial deposits (Secondary Undifferentiated)	Mild	Unlikely	**Very Low Risk -** The site is likely to be underlain by largely cohesive Glacial Till and therefore will restrict infiltration and downward migration of contaminants.
		Groundwater within bedrock (Principal Aquifer)	Mild	Unlikely	**Very Low Risk -** The site is likely to be underlain by largely cohesive Glacial Till and therefore will restrict infiltration and downward migration of contaminants.
	Permeation through soils and shallow groundwater migration	Surface water	Mild	Unlikely	**Very Low Risk -** No surface water features within 250m of the site.
Off-site sources - Historical commercial and industrial land use immediately offsite to north, south and west predominantly including (infilled pond, substation, and commercial properties).	Migration through soils and groundwater	Future site user/worker	Medium	Unlikely	**Low Risk -** off-site land uses are potential sources of contamination, with the potential presence of VOCs (volatile organic compounds), PAHs (polycyclic aromatic hydrocarbons), TPH (total petroleum hydrocarbons), heavy metals, and asbestos. However, the distance from the site and the intervening residential housing and roads reduce the likelihood of migration onto the site. The sources remain genuine, but the risk of impact to the site is lower.

4.0 Preliminary Recommendations

4.1 Contamination and Remediation

As detailed within the CSM, potential pollutant linkages have been identified at the site. A low to moderate risk has been assigned in regard to human health to residential end-users from contamination and ground gases and low risk for site workers.

A very low risk has been identified with respect to the risk posed to controlled waters.

As a result, ground investigation will be required to confirm this assessment, the scope of which is outlined in Section 5.

It should be noted that the following comments are based on the findings of this desk study and should be confirmed by intrusive investigation and chemical analysis. At this stage, it should be assumed:

- Proposed areas of private gardens and soft landscaping may require a minimum 600mm or 300mm thick clean capping layer respectively if significant contamination is recorded.
- Source removal may be required if grossly contaminated soils are encountered.
- Gas protection measures may be required if a significant thickness of Made Ground representing a potential ground gas source is identified on-site during a site investigation or ground gases are recorded during monitoring.

4.2 Geotechnical Considerations

The following comments and recommendations are based on the findings of this desk study. Generally, it is considered:

- The ground conditions are likely to comprise Made Ground overlying cohesive superficial Till and the solid geology of the Chester Formation.
- Due to the demolition of the former buildings on site, remnant foundations and basements may be present and removal of these structures may be required.
- Based on the expected ground conditions, the site should be suitable for trench fill foundations. Allowance should be made at this stage for suspended floor slabs.
- Due to the likely presence of cohesive soils, foundations will need to be designed to take into account the potential effect of tree influence; based on the current proposed layout deepening or piling may be required for plots located close to existing trees.
- Given the anticipated cohesive nature of the underlying natural soils, soakaway drainage is unlikely to be feasible for the proposed development.

5.0 Further Works

Further work will be necessary to establish a ground model and confirm the underlying ground conditions to confirm the recommendations detailed in Section 4 and should generally comprise:

- A window sampling borehole investigation to establish the sub-surface conditions, collect samples for analysis and permit the installation of ground gas monitoring wells.
- A machine excavated trial pitting exercise to view the soils in exposure and investigate the potential for former structures or relict foundations to be present.
- Chemical analysis of soils followed by risk assessment so that the risk to human health and controlled waters can be determined.
- Geotechnical and geochemical soils testing of the founding strata to assess strength and suitable grade(s) of buried concrete.
- If significant made ground is found, a ground gas and groundwater monitoring program to assess its regime comprising six visits over a minimum of a three-month period followed by a ground gas risk assessment.

This document should be submitted to the Planning Department of the Local Authority for comment and approval.

Appendix A
Figures

CALDERPEEL.COM
© CALDERPEEL ARCHITECTS LTD
NOTE: DO NOT SCALE FROM THIS DRAWING

N

Scale: 1/200
0 2 4 8 20m

ANCHOR CLOSE

HALLSVILLE ROAD

MARCLIFFE

drop bollard emergency access or for refuse collection

plot 1 — C TYPE 3B 5P
plot 2 — A1 TYPE 3B 4P
plot 3 — A1 TYPE 3B 4P
plot 4 — A1 TYPE 3B 4P
plot 5 — A1 TYPE 3B 4P
plot 6 — A1 TYPE 3B 4P
plot 7 — B TYPE 2B 4P
plot 8 — B TYPE 2B 4P
plot 9 — A1 TYPE 3B 4P
plot 10 — A1 TYPE 3B 4P
plot 11 — A1 TYPE 3B 4P
plot 12 — E TYPE 4B 5P
plot 13 — E TYPE 4B 5P
plot 14 — E TYPE 4B 5P
plot 15 — A1 TYPE 3B 4P
plot 16 — A1 TYPE 3B 4P
plot 17 — B TYPE 2B 4P
plot 18 — B TYPE 2B 4P
plot 19 — B TYPE 2B 4P
plot 20 — D TYPE 3B 5P
plot 21 — D TYPE 3B 5P
plot 22 — B TYPE 2B 4P
plot 23 — B TYPE 2B 4P
plot 24 — B TYPE 2B 4P
plot 25 — D TYPE 3B 5P
plot 26 — D TYPE 3B 5P
plot 27 — C TYPE 3B 5P
plot 28 — A1 TYPE 3B 4P
plot 29 — A1 TYPE 3B 4P
plot 30 — E TYPE 4B 5P
plot 31 — A1 TYPE 3B 4P
plot 32 — A1 TYPE 3B 4P
plot 33 — E(M3) TYPE 3B 4P
plot 34 — C TYPE 3B 5P
plot 35 — A1 TYPE 3B 4P
plot 36 — A1 TYPE 3B 4P
plot 37 — A1 TYPE 3B 4P
plot 38 — A1 TYPE 3B 4P
plot 39 — C TYPE 3B 5P
plot 40 — B TYPE 2B 4P
plot 41 — B TYPE 2B 4P
plot 42 — B TYPE 2B 4P
plot 43 — C TYPE 3B 5P
plot 44 — A1 TYPE 3B 4P
plot 45 — A1 TYPE 3B 4P
plot 46 — B TYPE 2B 4P
plot 47 — B TYPE 2B 4P
plot 48 — D TYPE 3B 5P
plot 49 — D TYPE 3B 5P
plot 50 — C TYPE 3B 5P

1, 11, 15, 27, 37, 8, 15, 1, 9, 17, 9, 25, 23, 39

SCHEDULE OF ACCOMMODATION

20 No. A1 TYPE - 3 BED 4 PERSON 2 STOREY - 87 SQM
13 No. B TYPE - 2 BED 4 PERSON 2 STOREY - 74 SQM
06 No. C TYPE - 3 BED 5 PERSON 2 STOREY - 100 SQM
6 No. D TYPE - 3 BED 5 PERSON 2 STOREY - 97 SQM
04 No. E TYPE - 4 BED 5 PERSON 2 STOREY - 116 SQM
01 No. E(M3) TYPE - 3 BED 4 PERSON 2 STOREY - 118 SQM

50 No. HOUSES TOTAL

CHESHIRE
Market Court
20-24 Church St
Altrincham
WA14 4DW
0161 929 7622

SHEFFIELD
Acero
1 Concourse Way
Sheffield
S1 2BJ
0114 212 9035

ELSA ROAD, FORMER LEVENSHULME CRICKET CLUB
SOUTHWAY HOUSING TRUST

PROPOSED SITE LAYOUT
DWG: 23118 (PL) 010 B
DATE: 20.02.25
SCALE: 1:200 @ A0 DRAWN: CP

CALDERPEEL ARCHITECTS



Abbreviations/Symbols (Measured Building Surveys):

C:	Window Cill Height
H:	Window Head Height
BH:	Beam Height
DH:	Door Height
COL:	Column
SVP:	Soil Vent Pipe
Fl:	Floor Level
TH:	Threshold Level
2.50	Floor to Ceiling Height
	Vaulted Ceiling

Line types

	Hedge Lines
	Drainage Runs
	Overhead Electricity Cables
	Overhead Telephone Cables

Symbols

	Tree/Bush		Glass House
	Control Station		Osbm
	Borehole		
	Trial Hole		

Abbreviations (Topographic Survey):

AH:	Arch Height
AV:	Air Valve
BB:	Belsha Beacon
BOX:	Electricity Box, Cables Box, Etc.
BOL:	Bollard
BT/IC:	British Telecom Inspection Chamber
BS:	Bus Stop
BS/LP:	Bus Stop / Lamp Post
CATV:	CATV Inspection Chamber
CCTV:	Closed Circuit Television
CL:	Cellar Light
C..PIT:	Catch Pit
ER:	Earth Rod
EC:	Electricity Inspection Chamber
EP:	Electricity Pole
FH:	Fire Hydrant
FP:	Flag Pole
GV:	Gas Valve
G:	Gully
IC:	Inspection Chamber
KO:	Kerb Outlet
LP:	Lamp Post
LB:	Letter Box
LC:	Lighting Column
MKR:	Marker
MH:	Manhole
MP:	Mooring Point
MS:	Mile Stone
NYNEX:	Nynex Inspection Chamber
O/H:	Over Hang
P:	Post
PO/IC:	Post Office Inspection Chamber
R/S:	Road Sign
RE:	Rodding Eye
RTW:	Retaining Wall
S/P:	Sign Post
SNP:	Street Name Plate
ST:	Stop Tap
SV:	Stop Valve
T:	Telecom Inspection Chamber
TCB:	Telephone Call Box
TH:	Threshold Level
TL:	Traffic Light
TP:	Telegraph Pole
TROUGH:	Trough
WO:	Water Outlet
WM:	Water Meter

Fence Descriptions:

B/W:	Barbed Wire
C/B:	Close Boarded
C/BARRIER:	Crash Barrier
C/L:	Chain link
C/P:	Chestnut Paling
C/I:	Corrugated Iron
I/R:	Iron Railing
MISC:	Miscellaneous
P/R:	Post & Rail
P/W:	Post & Wire
P/C:	Post & Chain
S/PAL:	Steel Palisade
W/M:	Wire Mesh

Survey Notes:

Coordinates and Levels related to Ordnance Survey Datum - GPS OSGB36

Revision	Date	Description

Chris Partington Land Surveyors

56b Carrington Lane
Sale
Cheshire
M33 5NR
t: 0161 976 1194
www.cpls.co.uk e:survey@cpls.co.uk

Client

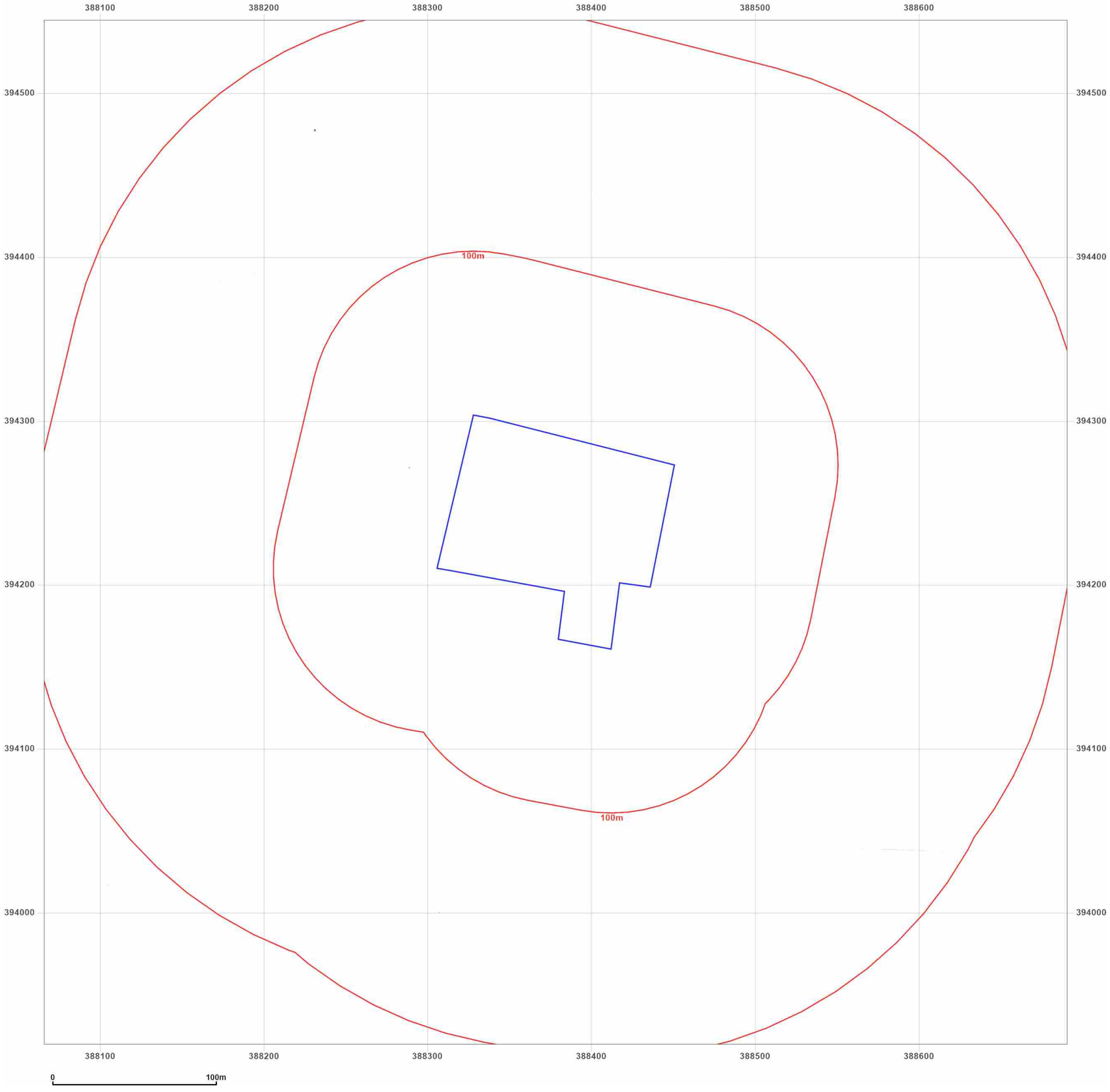
Southway Housing Trust

Project

Elsa Road, Levenshulme, Manchester
Site Survey

Scale: 1:250	Surveyed By: J C — Date: 11.04.25
Drawing No.: 1104025JC-01	Checked By: CPLS — Date: 15.04.25
	Drawn By: J C — Date: 15.04.25

Appendix B
Historical Plans



EMAPSITE™

Site Details:

Elsa Road, Elsa Road

Client Ref: EMS_1054463_1319599
Report Ref: EMS-1054463_1328886
Grid Ref: 388378, 394232

Map Name: County Series

Map date: **1881**

Scale: 1:2,500

Printed at: 1:2,500

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

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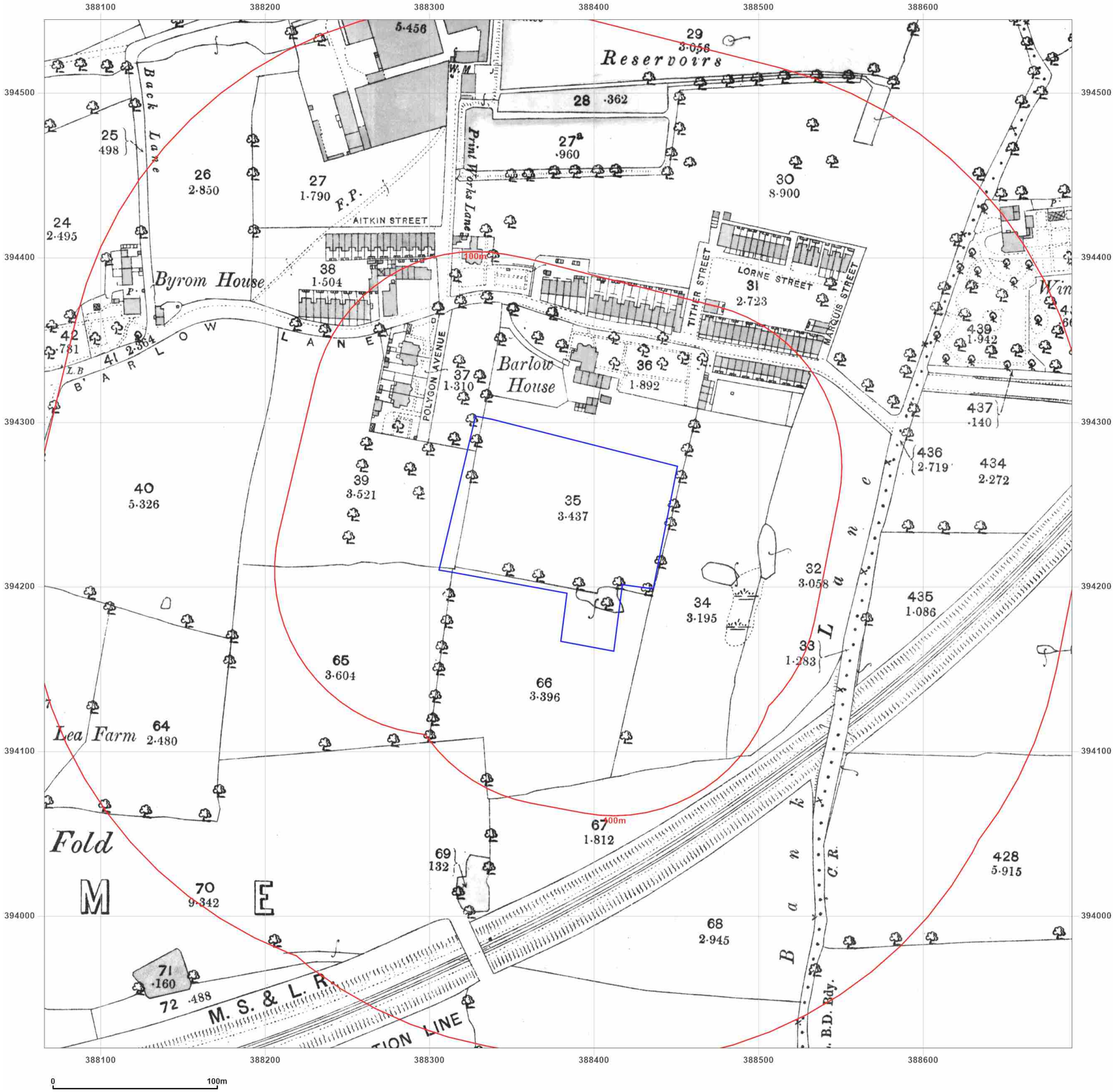
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Production date: 03 October 2025

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EMAPSITE™

Site Details:

Elsa Road, Elsa Road

Client Ref: EMS_1054463_1319599
Report Ref: EMS-1054463_1328886
Grid Ref: 388378, 394232

Map Name: County Series

Map date: **1893**

Scale: 1:2,500

Printed at: 1:2,500

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

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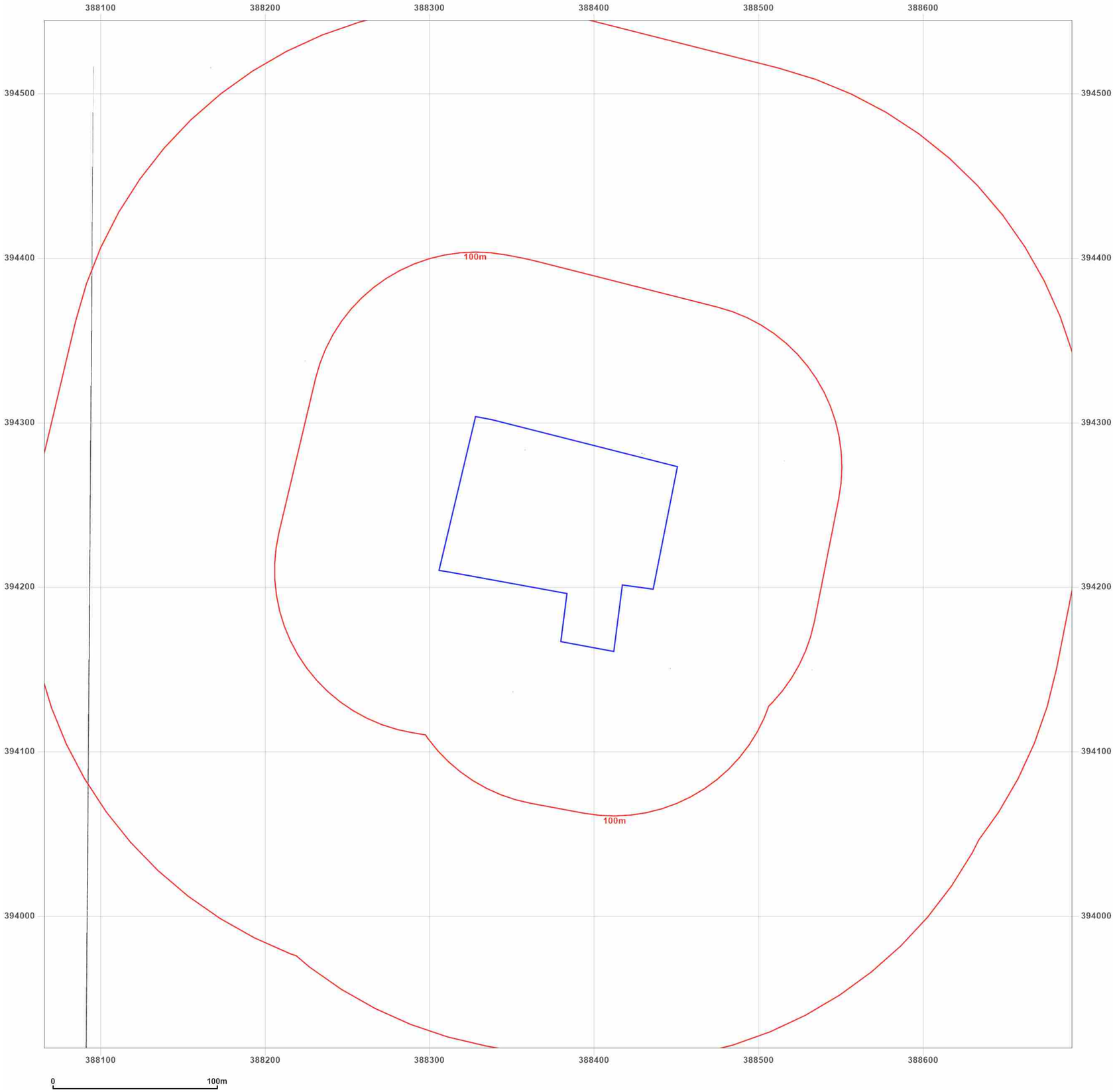
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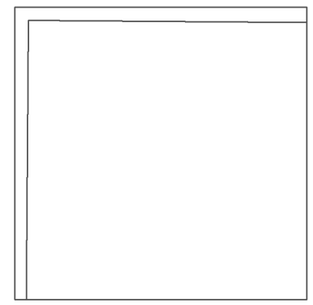
Site Details:

Elsa Road, Elsa Road

Client Ref: EMS_1054463_1319599
Report Ref: EMS-1054463_1328886
Grid Ref: 388378, 394232

Map Name: County Series
Map date: **1898**
Scale: 1:2,500
Printed at: 1:2,500

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Surveyed 1898
Revised 1898
Edition N/A
Copyright N/A
Levelled N/A

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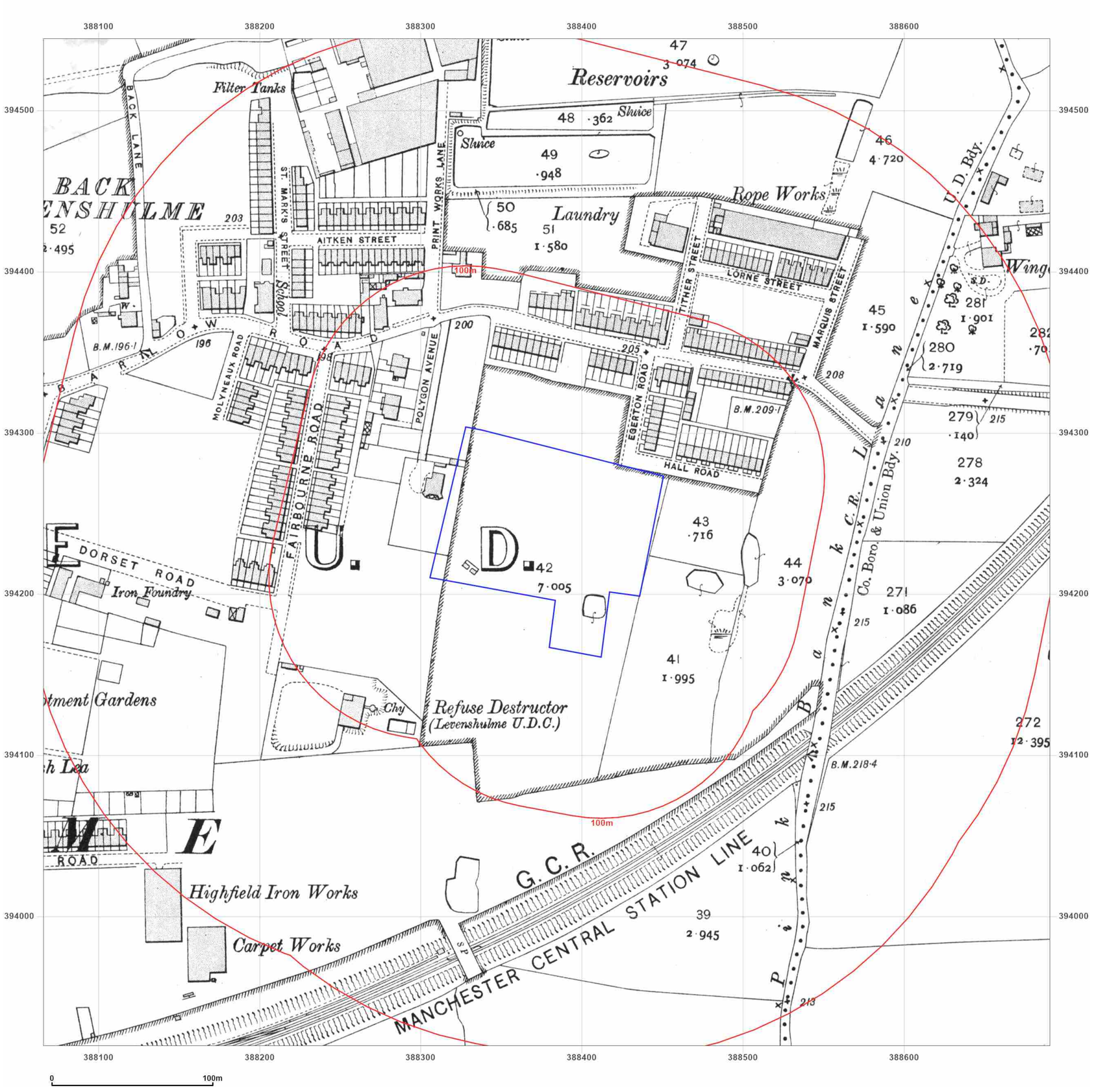
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Site Details:

Elsa Road, Elsa Road

Client Ref: EMS_1054463_1319599
Report Ref: EMS-1054463_1328886
Grid Ref: 388378, 394232

Map Name: County Series

Map date: **1907**

Scale: 1:2,500

Printed at: 1:2,500

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

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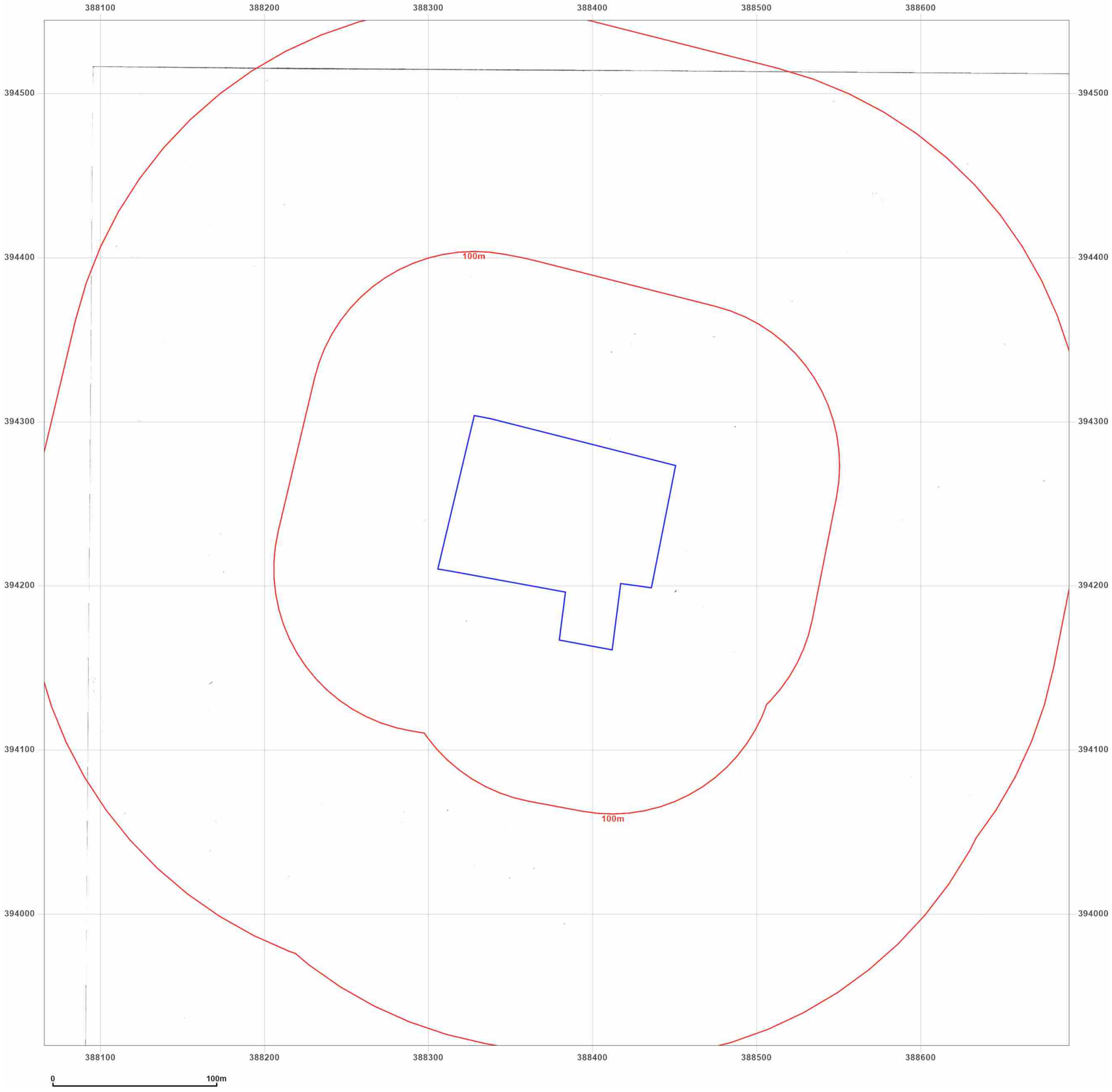
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Site Details:

Elsa Road, Elsa Road

Client Ref: EMS_1054463_1319599
Report Ref: EMS-1054463_1328886
Grid Ref: 388378, 394232

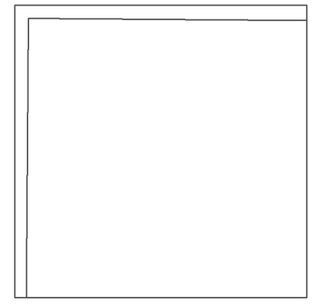
Map Name: County Series

Map date: **1910**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1910
Revised 1910
Edition N/A
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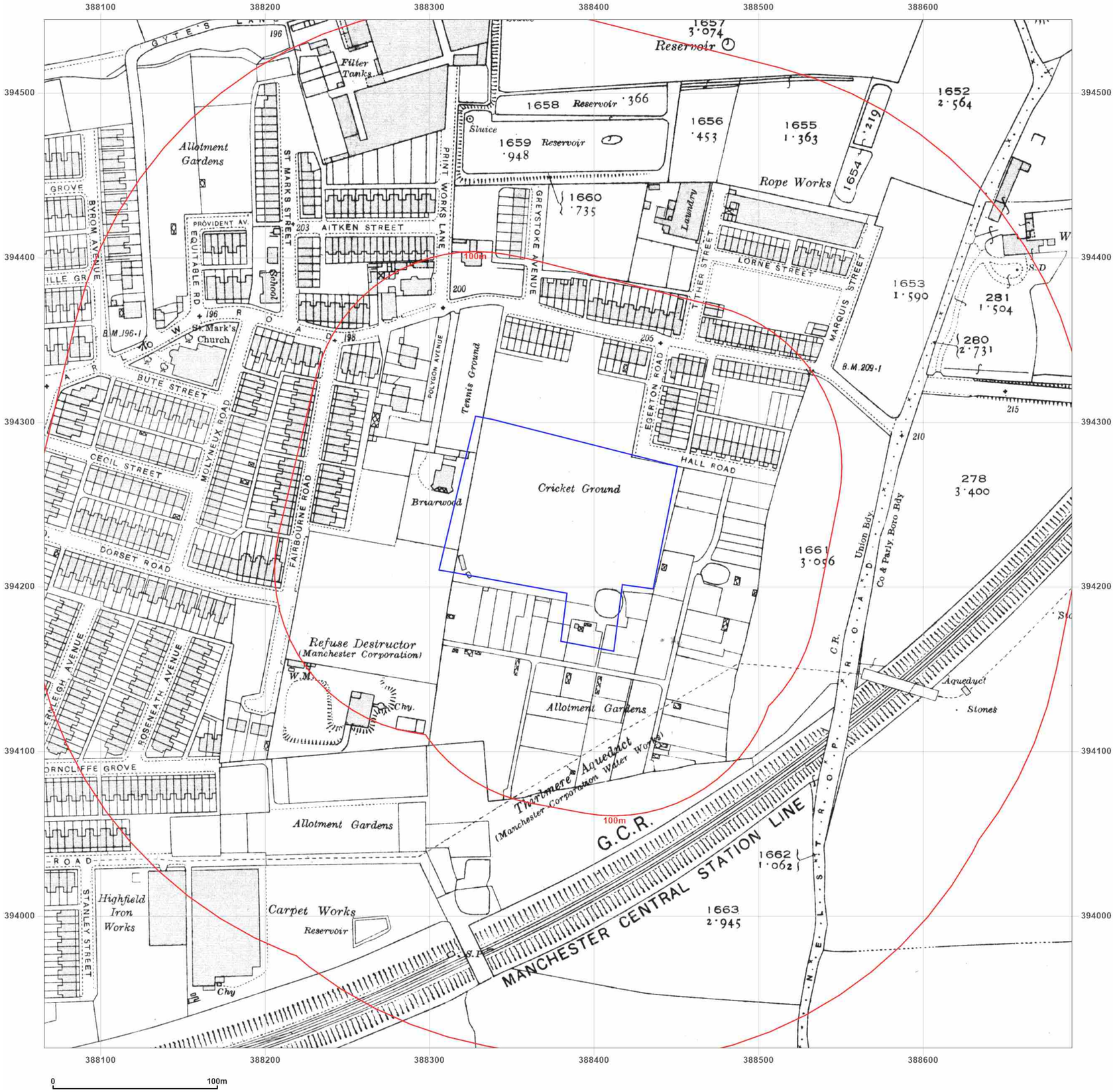
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Client Ref: EMS_1054463_1319599
Report Ref: EMS-1054463_1328886
Grid Ref: 388378, 394232

Map Name: County Series

Map date: **1922**

Scale: 1:2,500

Printed at: 1:2,500

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Revised 1922
Edition N/A
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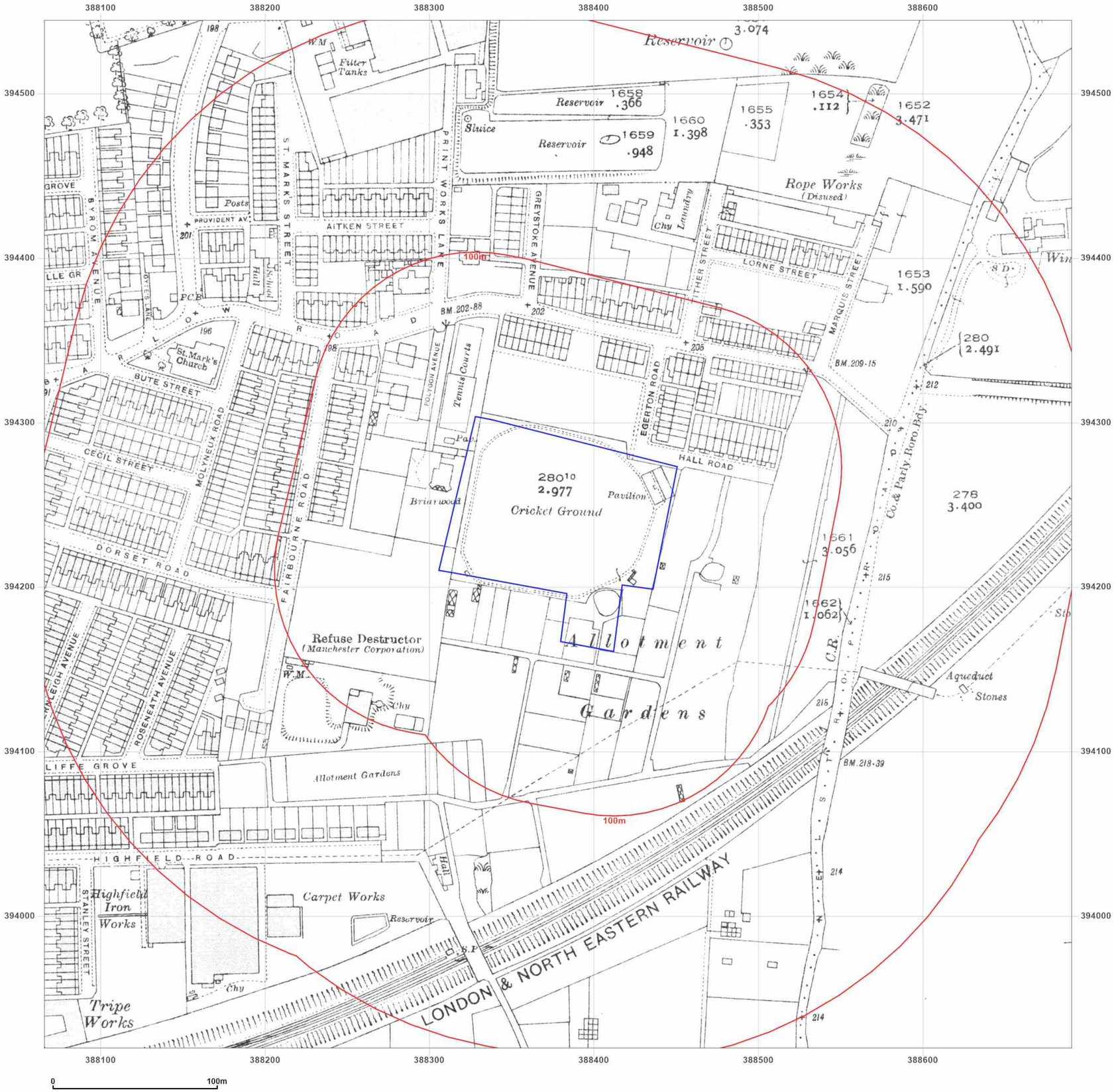
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Client Ref: EMS_1054463_1319599
Report Ref: EMS-1054463_1328886
Grid Ref: 388378, 394232

Map Name: County Series

Map date: **1933**

Scale: 1:2,500

Printed at: 1:2,500

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

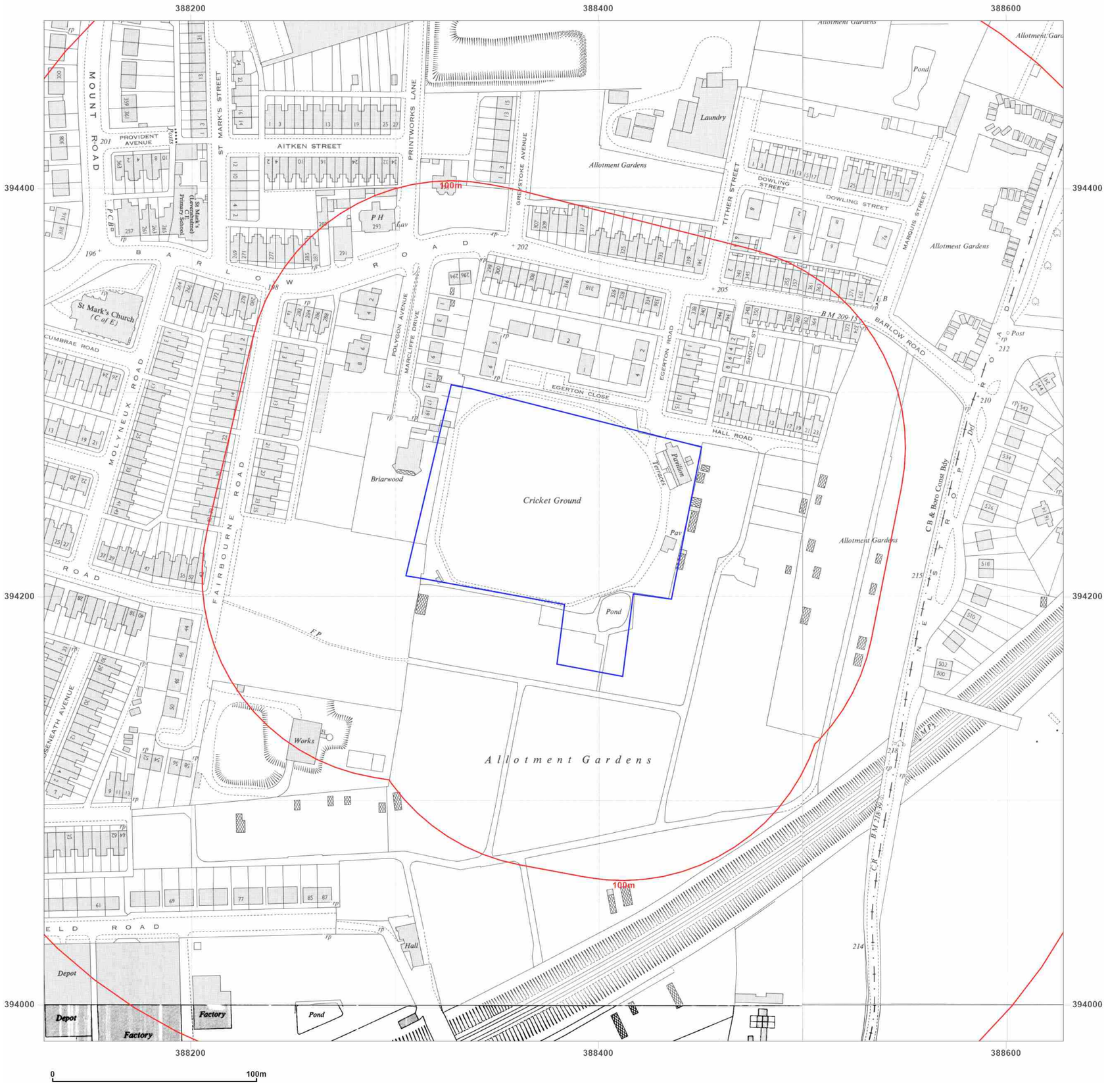
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Client Ref: EMS_1054463_1319599
Report Ref: EMS-1054463_1328886
Grid Ref: 388378, 394232

Map Name: National Grid

Map date: **1956-1958**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1956 Revised 1956 Edition N/A Copyright N/A Levelled 1948	Surveyed 1957 Revised 1957 Edition N/A Copyright N/A Levelled 1928
Surveyed N/A Revised N/A ~~Edition N/A~~ Copyright N/A Levelled N/A	Surveyed 1957 Revised 1957 Edition N/A Copyright N/A Levelled 1948

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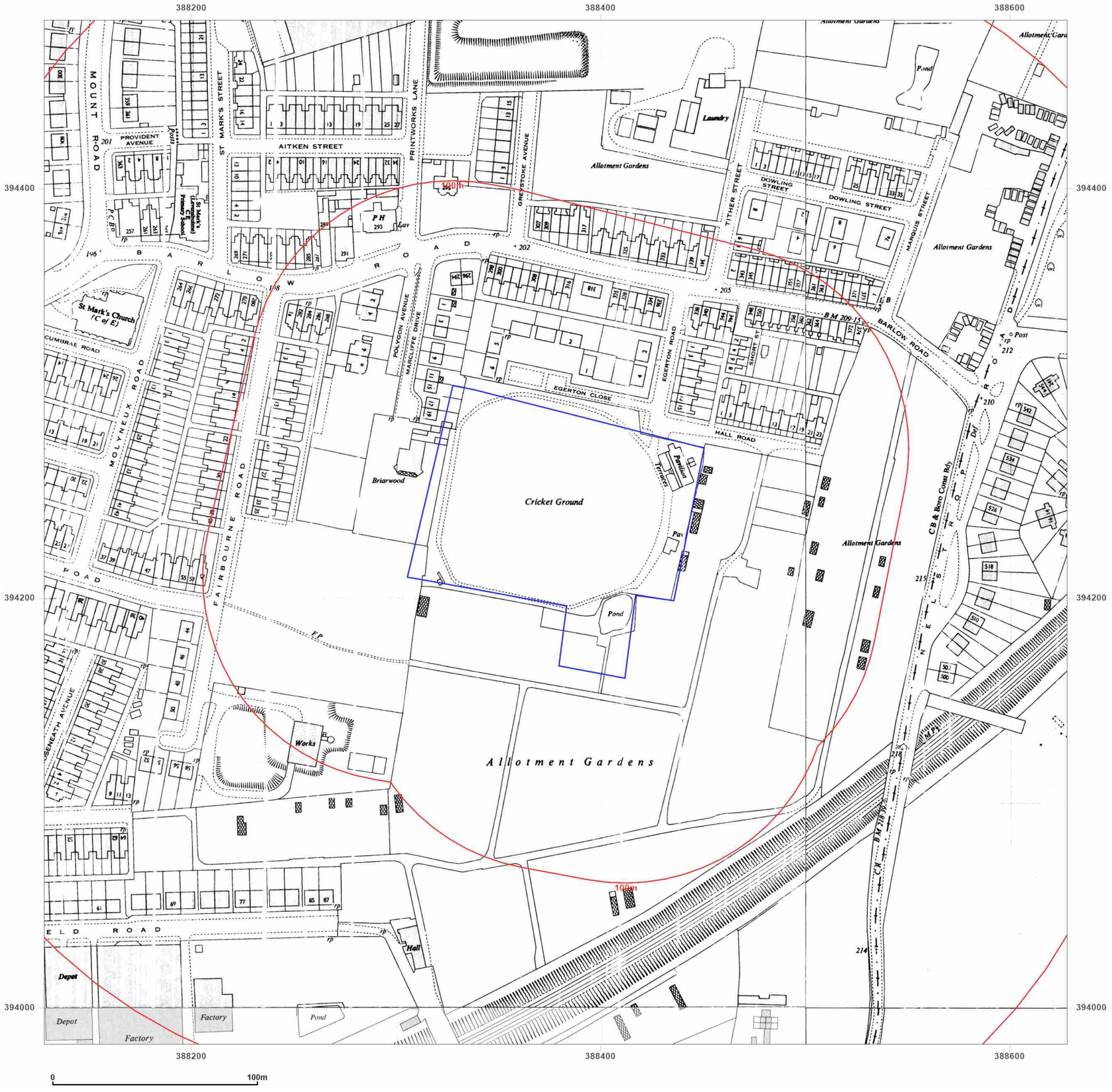
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Grid Ref: 388378, 394232

Map Name: National Grid

Map date: **1957-1958**

Scale: 1:1,250

Printed at: 1:2,000

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

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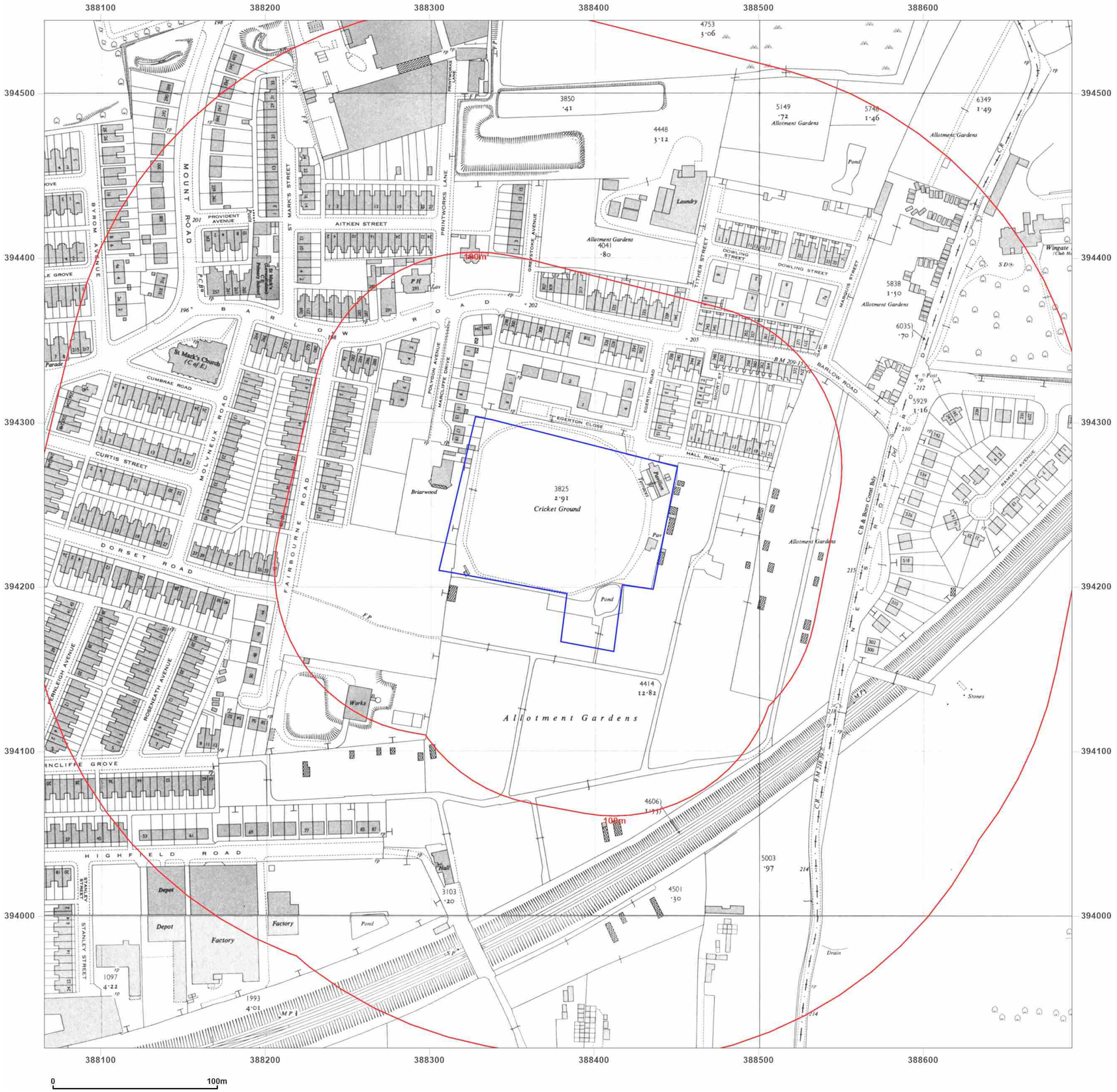
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Grid Ref: 388378, 394232

Map Name: National Grid

Map date: **1957-1959**

Scale: 1:2,500

Printed at: 1:2,500

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

Surveyed 1957
Revised 1957
Edition 1959
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Levelled 1948

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Grid Ref: 388378, 394232

Map Name: National Grid

Map date: **1968**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1956
Revised 1967
Edition N/A
Copyright 1968
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Report Ref: EMS-1054463_1328886
Grid Ref: 388378, 394232

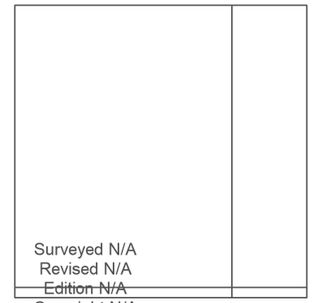
Map Name: National Grid

Map date: **1976**

Scale: 1:1,250

Printed at: 1:2,000

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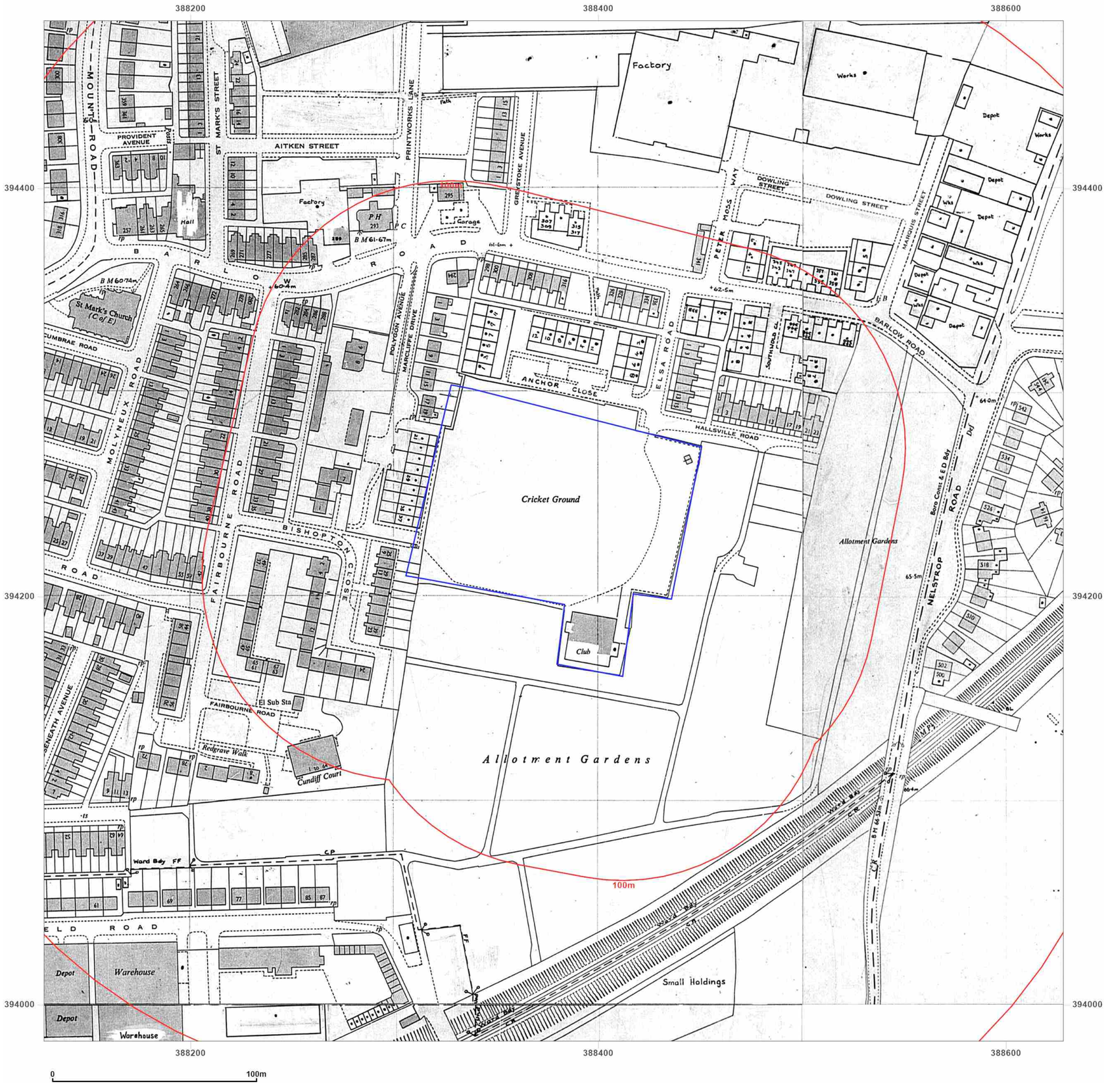
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Report Ref: EMS-1054463_1328886
Grid Ref: 388378, 394232

Map Name: National Grid

Map date: **1982-1985**

Scale: 1:1,250

Printed at: 1:2,000

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Revised 1982
Edition N/A
Copyright 1982
Levelled 1959

Surveyed 1959
Revised 1982
Edition N/A
Copyright 1982
Levelled 1959

Surveyed 1959
Revised 1985
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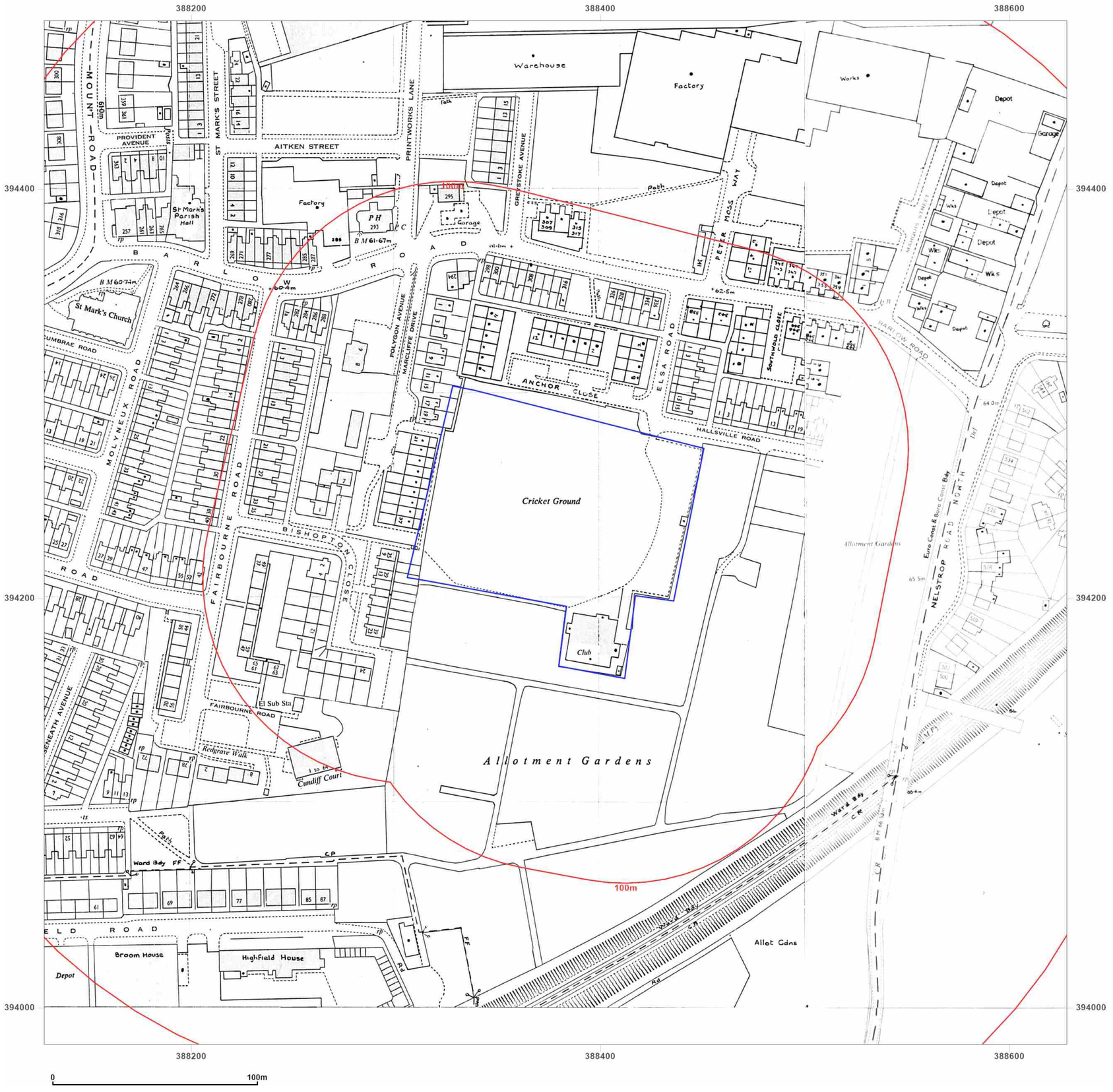
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Client Ref: EMS_1054463_1319599
Report Ref: EMS-1054463_1328886
Grid Ref: 388378, 394232

Map Name: National Grid

Map date: **1986-1988**

Scale: 1:1,250

Printed at: 1:2,000

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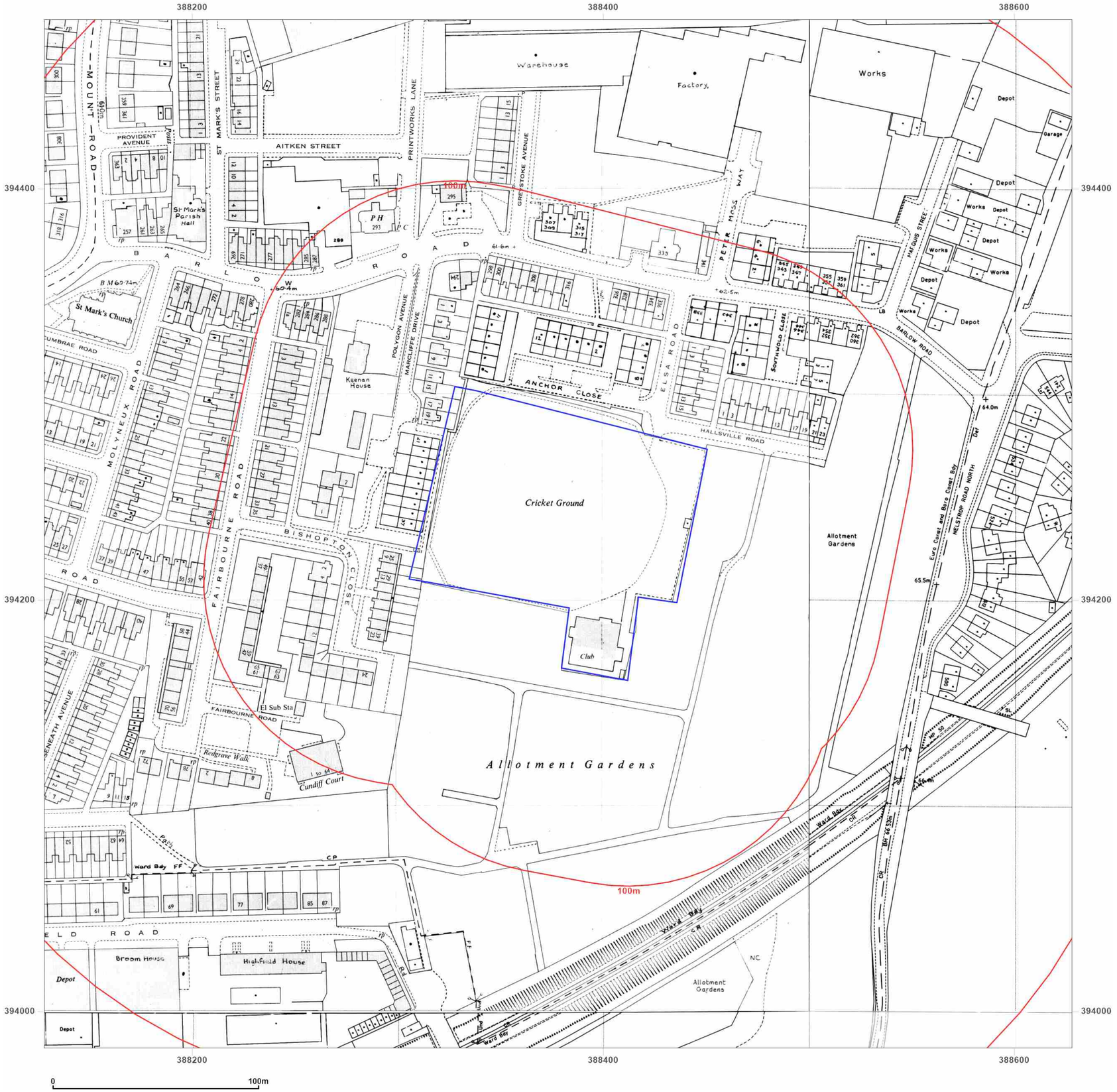
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Report Ref: EMS-1054463_1328886
Grid Ref: 388378, 394232

Map Name: National Grid

Map date: **1988-1992**

Scale: 1:1,250

Printed at: 1:2,000

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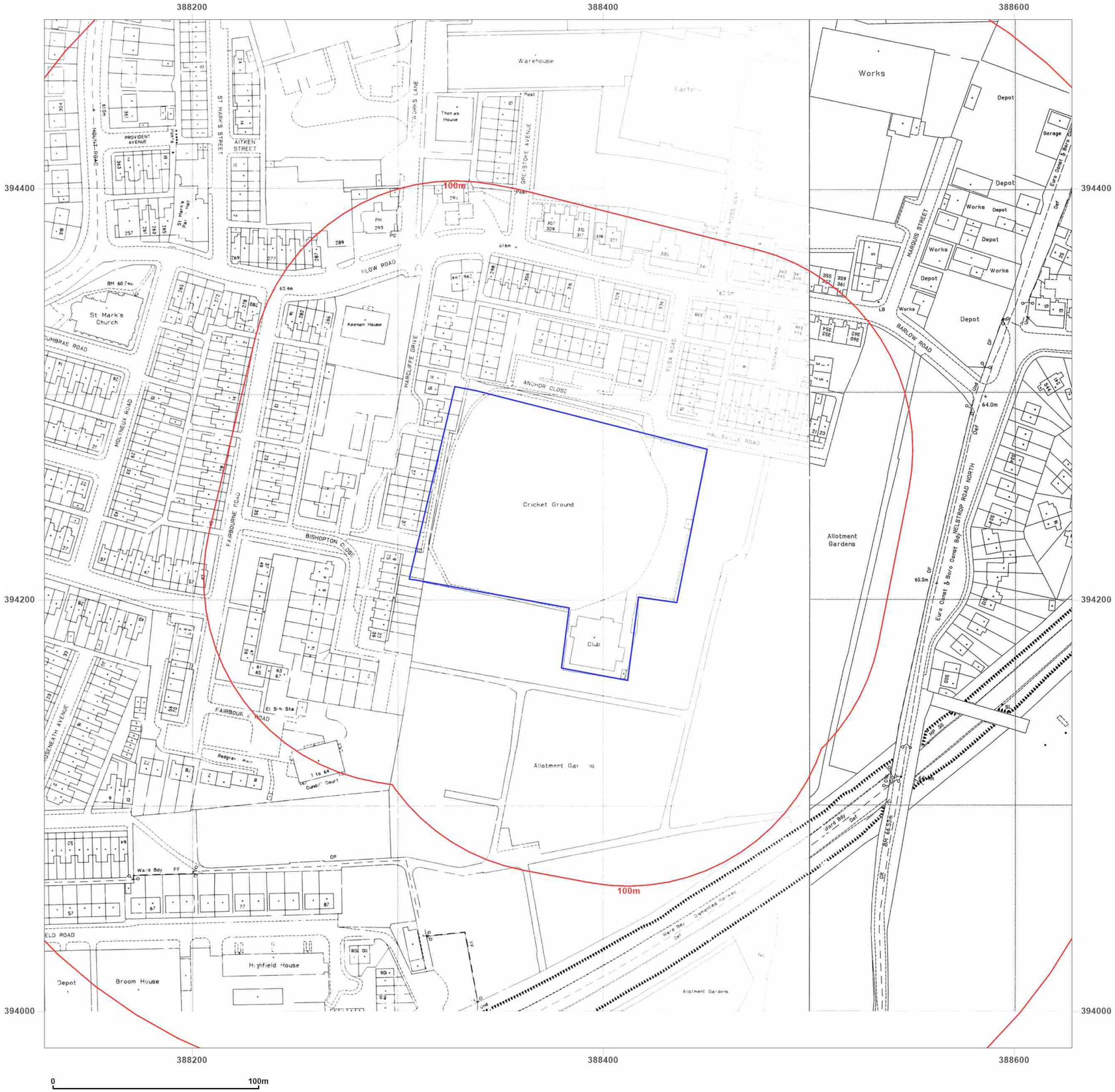
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Site Details:

Elsa Road, Elsa Road

Client Ref: EMS_1054463_1319599
Report Ref: EMS-1054463_1328886
Grid Ref: 388378, 394232

Map Name: National Grid

Map date: **1995**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed N/A	Surveyed N/A
Revised N/A	Revised N/A
Edition N/A	Edition N/A
Copyright 1995	Copyright N/A
Levelled N/A	Levelled N/A

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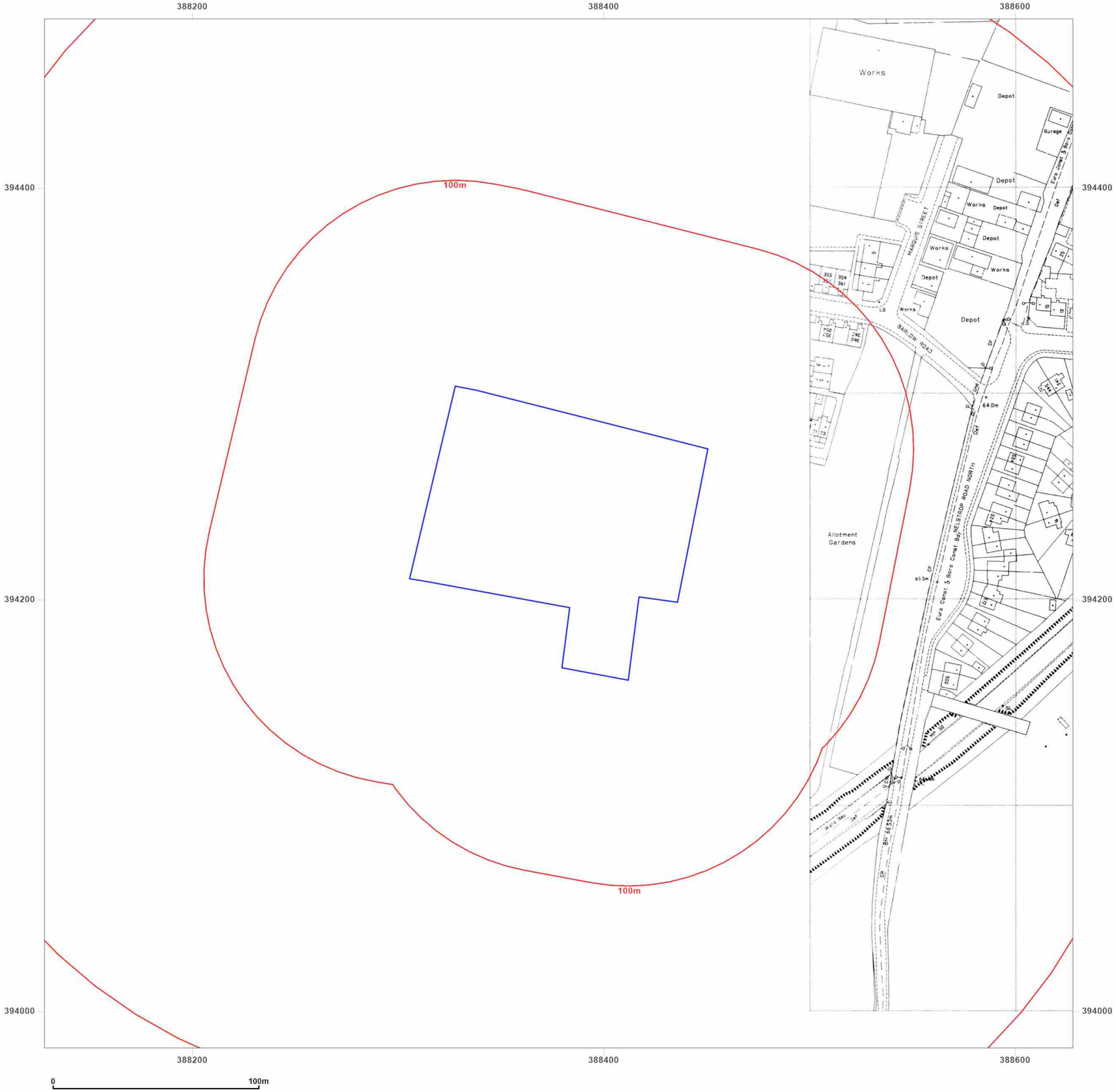
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EMAPSITE™

Site Details:

Elsa Road, Elsa Road

Client Ref: EMS_1054463_1319599
Report Ref: EMS-1054463_1328886
Grid Ref: 388378, 394232

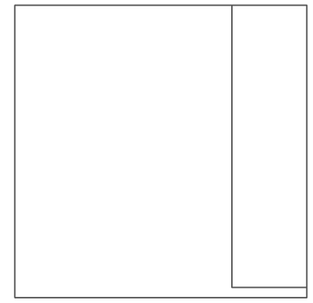
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Map date: **1995**

Scale: 1:1,250

Printed at: 1:2,000

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Edition N/A
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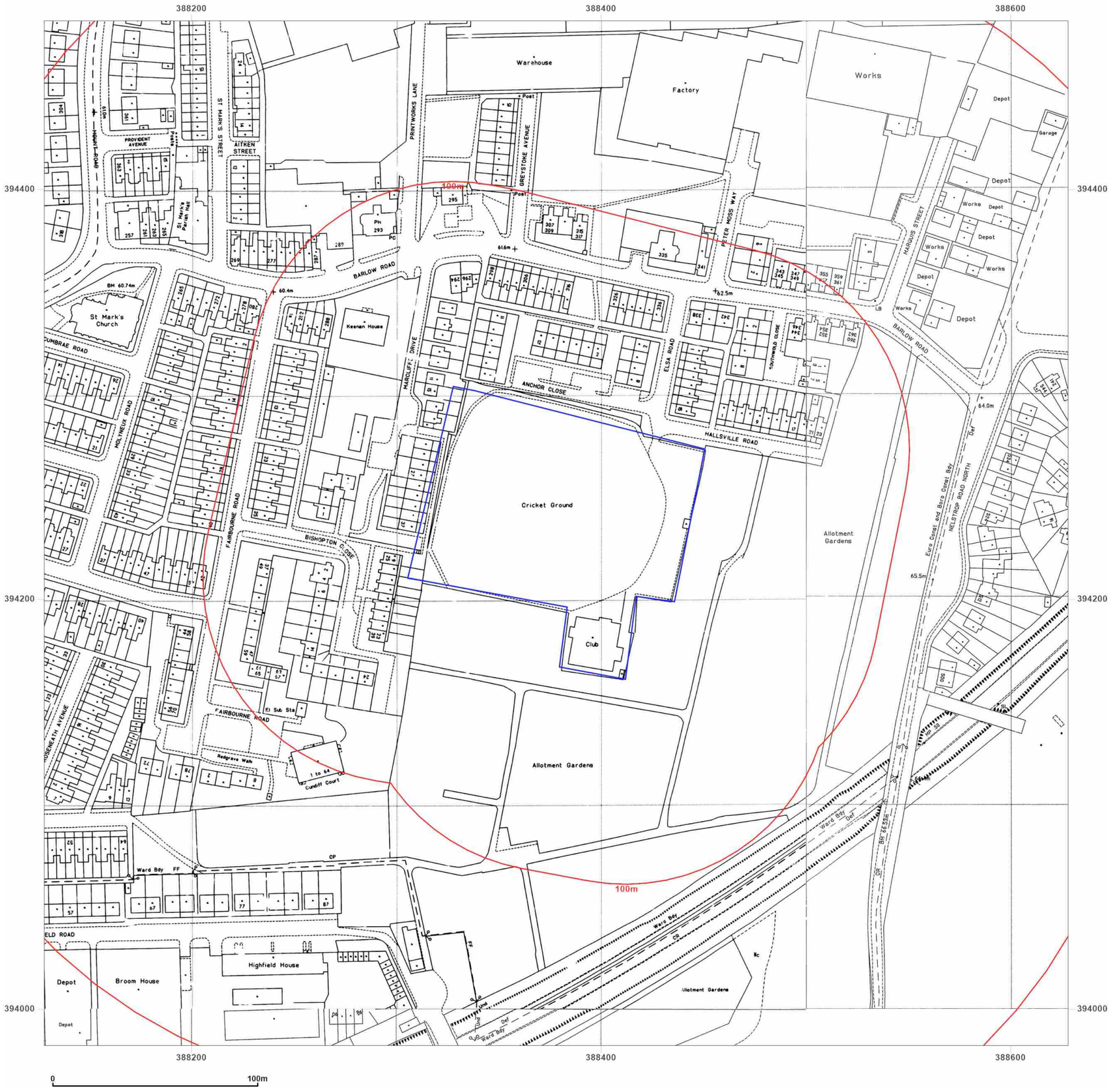
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Site Details:

Elsa Road, Elsa Road

Client Ref: EMS_1054463_1319599
Report Ref: EMS-1054463_1328886
Grid Ref: 388378, 394232

Map Name: National Grid

Map date: **1992-1995**

Scale: 1:1,250

Printed at: 1:2,000

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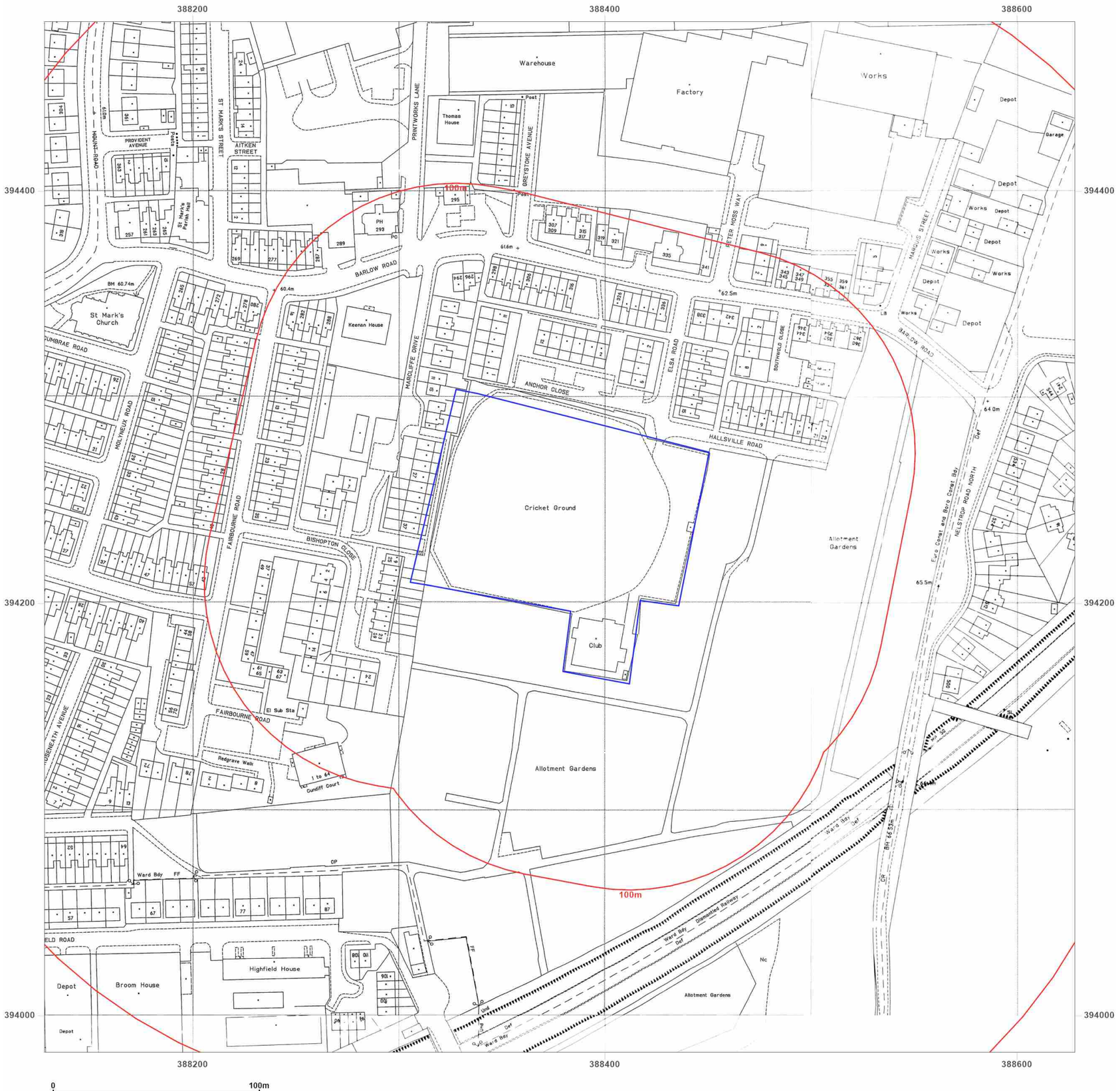
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Site Details:

Elsa Road, Elsa Road

Client Ref: EMS_1054463_1319599
Report Ref: EMS-1054463_1328886
Grid Ref: 388378, 394232

Map Name: National Grid

Map date: **1994-1995**

Scale: 1:1,250

Printed at: 1:2,000

N
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Surveyed N/A Revised N/A Edition N/A Copyright N/A 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 1995 Levelled N/A	

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Site Details:

Elsa Road, Elsa Road

Client Ref: EMS_1054463_1319599
Report Ref: EMS-1054463_1328886
Grid Ref: 388378, 394232

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

N
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2003

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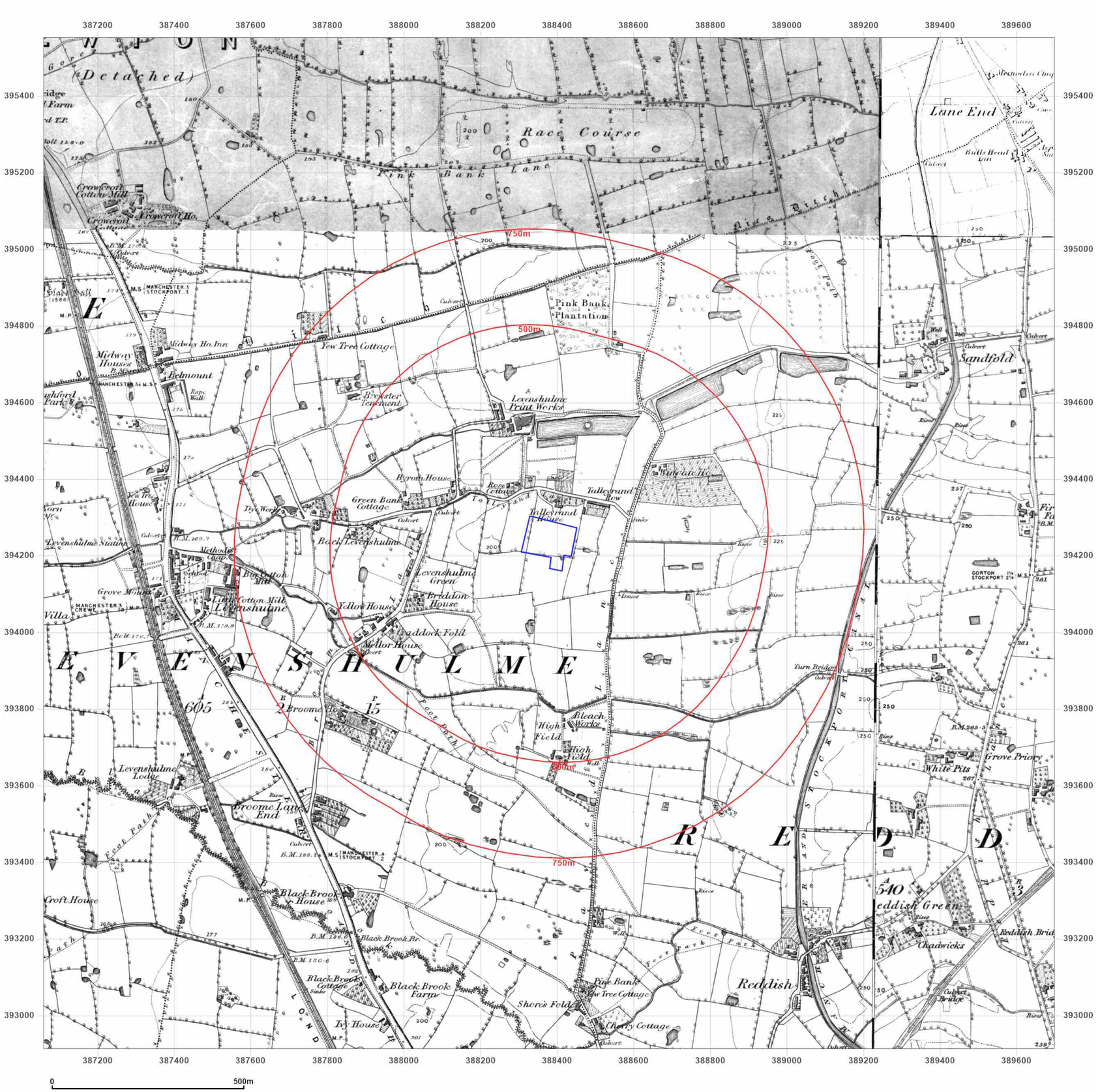
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Site Details:

Elsa Road, Elsa Road

Client Ref: EMS_1054463_1319599
Report Ref: EMS-1054463_1328886
Grid Ref: 388378, 394232

Map Name: County Series

Map date: **1848-1849**

Scale: 1:10,560

Printed at: 1:10,560

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

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

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

Surveyed 1845
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Site Details:

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Client Ref: EMS_1054463_1319599
Report Ref: EMS-1054463_1328886
Grid Ref: 388378, 394232

Map Name: County Series

Map date: **1890-1892**

Scale: 1:10,560

Printed at: 1:10,560

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

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

Surveyed 1892
Revised 1892
Edition N/A
Copyright N/A
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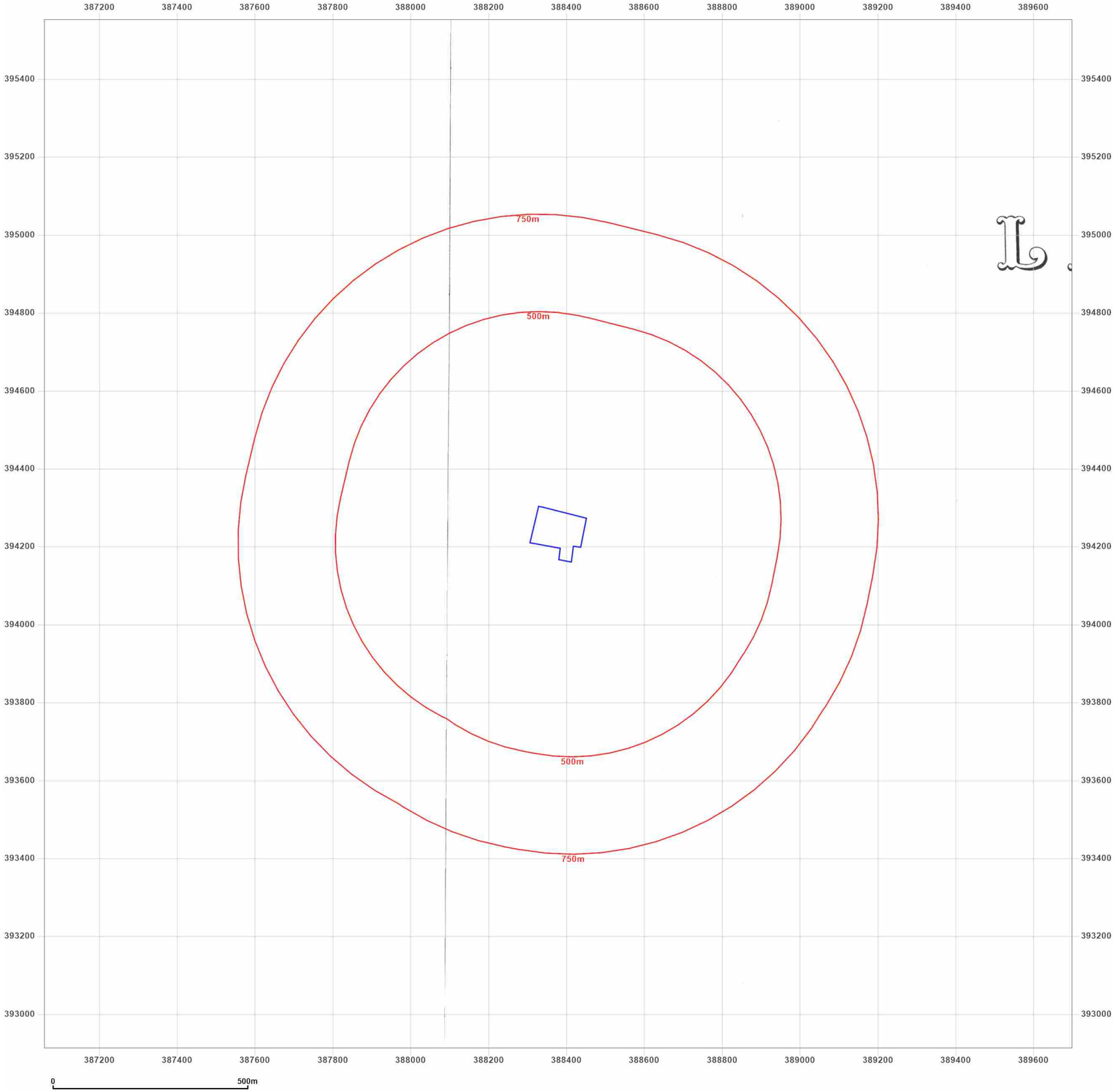
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Site Details:

Elsa Road, Elsa Road

Client Ref: EMS_1054463_1319599
Report Ref: EMS-1054463_1328886
Grid Ref: 388378, 394232

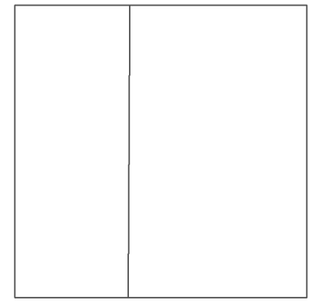
Map Name: County Series

Map date: **1899**

Scale: 1:10,560

Printed at: 1:10,560

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

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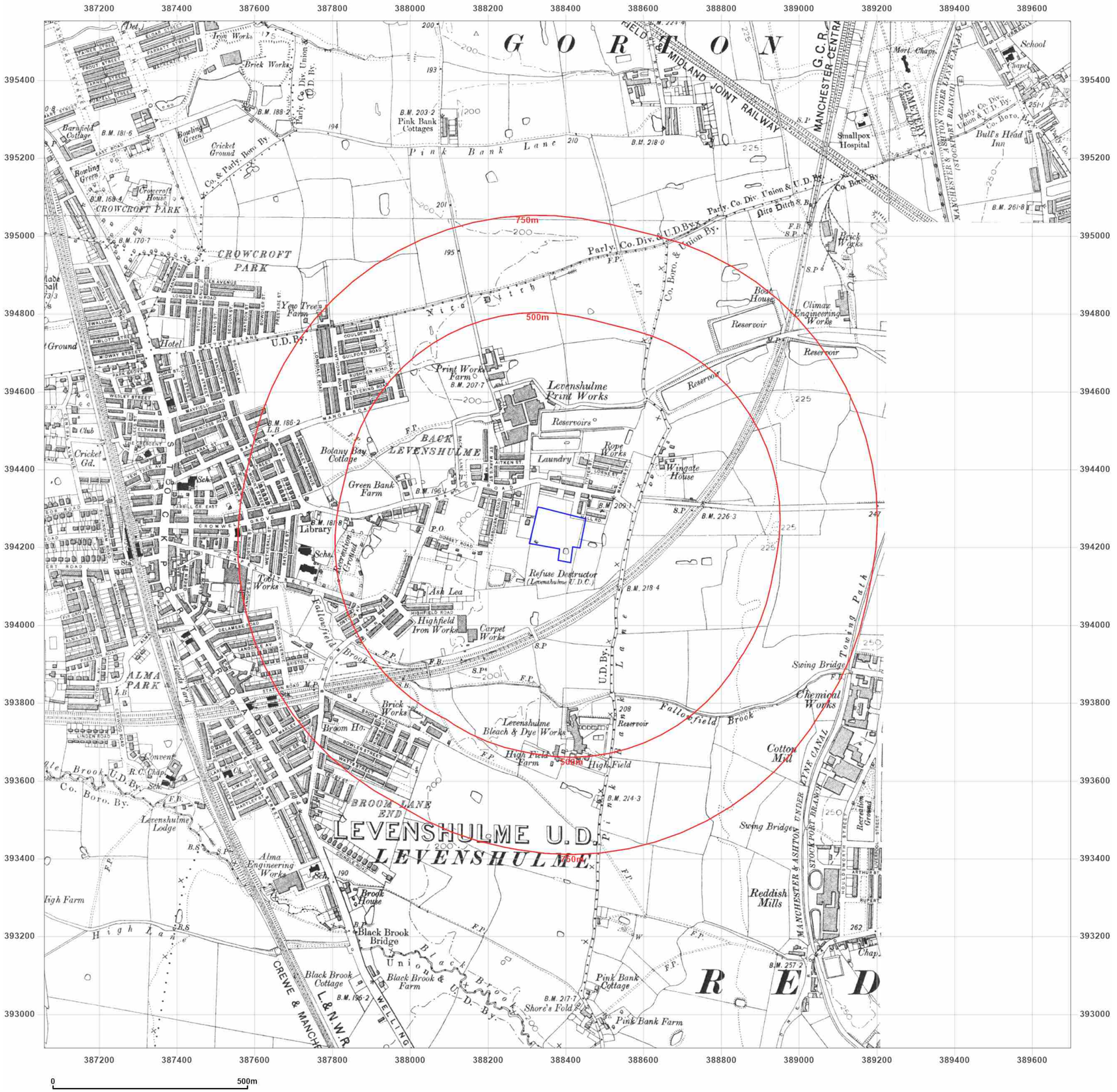
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Site Details:

Elsa Road, Elsa Road

Client Ref: EMS_1054463_1319599
Report Ref: EMS-1054463_1328886
Grid Ref: 388378, 394232

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 1905
Edition N/A
Copyright N/A
Levelled N/A

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

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

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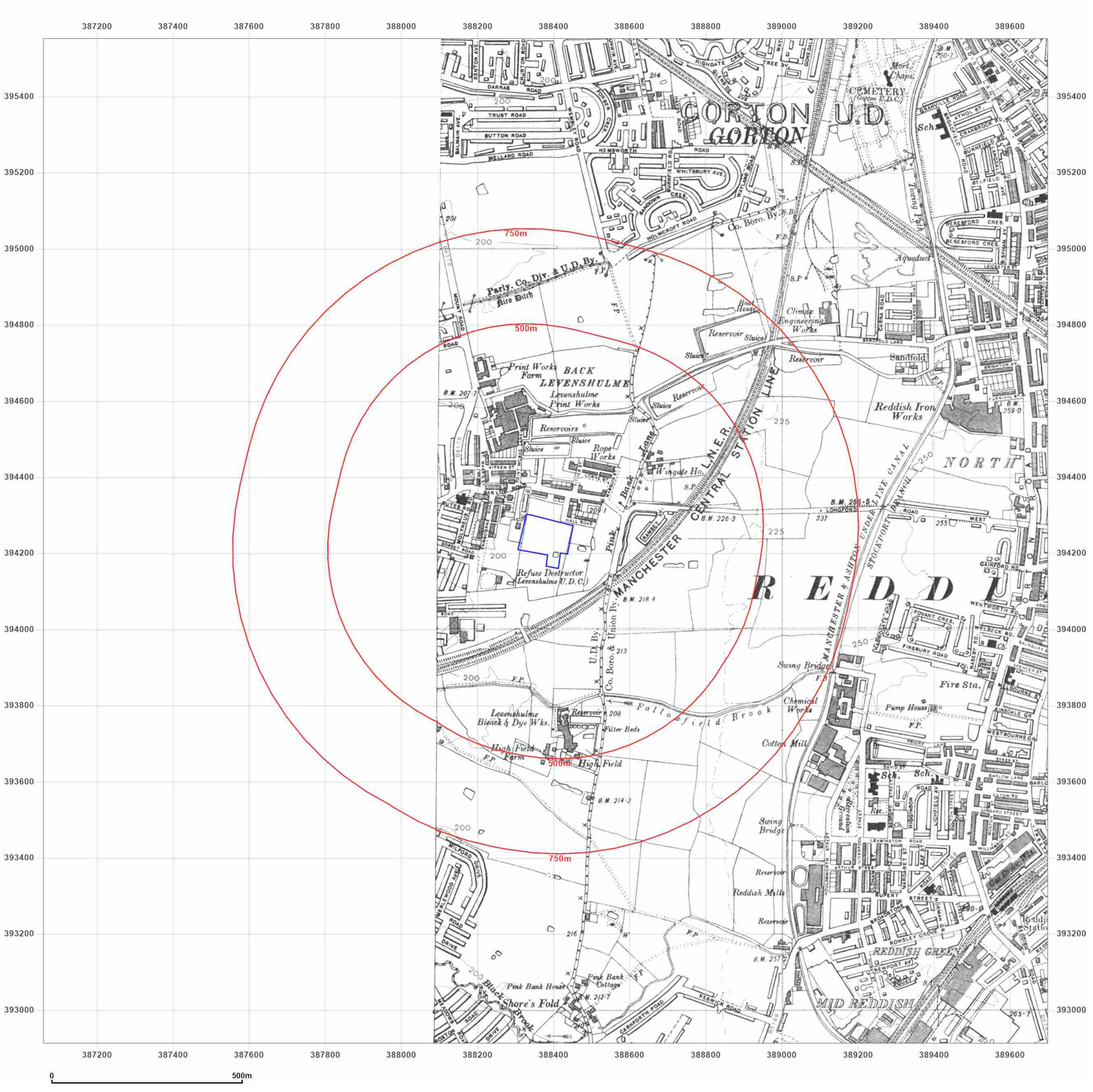
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Site Details:

Elsa Road, Elsa Road

Client Ref: EMS_1054463_1319599
Report Ref: EMS-1054463_1328886
Grid Ref: 388378, 394232

Map Name: County Series

Map date: **1907**

Scale: 1:10,560

Printed at: 1:10,560

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

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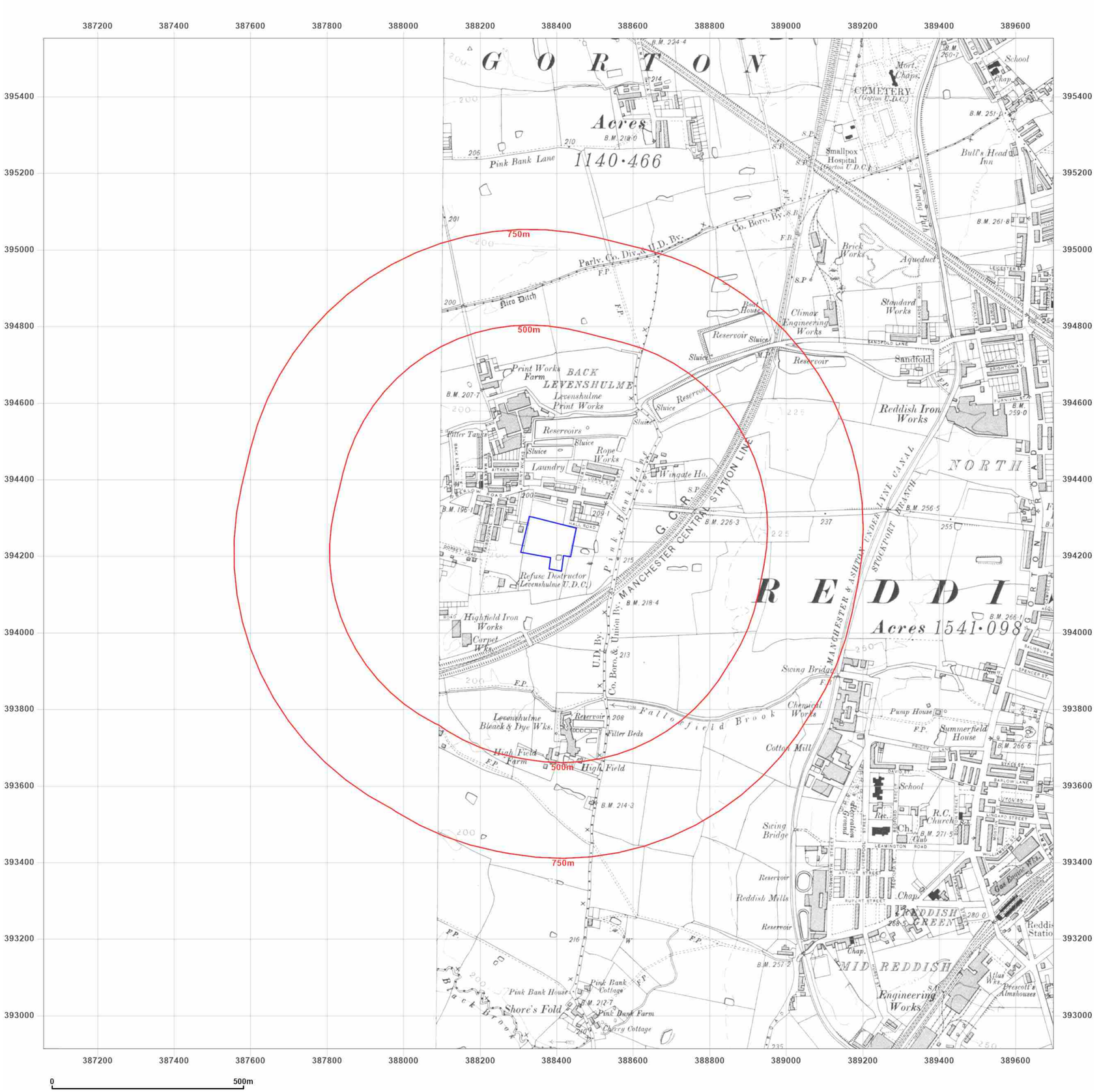
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Client Ref: EMS_1054463_1319599
Report Ref: EMS-1054463_1328886
Grid Ref: 388378, 394232

Map Name: County Series

Map date: **1907-1911**

Scale: 1:10,560

Printed at: 1:10,560

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

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

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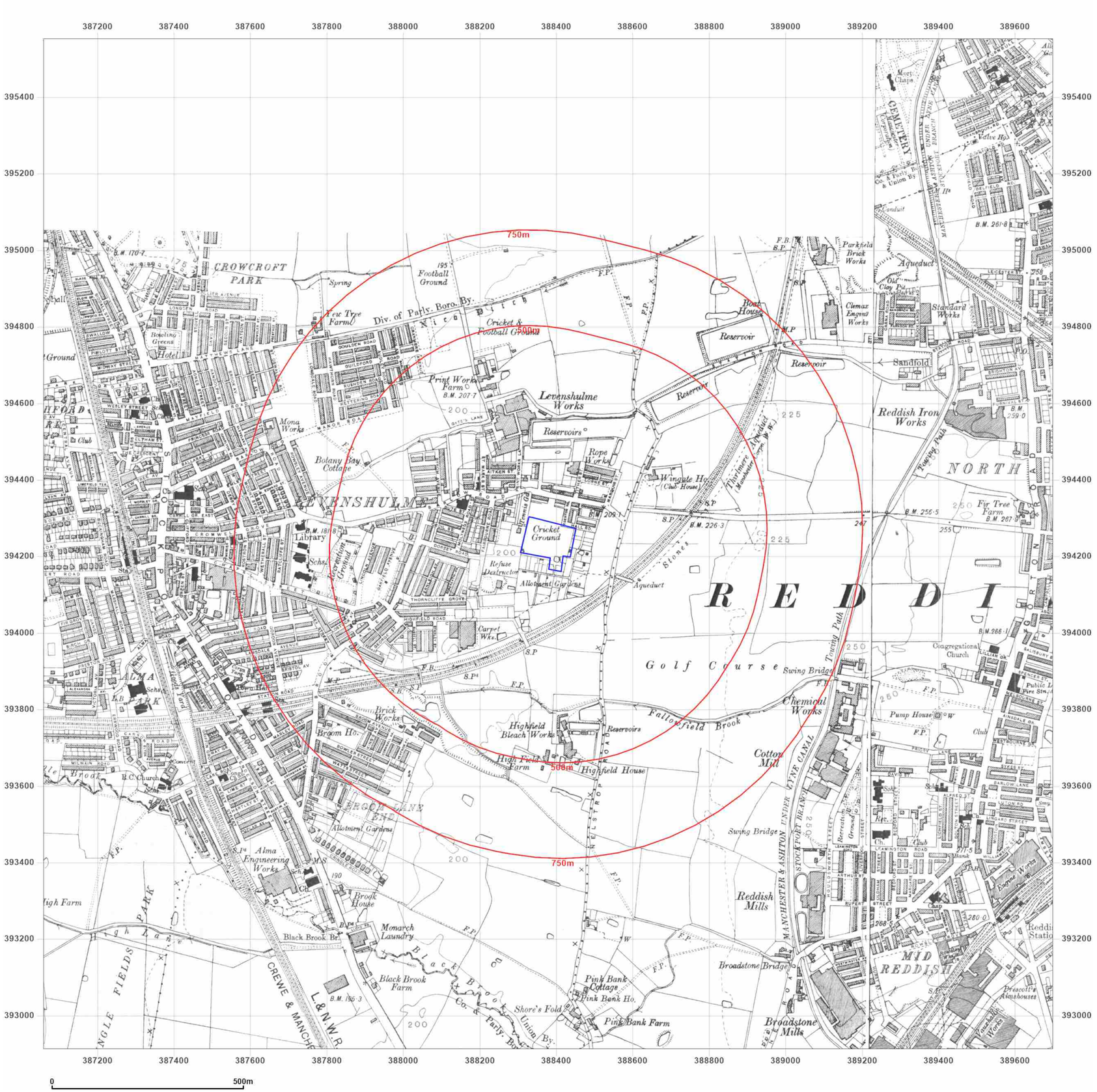
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Site Details:

Elsa Road, Elsa Road

Client Ref: EMS_1054463_1319599
Report Ref: EMS-1054463_1328886
Grid Ref: 388378, 394232

Map Name: County Series

Map date: **1916-1918**

Scale: 1:10,560

Printed at: 1:10,560

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

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

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

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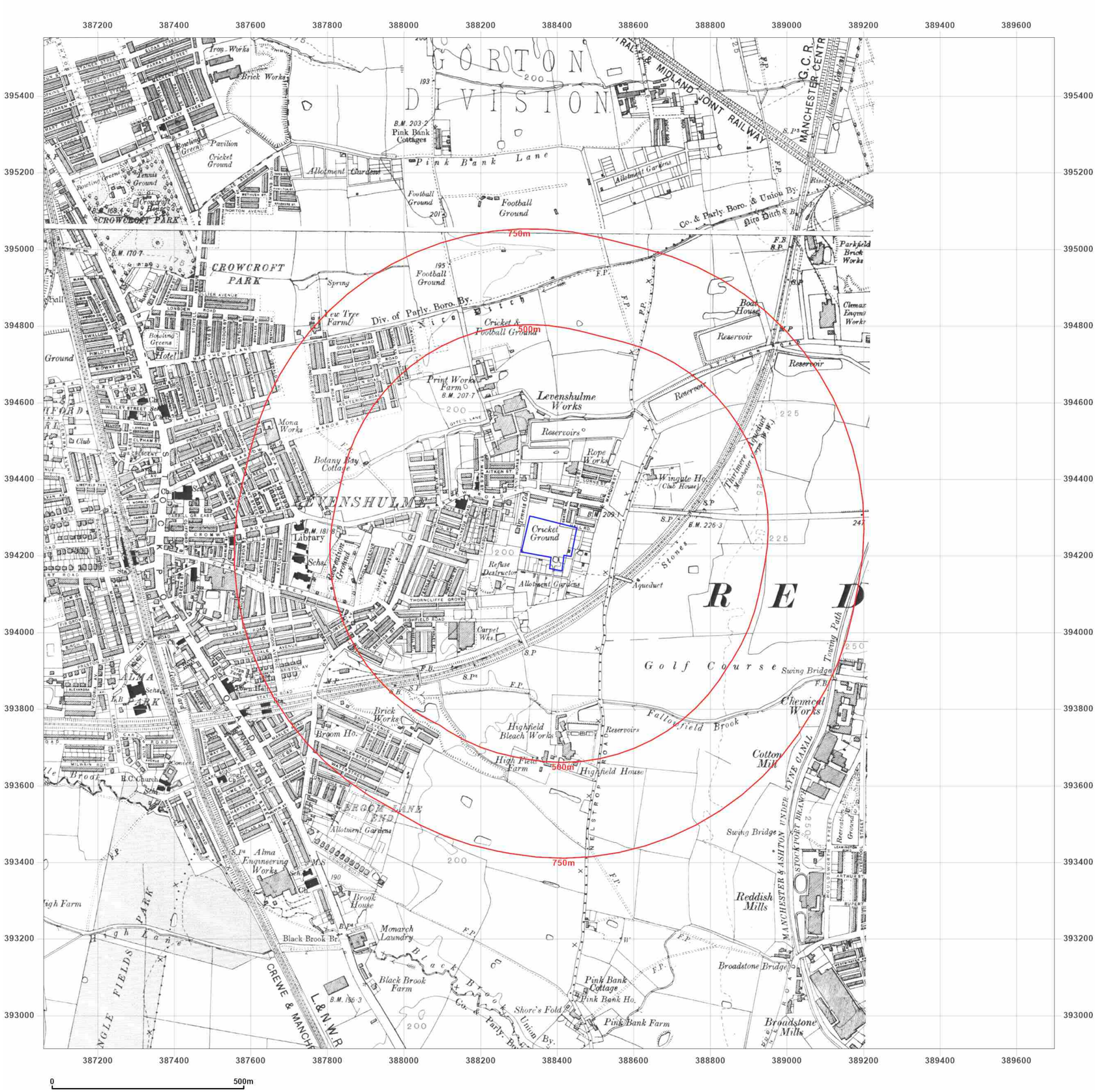
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Site Details:

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Client Ref: EMS_1054463_1319599
Report Ref: EMS-1054463_1328886
Grid Ref: 388378, 394232

Map Name: County Series

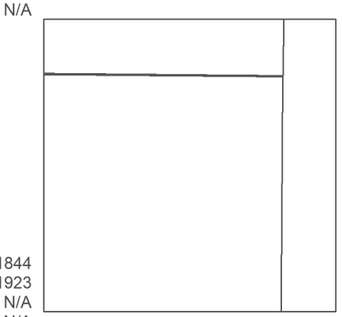
Map date: **1923**

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



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

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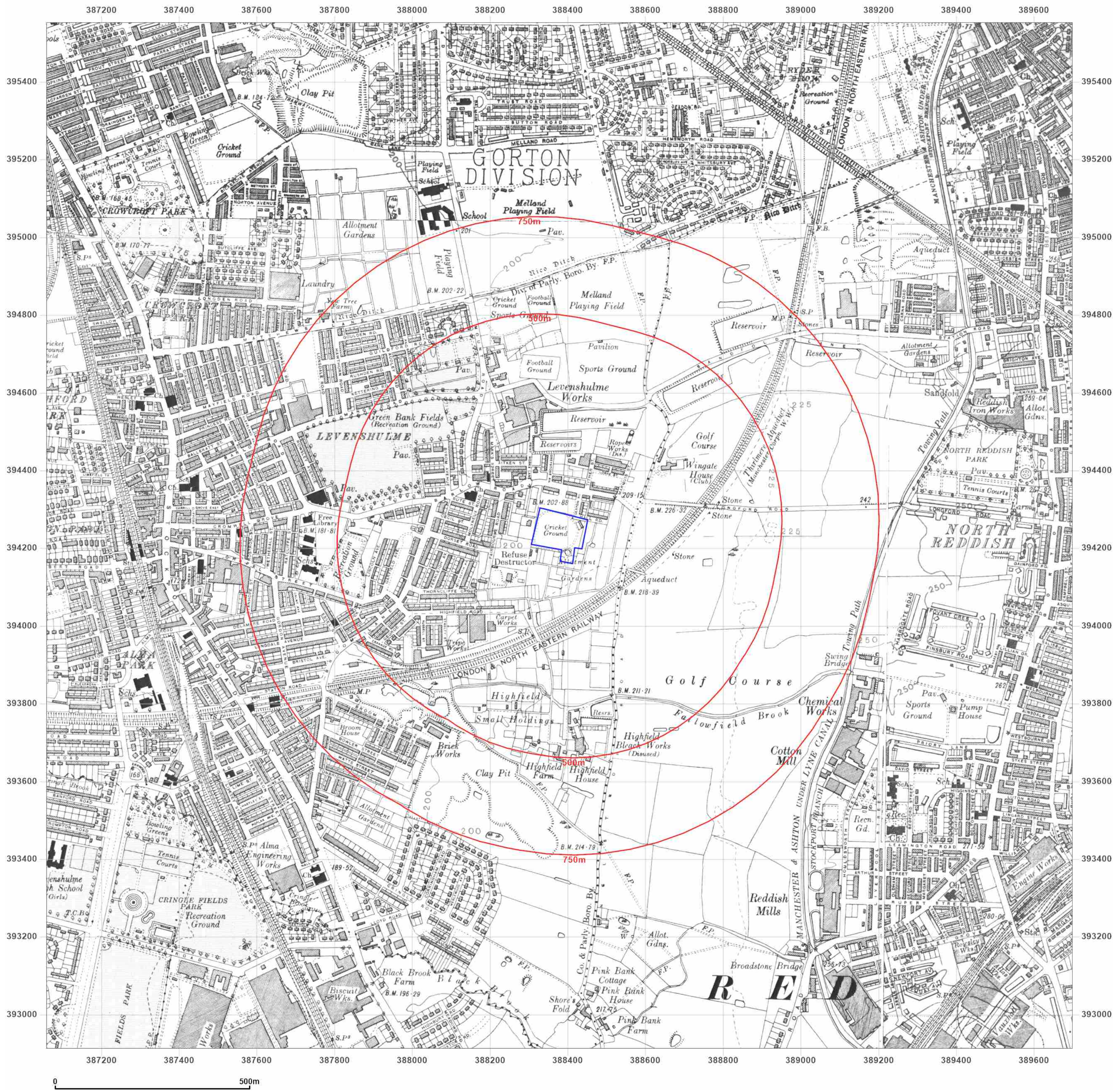
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Elsa Road, Elsa Road

Client Ref: EMS_1054463_1319599
Report Ref: EMS-1054463_1328886
Grid Ref: 388378, 394232

Map Name: County Series

Map date: **1934-1938**

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 1934
Edition N/A
Copyright N/A
Levelled N/A

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

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

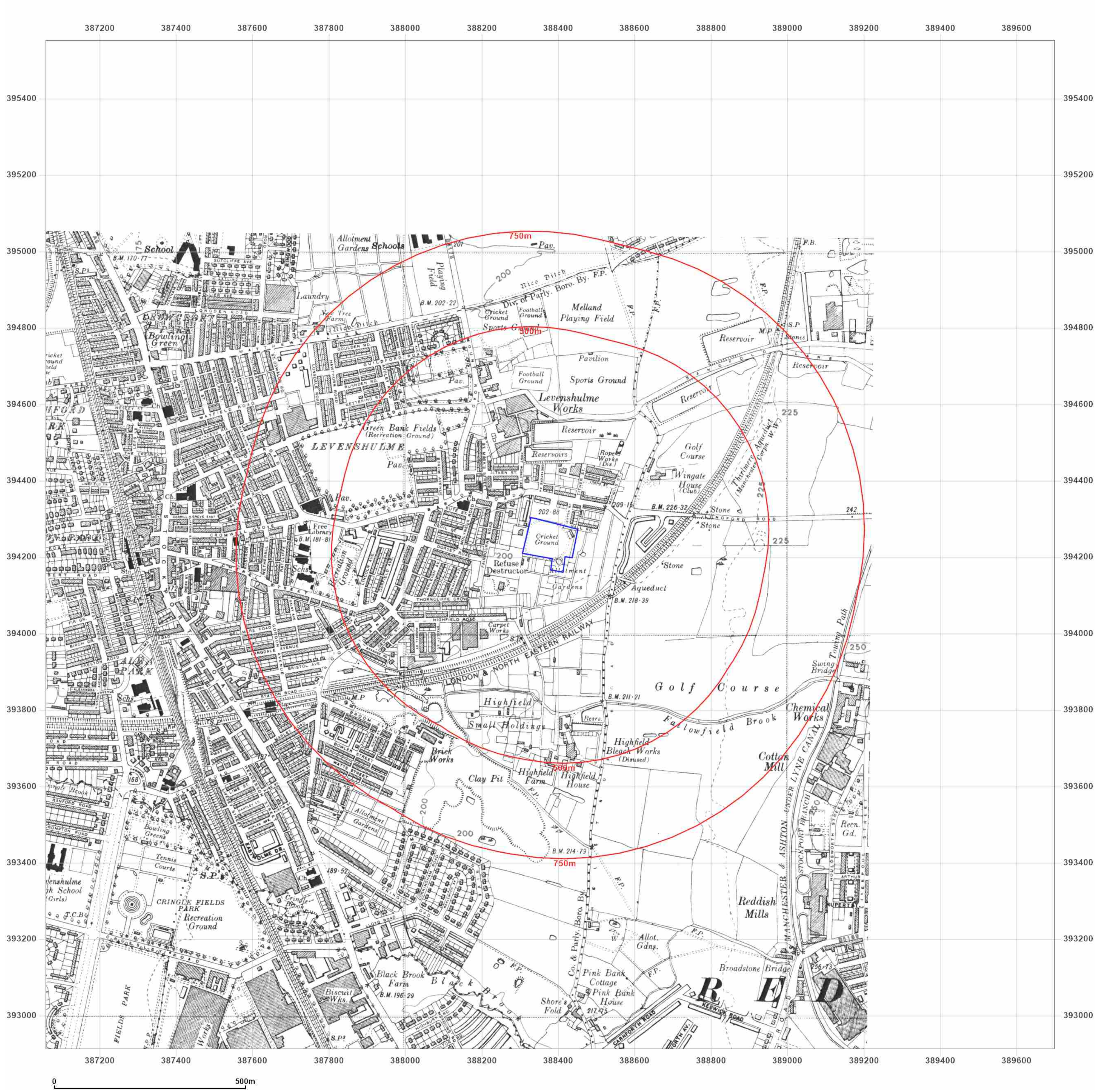
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Site Details:

Elsa Road, Elsa Road

Client Ref: EMS_1054463_1319599
Report Ref: EMS-1054463_1328886
Grid Ref: 388378, 394232

Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

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

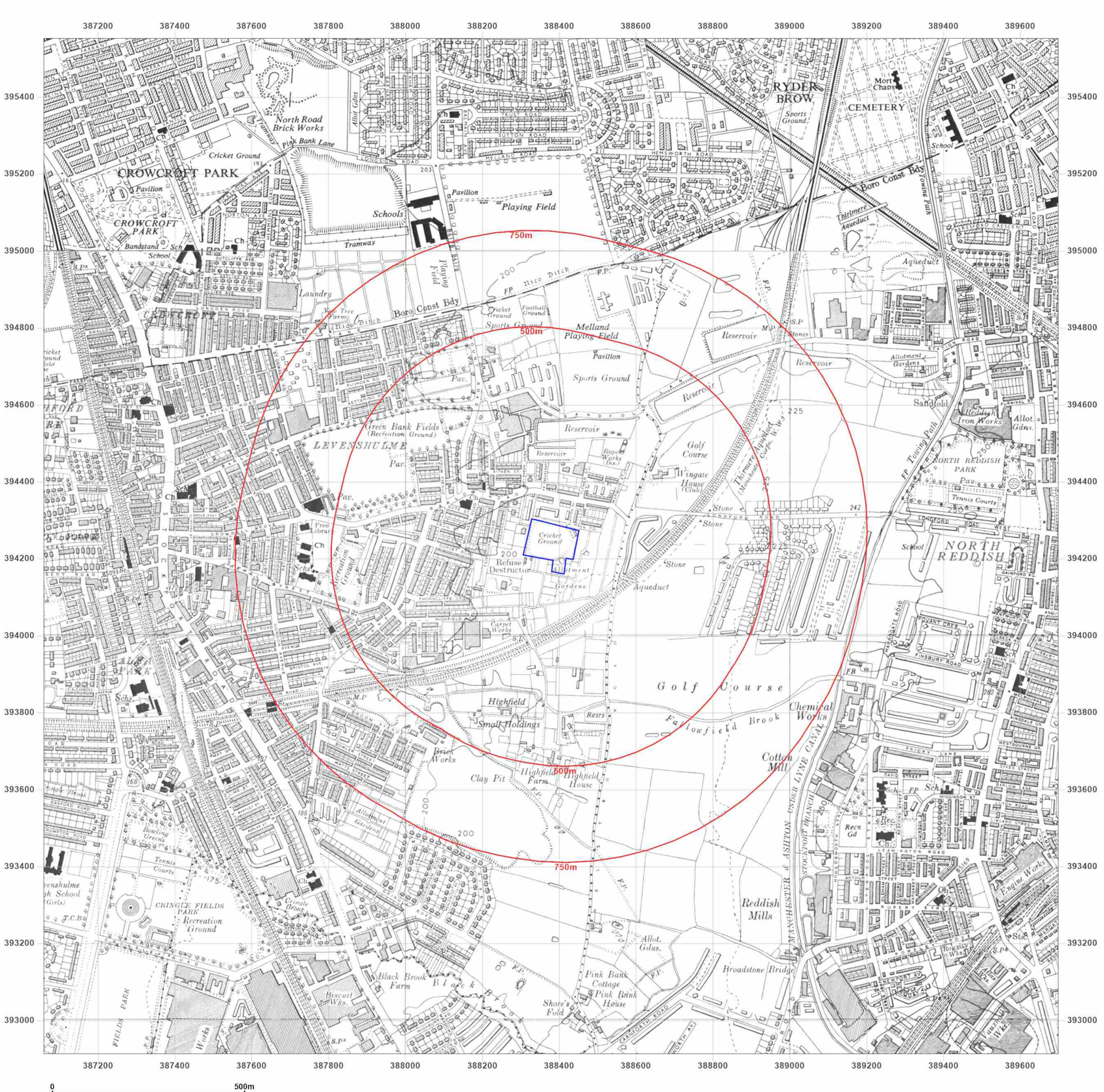
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Site Details:

Elsa Road, Elsa Road

Client Ref: EMS_1054463_1319599
Report Ref: EMS-1054463_1328886
Grid Ref: 388378, 394232

Map Name: Provisional

Map date: **1955-1956**

Scale: 1:10,560

Printed at: 1:10,560

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

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

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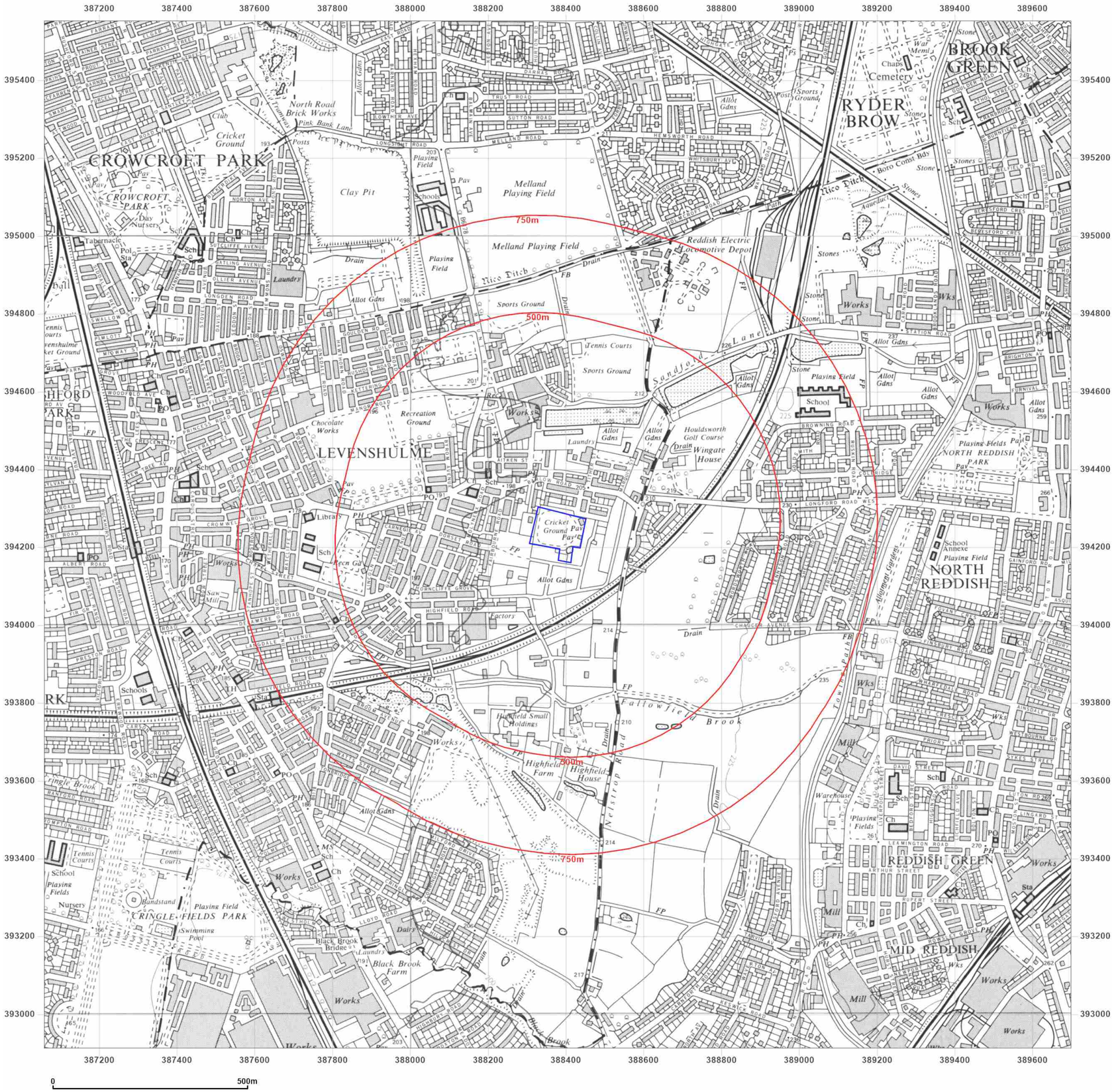
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Client Ref: EMS_1054463_1319599
Report Ref: EMS-1054463_1328886
Grid Ref: 388378, 394232

Map Name: Provisional

Map date: **1965-1968**

Scale: 1:10,560

Printed at: 1:10,560

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

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

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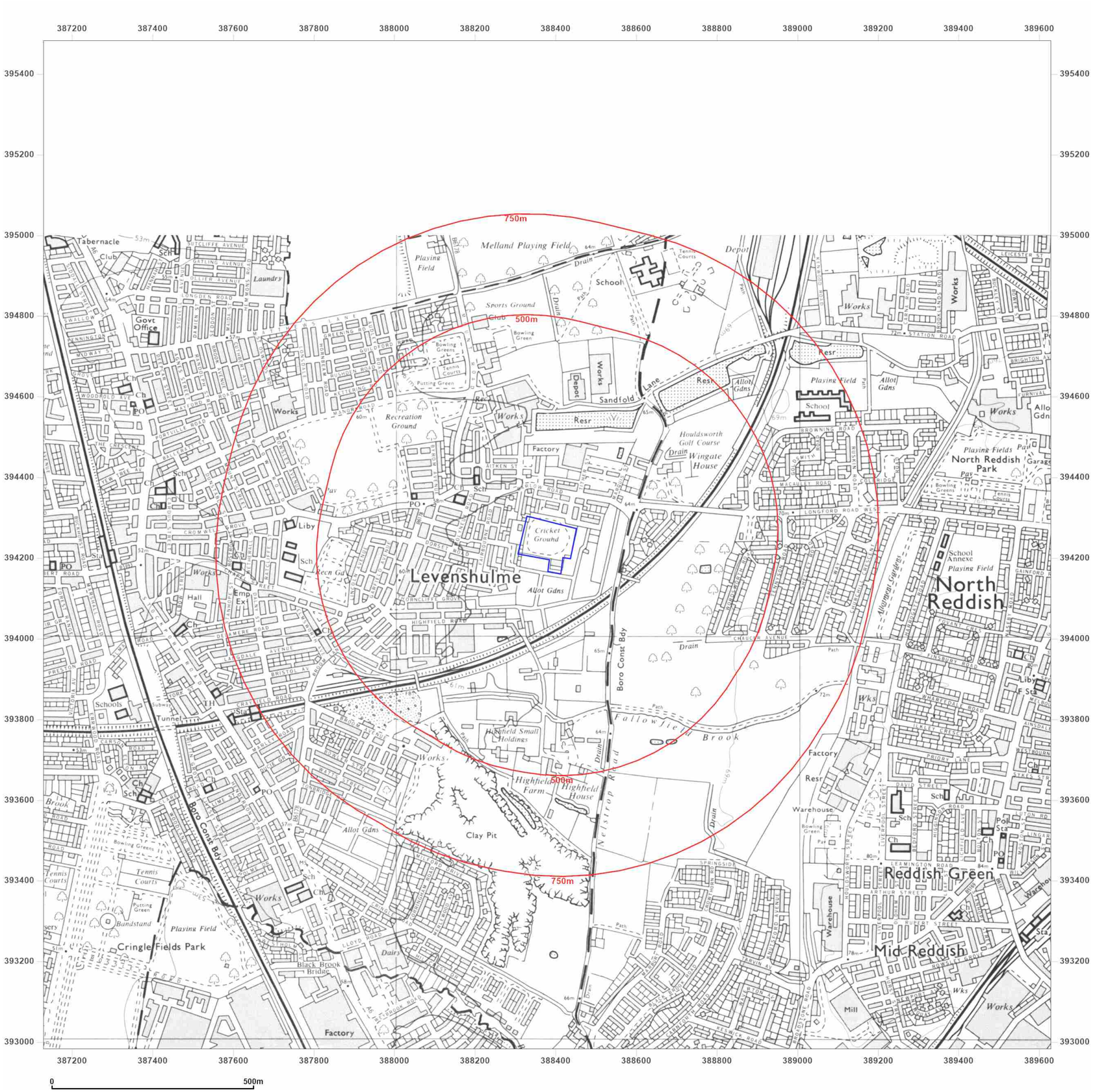
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Site Details:

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Client Ref: EMS_1054463_1319599
Report Ref: EMS-1054463_1328886
Grid Ref: 388378, 394232

Map Name: National Grid

Map date: **1976**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
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Surveyed 1974
Revised 1975
Edition N/A
Copyright 1976
Levelled 1964

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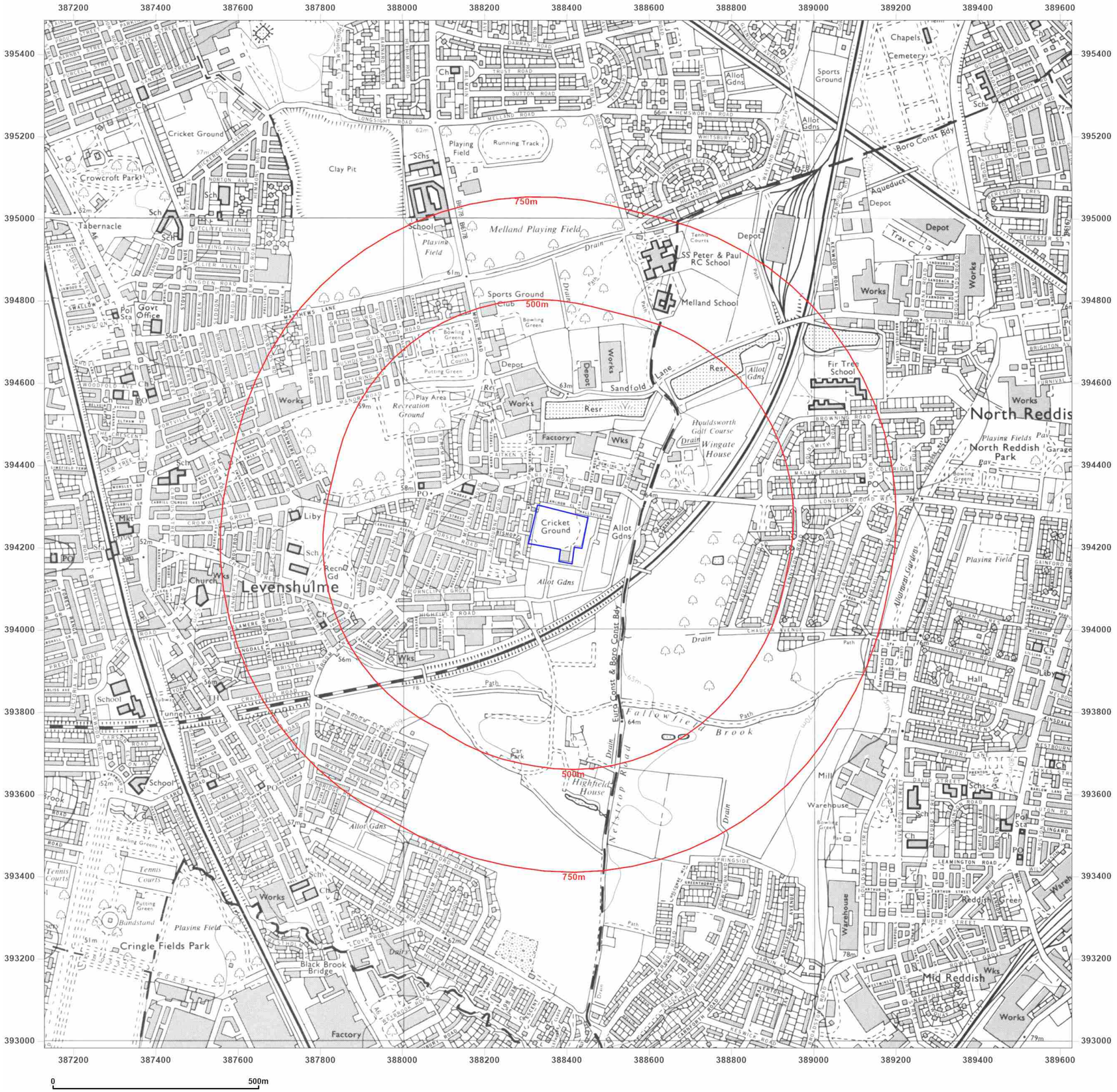
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Site Details:

Elsa Road, Elsa Road

Client Ref: EMS_1054463_1319599
Report Ref: EMS-1054463_1328886
Grid Ref: 388378, 394232

Map Name: National Grid

Map date: **1981-1983**

Scale: 1:10,000

Printed at: 1:10,000

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

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

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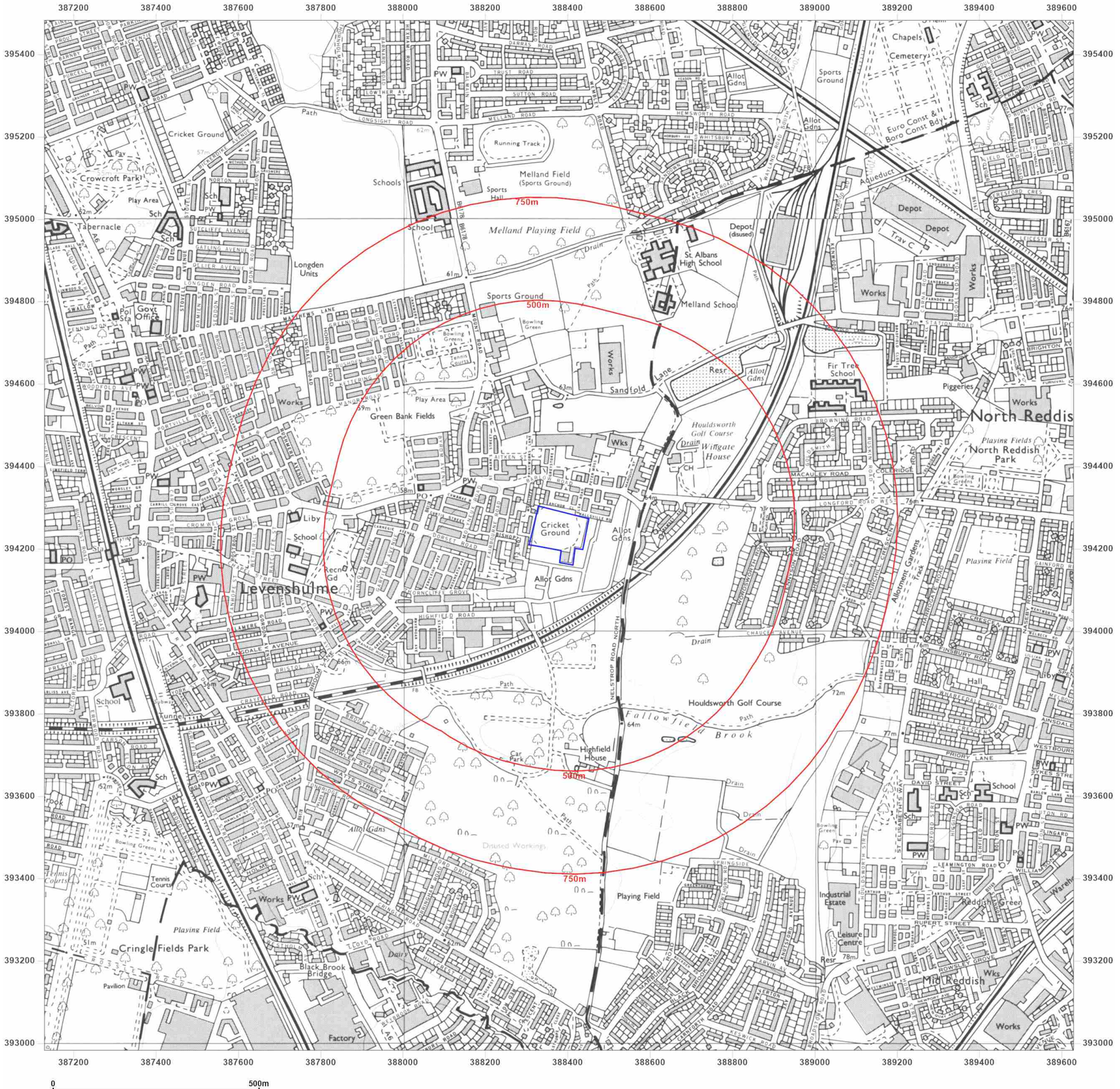
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Site Details:

Elsa Road, Elsa Road

Client Ref: EMS_1054463_1319599
Report Ref: EMS-1054463_1328886
Grid Ref: 388378, 394232

Map Name: National Grid

Map date: **1985-1989**

Scale: 1:10,000

Printed at: 1:10,000

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

Surveyed 1986
Revised 1989
Edition N/A
Copyright N/A
Levelled N/A

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Elsa Road, Elsa Road

Client Ref: EMS_1054463_1319599
Report Ref: EMS-1054463_1328886
Grid Ref: 388378, 394232

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

N
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2001

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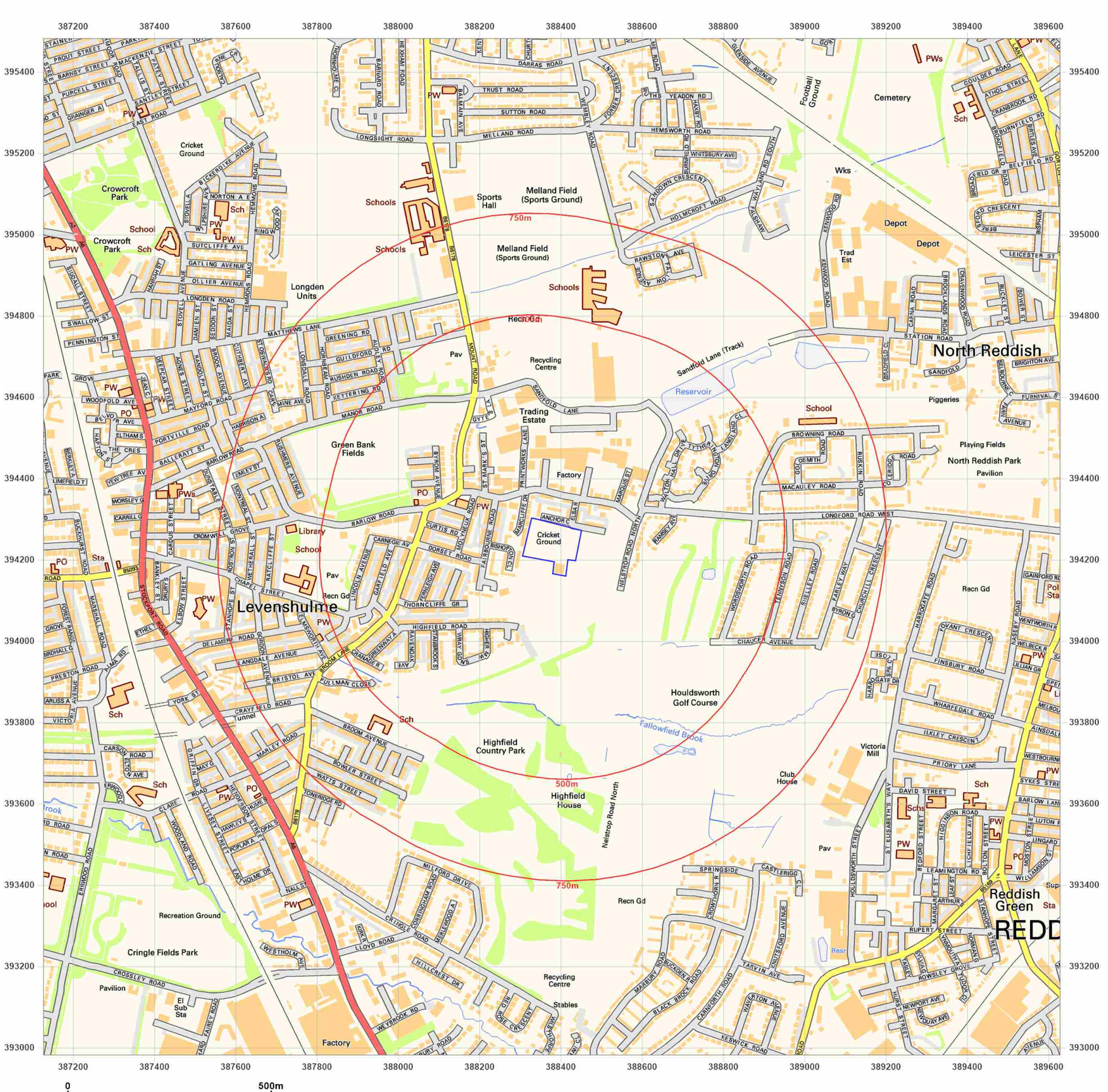
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Site Details:

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Client Ref: EMS_1054463_1319599
Report Ref: EMS-1054463_1328886
Grid Ref: 388378, 394232

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
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2010

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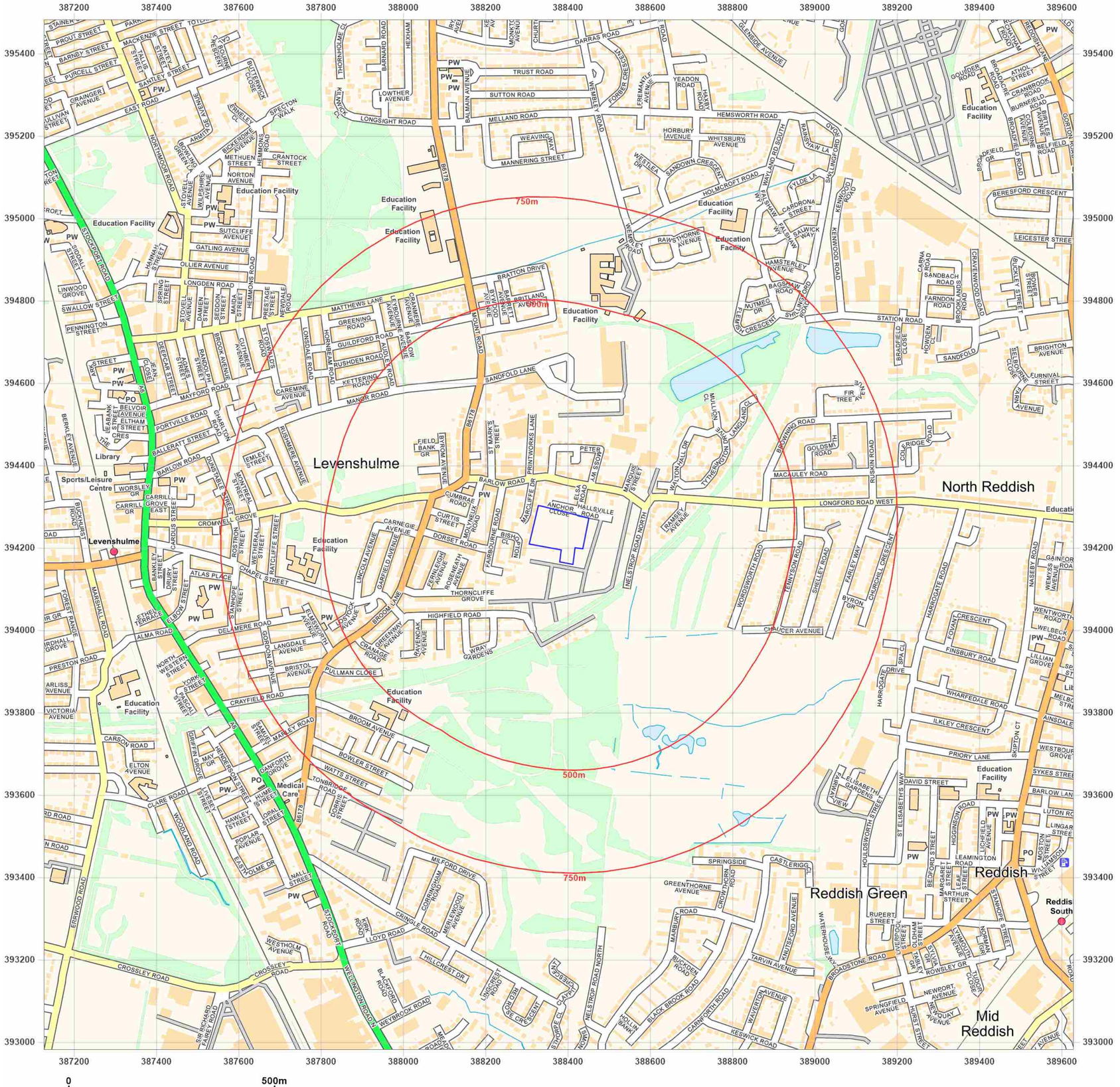
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Elsa Road, Elsa Road

Client Ref: EMS_1054463_1319599
Report Ref: EMS-1054463_1328886
Grid Ref: 388378, 394232

Map Name: National Grid

Map date: **2025**

Scale: 1:10,000

Printed at: 1:10,000

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2025

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Appendix C
Environmental Data Report

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

Elsa Road, Elsa Road

Order Details

Date: 03/10/2025

Your ref: EMS_1054463_1319599

Our Ref: EMS-1054463_1328887

Site Details

Location: 388379 394239

Area: 1.26 ha

Authority: Manchester City Council ↗



Summary of findings p. 2 >

OS MasterMap site plan p.14 >

Aerial image p. 9 >

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	1	64	56	-
20 >	1.2 >	Historical tanks >	0	1	3	6	-
21 >	1.3 >	Historical energy features >	0	0	2	6	-
21	1.4	Historical petrol stations	0	0	0	0	-
22 >	1.5 >	Historical garages >	0	0	4	3	-
22	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
23 >	2.1 >	Historical industrial land uses >	0	1	92	75	-
30 >	2.2 >	Historical tanks >	0	1	3	6	-
30 >	2.3 >	Historical energy features >	0	0	7	12	-
31	2.4	Historical petrol stations	0	0	0	0	-
31 >	2.5 >	Historical garages >	0	0	6	3	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
33	3.1	Active or recent landfill	0	0	0	0	-
33	3.2	Historical landfill (BGS records)	0	0	0	0	-
34	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
34 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	1	1	-
34 >	3.5 >	Historical waste sites >	0	1	12	4	-
38 >	3.6 >	Licensed waste sites >	0	0	13	12	-
45 >	3.7 >	Waste exemptions >	0	0	19	24	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
49 >	4.1 >	Recent industrial land uses >	0	0	14	-	-
50	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
51 >	4.3 >	Current or recent petrol stations >	0	0	1	0	-
51	4.4	Electricity cables	0	0	0	0	-
51	4.5	Gas pipelines	0	0	0	0	-

51 >	4.6 >	Sites determined as Contaminated Land >	0	0	0	1	-
52	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
52	4.8	Regulated explosive sites	0	0	0	0	-
52	4.9	Hazardous substance storage/usage	0	0	0	0	-
52	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
52	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
53 >	4.12 >	Licensed pollutant release (Part A(2)/B) >	0	0	2	0	-
53	4.13	Radioactive Substance Authorisations	0	0	0	0	-
53	4.14	Licensed Discharges to controlled waters	0	0	0	0	-
53	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
54	4.16	Pollutant release to public sewer	0	0	0	0	-
54	4.17	List 1 Dangerous Substances	0	0	0	0	-
54	4.18	List 2 Dangerous Substances	0	0	0	0	-
54 >	4.19 >	Pollution Incidents (EA/NRW) >	0	0	1	13	-
56	4.20	Pollution inventory substances	0	0	0	0	-
56	4.21	Pollution inventory waste transfers	0	0	0	0	-
56	4.22	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
57 >	5.1 >	Superficial aquifer >	Identified (within 500m)				
58 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
59 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
60	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
60	5.5	Groundwater vulnerability- local information	None (within 0m)				
61 >	5.6 >	Groundwater abstractions >	0	0	0	3	9
65	5.7	Surface water abstractions	0	0	0	0	0
65	5.8	Potable abstractions	0	0	0	0	0
65	5.9	Source Protection Zones	0	0	0	0	-
65	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m

66 >	6.1 >	Water Network (OS MasterMap) >	0	0	4	-	-
67 >	6.2 >	Surface water features >	0	0	2	-	-
67 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
68 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
68 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
69	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
69	7.2	Historical Flood Events	0	0	0	-	-
69	7.3	Flood Defences	0	0	0	-	-
70	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
70	7.5	Flood Storage Areas	0	0	0	-	-
71	7.6	Flood Zone 2	None (within 50m)				
71	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
72 >	8.1 >	Surface water flooding >	1 in 30 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
74 >	9.1 >	Groundwater flooding >	Moderate (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
75	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
76	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
76	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
76	10.4	Special Protection Areas (SPA)	0	0	0	0	0
76	10.5	National Nature Reserves (NNR)	0	0	0	0	0
77 >	10.6 >	Local Nature Reserves (LNR) >	0	0	1	0	0
77	10.7	Designated Ancient Woodland	0	0	0	0	0
77	10.8	Biosphere Reserves	0	0	0	0	0
77	10.9	Forest Parks	0	0	0	0	0
78	10.10	Marine Conservation Zones	0	0	0	0	0
78 >	10.11 >	Green Belt >	0	0	0	0	1

78	10.12	Proposed Ramsar sites	0	0	0	0	0
78	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
79	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
79	10.15	Nitrate Sensitive Areas	0	0	0	0	0
79	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
80	10.17	SSSI Impact Risk Zones	0	-	-	-	-
80	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
81	11.1	World Heritage Sites	0	0	0	-	-
82	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
82	11.3	National Parks	0	0	0	-	-
82 >	**11.4 >**	**Listed Buildings >**	0	0	1	-	-
83	11.5	Conservation Areas	0	0	0	-	-
83	11.6	Scheduled Ancient Monuments	0	0	0	-	-
83	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	**Agricultural designations >**	On site	0-50m	50-250m	250-500m	500-2000m
84 >	**12.1 >**	**Agricultural Land Classification >**	Urban (within 250m)				
85	12.2	Open Access Land	0	0	0	-	-
85	12.3	Tree Felling Licences	0	0	0	-	-
85	12.4	Environmental Stewardship Schemes	0	0	0	-	-
85	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
86	13.1	Priority Habitat Inventory	0	0	0	-	-
86	13.2	Habitat Networks	0	0	0	-	-
86	13.3	Open Mosaic Habitat	0	0	0	-	-
86	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
87 >	**14.1 >**	**10k Availability >**	Identified (within 500m)				
88 >	**14.2 >**	**Artificial and made ground (10k) >**	0	0	5	9	-

90 >	14.3 >	Superficial geology (10k) >	1	0	0	0	-
91	14.4	Landslip (10k)	0	0	0	0	-
92 >	14.5 >	Bedrock geology (10k) >	1	0	0	0	-
93 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	0	2	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
94 >	15.1 >	50k Availability >	Identified (within 500m)				
95	15.2	Artificial and made ground (50k)	0	0	0	0	-
95	15.3	Artificial ground permeability (50k)	0	0	-	-	-
96 >	15.4 >	Superficial geology (50k) >	1	0	0	1	-
97 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
97	15.6	Landslip (50k)	0	0	0	0	-
97	15.7	Landslip permeability (50k)	None (within 50m)				
98 >	15.8 >	Bedrock geology (50k) >	1	0	0	1	-
99 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
99 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	0	2	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
100 >	16.1 >	BGS Boreholes >	0	0	3	-	-
Page	Section	Natural ground subsidence >					
102 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
103 >	17.2 >	Running sands >	Very low (within 50m)				
104 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
105 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
106 >	17.5 >	Landslides >	Very low (within 50m)				
107 >	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
109 >	18.1 >	BritPits >	0	0	0	1	-
110 >	18.2 >	Surface ground workings >	0	3	90	-	-
114 >	18.3 >	Underground workings >	0	0	0	0	3
114	18.4	Underground mining extents	0	0	0	0	-

114 >	18.5 >	Historical Mineral Planning Areas >	0	0	0	1	-
115	18.6	Non-coal mining	0	0	0	0	0
115 >	18.7 >	JPB mining areas >	Identified (within 0m)				
115	18.8	The Coal Authority non-coal mining	0	0	0	0	-
115	18.9	Researched mining	0	0	0	0	-
116	18.10	Mining record office plans	0	0	0	0	-
116	18.11	BGS mine plans	0	0	0	0	-
116	18.12	Coal mining	None (within 0m)				
116	18.13	Brine areas	None (within 0m)				
116	18.14	Gypsum areas	None (within 0m)				
117	18.15	Tin mining	None (within 0m)				
117	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
118	19.1	Natural cavities	0	0	0	0	-
118	19.2	Mining cavities	0	0	0	0	0
118	19.3	Reported recent incidents	0	0	0	0	-
118	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
120 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
122 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	1	-	-	-
122	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
122	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m
123	22.1	Underground railways (London)	0	0	0	-	-
123	22.2	Underground railways (Non-London)	0	0	0	-	-
124	22.3	Railway tunnels	0	0	0	-	-
124 >	22.4 >	Historical railway and tunnel features >	0	0	8	-	-
124	22.5	Royal Mail tunnels	0	0	0	-	-

125 >	22.6 >	Historical railways >	0	0	2	-	-
125	22.7	Railways	0	0	0	-	-
125	22.8	Crossrail 2	0	0	0	0	-
125	22.9	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 07/04/2023

Site Area: 1.26ha

Recent site history - 2022 aerial photograph



Capture Date: 18/10/2022

Site Area: 1.26ha

Recent site history - 2015 aerial photograph



Capture Date: 11/06/2015

Site Area: 1.26ha

Recent site history - 2009 aerial photograph



Capture Date: 02/06/2009

Site Area: 1.26ha

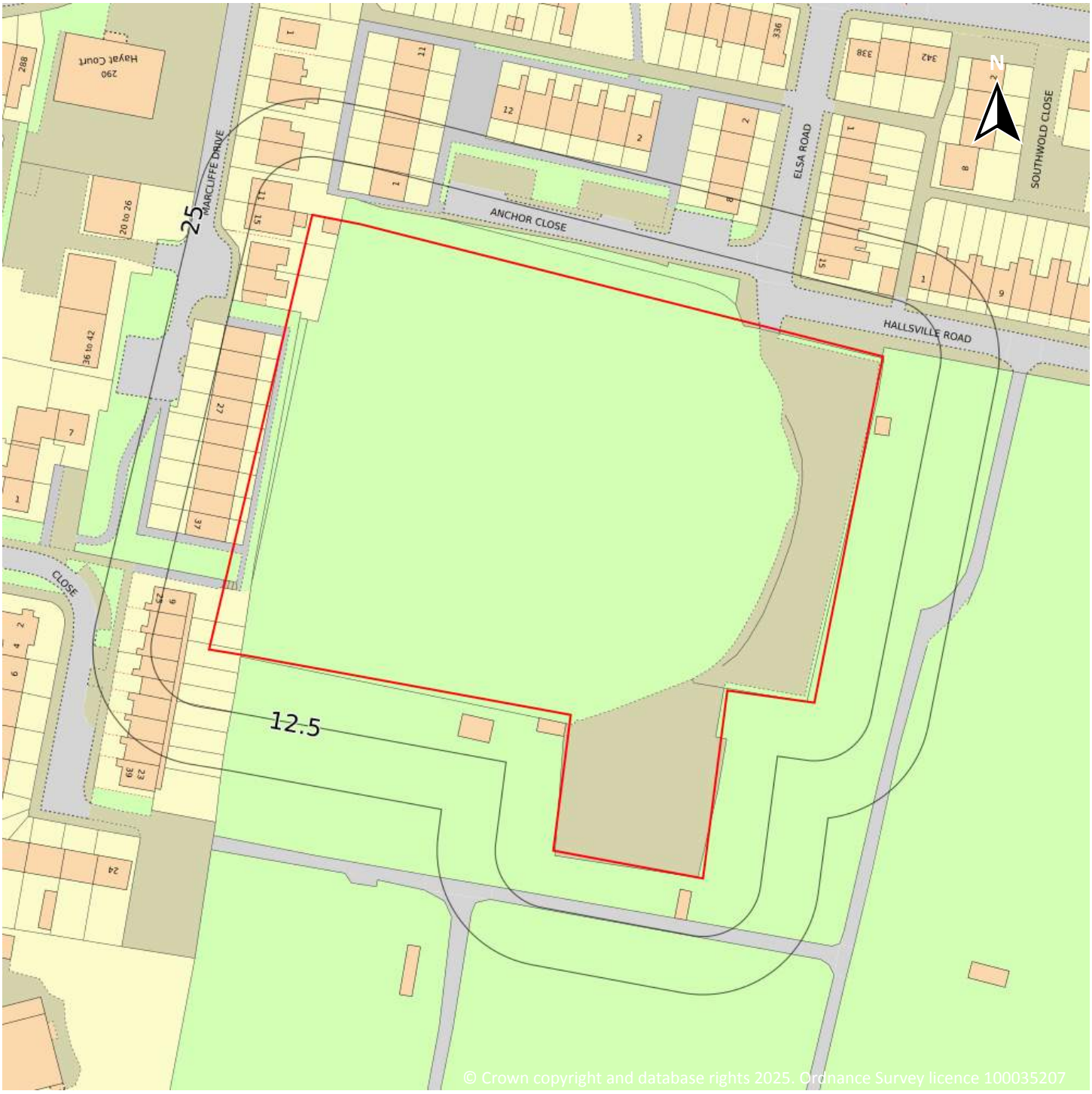
Recent site history - 2000 aerial photograph



Capture Date: 19/06/2000

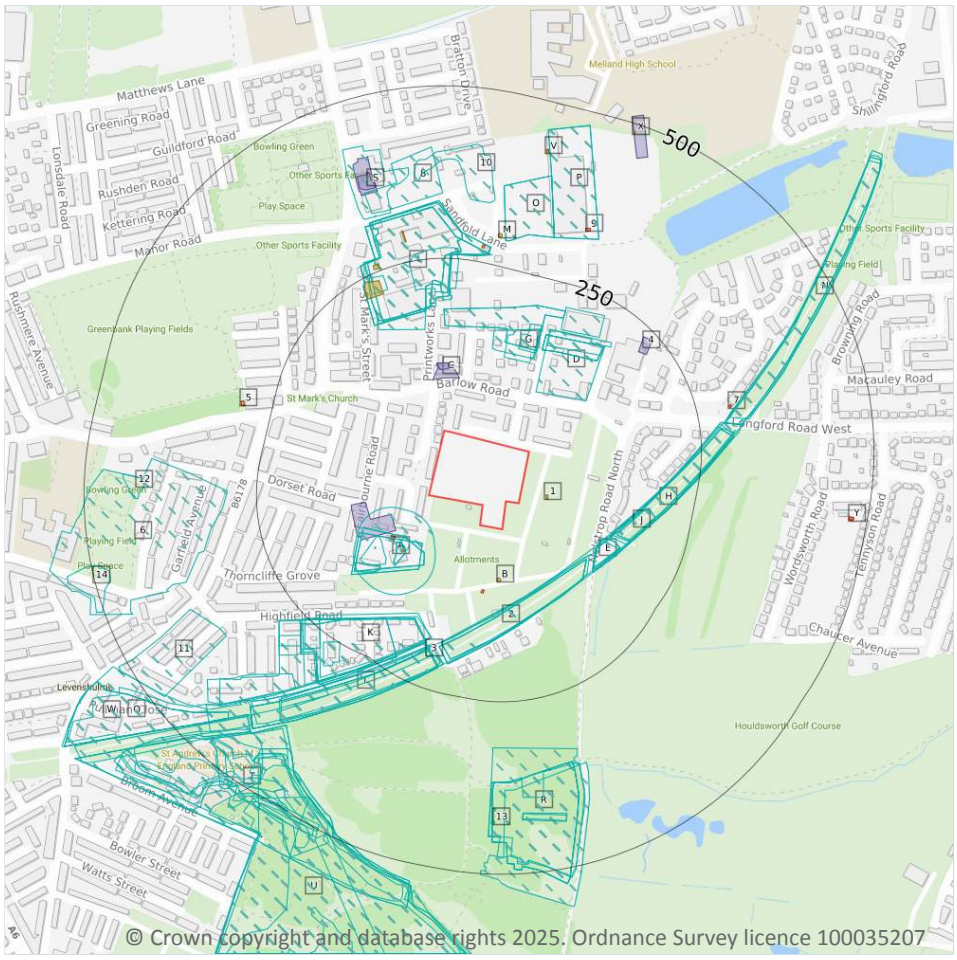
Site Area: 1.26ha

OS MasterMap site plan



Site Area: 1.26ha

1 Past land use



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1.1 Historical industrial land uses

Records within 500m	121

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	32m SW	Refuse Destructor	1955	1006013

ID	Location	Land use	Dates present	Group ID
A	69m SW	Refuse Destructor	1907	893281
A	69m SW	Refuse Destructor	1907	970710
A	70m S	Refuse Destructor	1905	864743
A	70m S	Refuse Destructor	1916 - 1938	940826
A	71m SW	Unspecified Ground Workings	1955	814041
A	80m SW	Unspecified Pit	1905	872638
A	80m SW	Unspecified Pit	1916 - 1923	932347
D	87m N	Rope Works	1907	953327
A	94m SW	Unspecified Ground Workings	1955	814040
E	99m SE	Cuttings	1907	971819
2	100m SE	Cuttings	1907	869162
F	101m SE	Cuttings	1955 - 1989	951958
F	103m SE	Cuttings	1916 - 1938	930592
F	103m SE	Cuttings	1905	966887
F	103m SE	Cuttings	1892	982998
G	124m N	Laundry	1905 - 1907	968377
A	125m SW	Unspecified Pit	1923	864482
A	125m SW	Unspecified Pit	1905	915898
E	129m SE	Cuttings	1916	913118
E	129m SE	Cuttings	1976	866649
E	129m SE	Cuttings	1955	952345
E	129m SE	Cuttings	1965	989778
H	130m SE	Cuttings	1905	866644
H	130m SE	Cuttings	1923 - 1938	950284
H	130m SE	Cuttings	1892	982358
G	131m N	Disused Rope Works	1955	826616
H	141m E	Cuttings	1916	912274
G	141m N	Laundry	1965	978646

ID	Location	Land use	Dates present	Group ID
H	142m E	Cuttings	1955	975189
G	145m N	Unspecified Factory	1983	877721
G	145m N	Unspecified Factory	1976	902665
D	148m N	Disused Rope Works	1905	859950
D	148m N	Disused Rope Works	1934 - 1938	905143
D	148m N	Rope Works	1916 - 1923	961998
I	149m N	Print Works	1907	973465
J	149m E	Cuttings	1965	873082
J	149m E	Cuttings	1976	876905
D	156m N	Rope Works	1907	860716
K	156m SW	Carpet Works	1955	989437
K	161m SW	Unspecified Factory	1965	857102
K	165m SW	Carpet Works	1934	869838
K	165m SW	Carpet Works	1938	943490
K	167m SW	Carpet Works	1916	1009575
I	175m N	Unspecified Works	1916 - 1938	861516
I	175m N	Print Works	1892	876554
I	175m N	Print Works	1905	893149
I	177m N	Print Works	1907	957355
I	178m N	Unspecified Works	1983	905188
I	178m N	Unspecified Works	1965 - 1976	967281
D	183m N	Unspecified Works	1983 - 1989	883073
L	185m S	Cuttings	1907	874754
K	187m SW	Railway Sidings	1916	873787
L	187m S	Cuttings	1955 - 1989	944675
K	189m S	Carpet Works	1905	882903
K	189m S	Carpet Works	1923	1004417
I	190m N	Print Works	1849	1005889

ID	Location	Land use	Dates present	Group ID
L	194m SW	Cuttings	1905	921482
L	194m SW	Cuttings	1892	994259
L	194m SW	Cuttings	1916 - 1938	1007102
L	195m S	Railway Sidings	1907	1002223
3	196m SW	Railway Building	1916	853884
I	221m N	Filler Tanks	1907	806570
K	238m SW	Iron Works	1907	808492
K	249m SW	Carpet Works	1907	933468
K	260m SW	Unspecified Works	1934	954264
K	275m SW	Railway Sidings	1934 - 1938	963507
N	287m E	Cuttings	1892	900086
N	287m E	Cuttings	1916 - 1955	902742
N	287m E	Cuttings	1905	937838
O	288m N	Unspecified Depot	1976	893971
O	288m N	Unspecified Depot	1983	943563
6	292m W	Brick Works	1892	818416
N	293m E	Cuttings	1907	885391
P	310m N	Unspecified Works	1976	956643
P	310m N	Unspecified Works	1983 - 1989	963577
Q	314m SW	Railway Sidings	1955	901972
R	317m S	Bleach and Dye works	1907	818145
S	325m N	Print Works	1923	816923
K	326m SW	Unspecified Works	1983	902580
8	330m N	Unspecified Depot	1983	821094
10	337m N	Unspecified Pit	1892	828599
R	352m S	Disused Bleach Works	1905	886533
R	352m S	Bleach Works	1916 - 1923	934066
R	352m S	Disused Bleach Works	1934 - 1938	992583

ID	Location	Land use	Dates present	Group ID
R	352m S	Bleach Works	1892	994923
R	355m S	Dye Works	1907	852877
11	357m SW	Iron Works	1905	808491
R	359m S	Bleach Works	1849	931733
T	392m SW	Brick Works	1916 - 1923	928177
T	392m SW	Brick Works	1905	943057
K	398m SW	Cuttings	1955	937127
T	399m SW	Brick Works	1934 - 1938	987060
R	412m S	Filter Beds	1907	864790
12	413m W	Unspecified Pit	1892	828601
K	413m SW	Cuttings	1905 - 1938	981977
R	413m S	Filter Beds	1907	1008019
Q	415m SW	Cuttings	1892	921779
T	420m SW	Brick Field	1955	806736
U	420m SW	Clay Pit	1955	901726
13	423m S	Unspecified Tank	1907	849656
W	428m SW	Railway Sidings	1923 - 1934	911177
W	428m SW	Railway Sidings	1938	916643
W	428m SW	Railway Sidings	1905	998294
T	429m SW	Refuse Heap	1976	886183
T	430m SW	Unspecified Ground Workings	1934 - 1938	996686
T	431m SW	Unspecified Pit	1916	1006793
T	433m SW	Unspecified Pit	1923	1001396
U	443m SW	Disused Workings	1989	833165
T	464m SW	Unspecified Heap	1955	842506
U	465m SW	Unspecified Works	1965 - 1976	918564
U	465m SW	Clay Pit	1976	936560
T	471m SW	Refuse Heap	1965	955754

ID	Location	Land use	Dates present	Group ID
T	475m SW	Unspecified Ground Workings	1965	813986
14	476m W	Unspecified Heap	1892	842265
T	477m SW	Unspecified Pit	1905	954959
T	492m SW	Refuse Heap	1955	923130
T	493m SW	Railway Sidings	1955	985079
T	496m SW	Refuse Heap	1934 - 1938	925146
U	497m SW	Railway Sidings	1965	857609
T	498m SW	Railway Sidings	1934 - 1938	961770

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	**10**

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
1	37m E	Unspecified Tank	1988	120855
B	71m S	Unspecified Tank	1988	120856
A	86m SW	Unspecified Tank	1956	120847
I	217m NW	Filter Tanks	1907	112760
I	253m N	Tanks	1974	110599
I	279m N	Tanks	1974	110594
M	291m N	Unspecified Tank	1992	120864
V	425m N	Unspecified Tank	1974	148830
V	425m N	Unspecified Tank	1992	155475
X	486m N	Unspecified Tank	1986	120839

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	8

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
A	77m SW	Electricity Substation	1968 - 1995	72066
B	91m S	Electricity Substation	1988	65910
M	271m N	Electricity Substation	1992	65927
5	291m W	Electricity Substation	1968 - 1995	69644
7	297m E	Electricity Substation	1995	65883
9	331m N	Electricity Substation	1986	65916
Y	474m E	Electricity Substation	1982 - 1988	83986
Y	474m E	Electricity Substation	1995	84355

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	7

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

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

ID	Location	Land use	Dates present	Group ID
A	61m SW	Garage	1988	22660
C	75m N	Garage	1982 - 1986	29114
C	89m N	Garage	1968	29182
4	215m NE	Garage	1988 - 1995	30834
S	360m N	Garage	1992	23355
S	366m N	Garage	1974	29452
X	453m N	Garage	1986	22552

This data is sourced from Ordnance Survey / Groundsure.

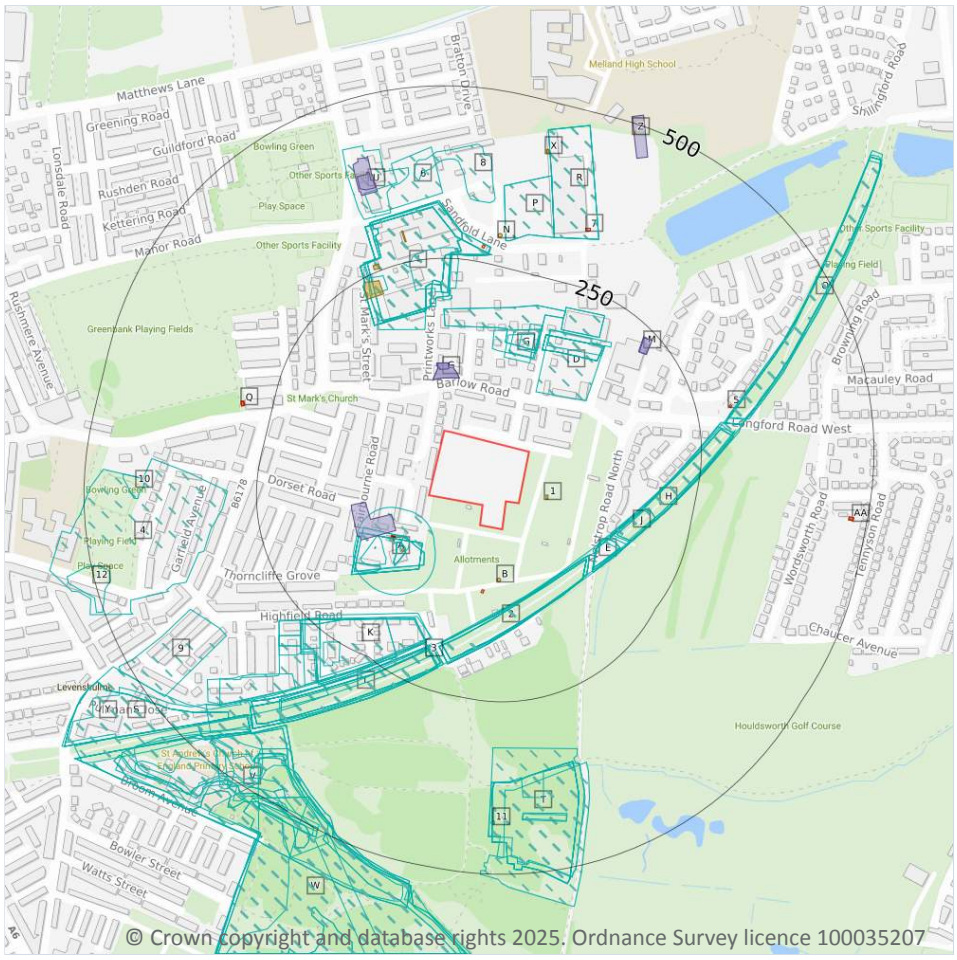
1.6 Historical military land

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	168

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 23 >**

ID	Location	Land Use	Date	Group ID
A	32m SW	Refuse Destructor	1955	1006013
A	69m SW	Refuse Destructor	1907	893281
A	69m SW	Refuse Destructor	1907	970710

ID	Location	Land Use	Date	Group ID
A	70m S	Refuse Destructor	1938	940826
A	70m S	Refuse Destructor	1934	940826
A	70m S	Refuse Destructor	1916	940826
A	70m S	Refuse Destructor	1905	864743
A	70m S	Refuse Destructor	1923	940826
A	71m SW	Unspecified Ground Workings	1955	814041
A	80m SW	Unspecified Pit	1916	932347
A	80m SW	Unspecified Pit	1905	872638
A	80m SW	Unspecified Pit	1923	932347
D	87m N	Rope Works	1907	953327
A	94m SW	Unspecified Ground Workings	1955	814040
E	99m SE	Cuttings	1907	971819
2	100m SE	Cuttings	1907	869162
F	101m SE	Cuttings	1976	951958
F	101m SE	Cuttings	1983	951958
F	101m SE	Cuttings	1989	951958
F	101m SE	Cuttings	1955	951958
F	101m SE	Cuttings	1965	951958
F	103m SE	Cuttings	1923	930592
F	103m SE	Cuttings	1938	930592
F	103m SE	Cuttings	1934	930592
F	103m SE	Cuttings	1916	930592
F	103m SE	Cuttings	1905	966887
F	103m SE	Cuttings	1892	982998
G	124m N	Laundry	1905	968377
A	125m SW	Unspecified Pit	1905	915898
A	125m SW	Unspecified Pit	1923	864482
E	129m SE	Cuttings	1916	913118

ID	Location	Land Use	Date	Group ID
E	129m SE	Cuttings	1976	866649
E	129m SE	Cuttings	1955	952345
E	129m SE	Cuttings	1965	989778
H	130m SE	Cuttings	1923	950284
H	130m SE	Cuttings	1938	950284
H	130m SE	Cuttings	1934	950284
H	130m SE	Cuttings	1905	866644
H	130m SE	Cuttings	1892	982358
G	131m N	Disused Rope Works	1955	826616
G	133m N	Laundry	1907	968377
H	141m E	Cuttings	1916	912274
G	141m N	Laundry	1965	978646
H	142m E	Cuttings	1955	975189
G	145m N	Unspecified Factory	1976	902665
G	145m N	Unspecified Factory	1983	877721
D	148m N	Disused Rope Works	1938	905143
D	148m N	Disused Rope Works	1934	905143
D	148m N	Rope Works	1916	961998
D	148m N	Disused Rope Works	1905	859950
D	148m N	Rope Works	1923	961998
I	149m N	Print Works	1907	973465
J	149m E	Cuttings	1976	876905
J	149m E	Cuttings	1965	873082
D	156m N	Rope Works	1907	860716
K	156m SW	Carpet Works	1955	989437
K	161m SW	Unspecified Factory	1965	857102
K	165m SW	Carpet Works	1938	943490
K	165m SW	Carpet Works	1934	869838

ID	Location	Land Use	Date	Group ID
K	167m SW	Carpet Works	1916	1009575
I	175m N	Unspecified Works	1938	861516
I	175m N	Unspecified Works	1934	861516
I	175m N	Unspecified Works	1916	861516
I	175m N	Print Works	1905	893149
I	175m N	Print Works	1892	876554
I	175m N	Unspecified Works	1923	861516
I	177m N	Print Works	1907	957355
I	178m N	Unspecified Works	1976	967281
I	178m N	Unspecified Works	1983	905188
I	178m N	Unspecified Works	1965	967281
D	183m N	Unspecified Works	1983	883073
D	183m N	Unspecified Works	1989	883073
L	185m S	Cuttings	1907	874754
K	187m SW	Railway Sidings	1916	873787
L	187m S	Cuttings	1976	944675
L	187m S	Cuttings	1983	944675
L	187m S	Cuttings	1989	944675
L	187m S	Cuttings	1955	944675
L	187m S	Cuttings	1965	944675
K	189m S	Carpet Works	1905	882903
K	189m S	Carpet Works	1923	1004417
I	190m N	Print Works	1849	1005889
L	194m SW	Cuttings	1923	1007102
L	194m SW	Cuttings	1938	1007102
L	194m SW	Cuttings	1934	1007102
L	194m SW	Cuttings	1916	1007102
L	194m SW	Cuttings	1905	921482

ID	Location	Land Use	Date	Group ID
L	194m SW	Cuttings	1892	994259
L	195m S	Railway Sidings	1907	1002223
3	196m SW	Railway Building	1916	853884
I	221m N	Filler Tanks	1907	806570
K	238m SW	Iron Works	1907	808492
K	249m SW	Carpet Works	1907	933468
K	260m SW	Unspecified Works	1934	954264
K	275m SW	Railway Sidings	1938	963507
K	275m SW	Railway Sidings	1934	963507
O	287m E	Cuttings	1923	902742
O	287m E	Cuttings	1938	902742
O	287m E	Cuttings	1934	902742
O	287m E	Cuttings	1916	902742
O	287m E	Cuttings	1905	937838
O	287m E	Cuttings	1892	900086
P	288m N	Unspecified Depot	1976	893971
P	288m N	Unspecified Depot	1983	943563
O	292m E	Cuttings	1955	902742
4	292m W	Brick Works	1892	818416
O	293m E	Cuttings	1907	885391
R	310m N	Unspecified Works	1976	956643
R	310m N	Unspecified Works	1983	963577
R	310m N	Unspecified Works	1989	963577
S	314m SW	Railway Sidings	1955	901972
T	317m S	Bleach and Dye works	1907	818145
U	325m N	Print Works	1923	816923
K	326m SW	Unspecified Works	1983	902580
6	330m N	Unspecified Depot	1983	821094

ID	Location	Land Use	Date	Group ID
8	337m N	Unspecified Pit	1892	828599
T	352m S	Disused Bleach Works	1938	992583
T	352m S	Disused Bleach Works	1934	992583
T	352m S	Bleach Works	1916	934066
T	352m S	Disused Bleach Works	1905	886533
T	352m S	Bleach Works	1892	994923
T	352m S	Bleach Works	1923	934066
T	355m S	Dye Works	1907	852877
9	357m SW	Iron Works	1905	808491
T	359m S	Bleach Works	1849	931733
V	392m SW	Brick Works	1916	928177
V	392m SW	Brick Works	1905	943057
V	392m SW	Brick Works	1923	928177
K	398m SW	Cuttings	1955	937127
V	399m SW	Brick Works	1938	987060
V	399m SW	Brick Works	1934	987060
T	412m S	Filter Beds	1907	864790
10	413m W	Unspecified Pit	1892	828601
K	413m SW	Cuttings	1923	981977
K	413m SW	Cuttings	1938	981977
K	413m SW	Cuttings	1934	981977
K	413m SW	Cuttings	1916	981977
K	413m SW	Cuttings	1905	981977
T	413m S	Filter Beds	1907	1008019
S	415m SW	Cuttings	1892	921779
V	420m SW	Brick Field	1955	806736
W	420m SW	Clay Pit	1955	901726
11	423m S	Unspecified Tank	1907	849656

ID	Location	Land Use	Date	Group ID
Y	428m SW	Railway Sidings	1938	916643
Y	428m SW	Railway Sidings	1934	911177
Y	428m SW	Railway Sidings	1905	998294
Y	428m SW	Railway Sidings	1923	911177
V	429m SW	Refuse Heap	1976	886183
V	430m SW	Unspecified Ground Workings	1938	996686
V	430m SW	Unspecified Ground Workings	1934	996686
V	431m SW	Unspecified Pit	1916	1006793
V	433m SW	Unspecified Pit	1923	1001396
W	443m SW	Disused Workings	1989	833165
V	464m SW	Unspecified Heap	1955	842506
W	465m SW	Clay Pit	1976	936560
W	465m SW	Unspecified Works	1976	918564
W	465m SW	Unspecified Works	1965	918564
V	471m SW	Refuse Heap	1965	955754
V	475m SW	Unspecified Ground Workings	1965	813986
12	476m W	Unspecified Heap	1892	842265
V	477m SW	Unspecified Pit	1905	954959
V	492m SW	Refuse Heap	1955	923130
V	493m SW	Railway Sidings	1955	985079
V	496m SW	Refuse Heap	1938	925146
V	496m SW	Refuse Heap	1934	925146
W	497m SW	Railway Sidings	1965	857609
V	498m SW	Railway Sidings	1938	961770
V	498m SW	Railway Sidings	1934	961770

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	10

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 23 >**

ID	Location	Land Use	Date	Group ID
1	37m E	Unspecified Tank	1988	120855
B	71m S	Unspecified Tank	1988	120856
A	86m SW	Unspecified Tank	1956	120847
I	217m NW	Filter Tanks	1907	112760
I	253m N	Tanks	1974	110599
I	279m N	Tanks	1974	110594
N	291m N	Unspecified Tank	1992	120864
X	425m N	Unspecified Tank	1974	148830
X	425m N	Unspecified Tank	1992	155475
Z	486m N	Unspecified Tank	1986	120839

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	19

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 23 >**

ID	Location	Land Use	Date	Group ID
A	77m SW	Electricity Substation	1995	72066
A	77m SW	Electricity Substation	1995	72066
A	78m SW	Electricity Substation	1968	72066
A	78m SW	Electricity Substation	1982	72066

ID	Location	Land Use	Date	Group ID
A	78m SW	Electricity Substation	1986	72066
A	78m SW	Electricity Substation	1988	72066
B	91m S	Electricity Substation	1988	65910
N	271m N	Electricity Substation	1992	65927
Q	291m W	Electricity Substation	1995	69644
Q	291m W	Electricity Substation	1995	69644
Q	291m W	Electricity Substation	1982	69644
Q	291m W	Electricity Substation	1986	69644
Q	291m W	Electricity Substation	1988	69644
Q	291m W	Electricity Substation	1968	69644
5	297m E	Electricity Substation	1995	65883
7	331m N	Electricity Substation	1986	65916
AA	474m E	Electricity Substation	1982	83986
AA	474m E	Electricity Substation	1988	83986
AA	474m E	Electricity Substation	1995	84355

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	9

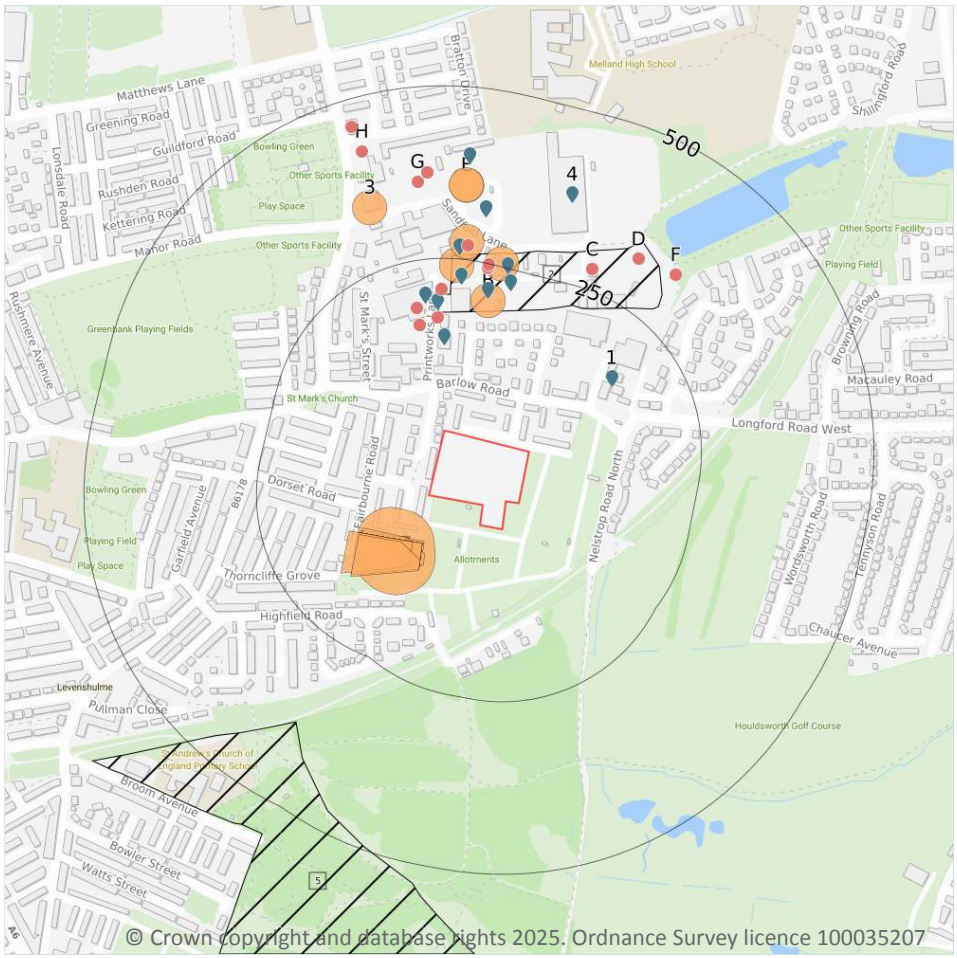
Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 23 >**

ID	Location	Land Use	Date	Group ID
A	61m SW	Garage	1988	22660
C	75m N	Garage	1986	29114
C	75m N	Garage	1982	29114
C	89m N	Garage	1968	29182
M	215m NE	Garage	1988	30834
M	215m NE	Garage	1995	30834
U	360m N	Garage	1992	23355
U	366m N	Garage	1974	29452
Z	453m N	Garage	1986	22552

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



Site Outline

Search buffers in metres (m)

Historical landfill (EA/NRW)

Historical waste sites

Licensed 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	2

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

Features are displayed on the Waste and landfill map on **page 33 >**

ID	Location	Details		
2	172m N	Site Address: Levenshulme Trading Estate, Sandford Lane, Printowork Lane, Levenshulme, Greater Manchester Licence Holder Address: Printowork Lane, Levenshulme	Waste Licence: Yes Site Reference: F050, RD/LIC/244/82 Waste Type: Industrial, Special Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 03/05/1984 Licence Surrender: -	Operator: - Licence Holder: Greensite Limited First Recorded - Last Recorded: -
5	381m SW	Site Address: Cringle Road, Manchester Licence Holder Address: -	Waste Licence: Yes Site Reference: F011, RD/RES/012/79, 4200/9709 Waste Type: Inert, Industrial, Commercial, Household, Special, Liquid sludge Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 01/10/1974 Licence Surrender: 30/04/1991	Operator: - Licence Holder: Greater Manchester Waste Disposal Authority First Recorded 01/04/1974 Last Recorded: 01/06/1979

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

3.5 Historical waste sites

Records within 500m	17

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 33 >**

ID	Location	Address	Further Details	Date
A	32m SW	Site Address: N/A	Type of Site: Refuse Destructor (B) Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1955
A	67m S	Site Address: N/A	Type of Site: Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1933
A	69m SW	Site Address: N/A	Type of Site: Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1907
A	70m S	Site Address: N/A	Type of Site: Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1905
A	70m S	Site Address: N/A	Type of Site: Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1938
A	70m S	Site Address: N/A	Type of Site: Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1934
A	70m S	Site Address: N/A	Type of Site: Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1916
A	70m S	Site Address: N/A	Type of Site: Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1923
A	72m S	Site Address: N/A	Type of Site: Corporation Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1922

ID	Location	Address	Further Details	Date
A	79m SW	Site Address: N/A	Type of Site: U.D.C. Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1907
B	173m N	Site Address: 17,Sandfold Lane, Gorton, MANCHESTER, Greater Manchester, M19 3BJ	Type of Site: Waste Recycling Centre Planning application reference: 092407/WST/2010/N2 Description: Scheme comprises change of use to waste recycling centre. An application (ref: 092407/WST/2010/N2) for detailed planning permission was granted by Manchester C.C. A detailed planning application has been granted. Data source: Historic Planning Application Data Type: Point	20/03/2011
B	216m N	Site Address: 19a,Sandfold Lane, Levenshulme, MANCHESTER, Greater Manchester, M19 3BJ	Type of Site: Recycling Centre Planning application reference: 080230/FO/2006/N2 Description: Scheme comprises proposed use of site as a recycling centre for processing of industrial, commercial and household (HCI) waste. An application (ref: 080230/FO/2006/N2) for detailed planning permission was granted by Manchester C.C. Planning decision obtained Data source: Historic Planning Application Data Type: Point	-
B	229m N	Site Address: Sandfold Lane, Sandfold Lane, Gorton, MANCHESTER, Greater Manchester, M19 3BJ	Type of Site: Waste Transfer Station Planning application reference: 52891 Description: An application (ref: 52891) for Detailed Planning permission was submitted to Manchester C.C. on 12th September 1997. Data source: Historic Planning Application Data Type: Point	-
B	251m N	Site Address: Wilkinson Skip Hire, 20 Sandfold Lane, Levenshulme, MANCHESTER, Greater Manchester, M19 3BJ	Type of Site: Recycling Facility (Conversion) Planning application reference: 082926/FO/2007/N2 Description: Scheme comprises change of use to recycling facility for commercial use and mixed builder waste and storage of segregated material. An application (ref: 082926/FO/2007/N2) for detailed planning permission was granted by Manchester C.C. Planning decisionobtained Data source: Historic Planning Application Data Type: Point	-

ID	Location	Address	Further Details	Date
3	316m N	Site Address: C B A House,Sandfold Lane, Levenshulme, MANCHESTER, Greater Manchester, M19 3BJ	Type of Site: Utilities Contractors/Recycling Yard Planning application reference: 083364/FU/2007/N2 Description: Scheme comprises change of use from factory to mixed use including utilities contractors/recycling yard with associated processing operator to provide secondary aggregates. An application (ref: 083364/FU/2007/N2) for detailed planning permission was granted by Manchester C.C. Planning decision obtained Data source: Historic Planning Application Data Type: Point	-
E	332m N	Site Address: Sandfold Lane, Levenshulme, MANCHESTER, Greater Manchester, M19 3BJ	Type of Site: Recycling Centre Planning application reference: 083803/FO/2007/N2 Description: Scheme comprises refurbishment of household waste recycling centre. An application (ref: 083803/FO/2007/N2) for detailed planning permission was granted by Manchester C.C. This is part of the PFI waste management scheme, lead 05087716 This scheme is nowcomplete. Data source: Historic Planning Application Data Type: Point	11/05/2009
E	333m N	Site Address: Sandfold Lane, Levenshulme, MANCHESTER, Greater Manchester, M19 3BJ	Type of Site: Metal Recycling Facility Planning application reference: 094018/FO/2010/N2 Description: Scheme comprises demolition of the existing buildings and comprises use of land as a scrap metal recycling centre and end of life vehicle processing centre involving construction of detached buildings including offices, vehicle service units, non-ferro storage units and vehicle de-pollution units and associated plant including grabbing arm, associated 3 metre high acoustic fence and landscape buffer zone. Construction - fencing site works. An application (ref: 094018/FO/2010/N2) for detailed planningpermission was granted by Manchester C.C. The start date, contract period and project value are for guideline only. Detailed plans approved. Data source: Historic Planning Application Data Type: Point	12/12/2011

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

3.6 Licensed waste sites

Records within 500m	25

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

Features are displayed on the Waste and landfill map on **page 33 >**

ID	Location	Details		
B	136m N	Site Name: Kwikskip Waste Management Ltd Transfer Station Site Address: Yards 8 And 9, Printworks Lane, Levenshulme, Manchester, M19 3JP Correspondence Address: Printworks Lane, Levenshulme, Manchester, M19 3JP	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: KWI001 EPR reference: - Operator: Kwikskip Waste Management Ltd Waste Management licence No: 50320 Annual Tonnage: 0	Issue Date: 30/09/2004 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
B	136m N	Site Name: Pink Skips Site Address: Unit 9 Levenshulme Trading Est, Levenshulme, Manchester, M19 3JP Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: PIN017 EPR reference: EA/EPR/EP3098LY/V002 Operator: Pink Skips (North Wales) Ltd Waste Management licence No: 50320 Annual Tonnage: 24999	Issue Date: 30/09/2004 Effective Date: 30/07/2009 Modified: 01/11/2012 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
1	160m NE	Site Name: Parts Line Site Address: 8, Marquis Street, Levenshulme, Manchester, Manchester, M19 3JZ Correspondence Address: -	Type of Site: ELV Facility Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 645552 EPR reference: EA/EPR/UP3694CK Operator: Anthony Wilson Waste Management licence No: 50280 Annual Tonnage: 2500	Issue Date: 14/05/2004 Effective Date: 14/05/2004 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Revoked

ID	Location	Details		
B	188m N	Site Name: Pink Skips Waste Transfer Station Site Address: Unit 9 Levenshulme Trading Est, Levenshulme, Manchester, Manchester, M19 3JP Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 637819 EPR reference: EA/EPR/DB3502SC Operator: A2b Skip Hire Manchester Ltd Waste Management licence No: 50320 Annual Tonnage: 24999	Issue Date: 30/09/2004 Effective Date: 13/06/2023 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
B	198m N	Site Name: Kwik Skip Site Address: Yard 9 Printworks Lane, Printworks Lane, Levenshulme, Manchester, Manchester, M19 3JP Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: 655190 EPR reference: EA/EPR/RP3692CB Operator: Gary Connor Waste Management licence No: 53599 Annual Tonnage: 0	Issue Date: 10/07/1996 Effective Date: 10/07/1996 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Expired
B	198m N	Site Name: Kwik Skip Site Address: Yard 9 Printworks Lane, Printworks Lane, Levenshulme, Manchester, Manchester, M19 3JP Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 649689 EPR reference: EA/EPR/RP3692CB Operator: Gary Connor Waste Management licence No: 53599 Annual Tonnage: 524	Issue Date: 10/07/1996 Effective Date: 10/07/1996 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Expired
B	212m N	Site Name: Inert Waste Transfer Station Site Address: Unit 17, Sandfold Lane, Gorton, Manchester, Manchester, M19 3BJ Correspondence Address: -	Type of Site: - Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: 628076 EPR reference: EA/EPR/WE0140AB Operator: A2b Skip Hire Manchester Ltd Waste Management licence No: 120809 Annual Tonnage: 0	Issue Date: 28/04/2023 Effective Date: 19/04/2023 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

ID	Location	Details		
B	226m N	Site Name: Skip It Waste Management Ltd Site Address: 19a, Sandfold Lane, Levenshulme, Manchester, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: Unknown Environmental Permitting Regulations (Waste) Licence Number: 636778 EPR reference: EA/EPR/JP3694CY Operator: Skip It Waste Management Waste Management licence No: 50479 Annual Tonnage: 0	Issue Date: 31/07/2007 Effective Date: 31/07/2007 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Expired
B	226m N	Site Name: Skip It Waste Management Ltd Site Address: 19a, Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SKI001 EPR reference: EA/EPR/JP3694CY/A001 Operator: Skip It Waste Management Waste Management licence No: 50479 Annual Tonnage: 25000	Issue Date: 31/07/2007 Effective Date: - Modified: - Surrendered Date: - Expiry Date: 13/10/2009 Cancelled Date: - Status: Expired
B	226m N	Site Name: Skip It Waste Management Ltd Site Address: 19a, Sandfold Lane, Levenshulme, Manchester, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 630100 EPR reference: EA/EPR/JP3694CY Operator: Skip It Waste Management Waste Management licence No: 50479 Annual Tonnage: 25000	Issue Date: 31/07/2007 Effective Date: 31/07/2007 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Expired

ID	Location	Details		
B	231m N	Site Name: Unit 17 Sandfold Lane Site Address: Unit 17, Sandfold Lane, Gorton, Manchester, Lancs, M19 3BJ Correspondence Address: -	Type of Site: 75kte HCI Waste TS + treatment Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: RYA005 EPR reference: EA/EPR/XP3296ET/A001 Operator: Ryans Skip Hire Ltd Waste Management licence No: 102719 Annual Tonnage: 74999	Issue Date: 11/07/2011 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
B	231m N	Site Name: Unit 17 Sandfold Lane Site Address: Unit 17, Sandfold Lane, Gorton, Manchester, M19 3BJ Correspondence Address: -	Type of Site: 75kte HCI Waste TS + treatment Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: RYA005 EPR reference: EA/EPR/XP3296ET/A001 Operator: Ryan's Skip Hire Ltd Waste Management licence No: 102719 Annual Tonnage: 74999	Issue Date: 11/07/2011 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Revoked
B	231m N	Site Name: Unit 17 Sandfold Lane Site Address: Unit 17, Sandfold Lane, Gorton, Manchester, Manchester, M19 3BJ Correspondence Address: -	Type of Site: 75kte HCI Waste TS + treatment Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 631519 EPR reference: EA/EPR/XP3296ET Operator: Ryan's Skip Hire Limited Waste Management licence No: 102719 Annual Tonnage: 74999	Issue Date: 11/07/2011 Effective Date: 11/07/2011 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Revoked
B	254m N	Site Name: Cornbrook Metal Recycling Ltd Site Address: 6, Sandfold Lane, Levenshulme, Manchester, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Metal Recycling Site (mixed MRS's) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 634728 EPR reference: EA/EPR/HP3594CW Operator: Cornbrook Metal Recycling Limited Waste Management licence No: 50337 Annual Tonnage: 0	Issue Date: 28/02/2005 Effective Date: 28/02/2005 Modified: - Surrendered Date: 28/02/2005 Expiry Date: - Cancelled Date: - Status: Surrendered

ID	Location	Details		
B	267m N	Site Name: Wilkinson Contractors Site Address: Gate 20, Sandfold Lane, Levenshulme, Manchester, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 636838 EPR reference: EA/EPR/TP3195EB Operator: Alan Wilkinson Waste Management licence No: 100031 Annual Tonnage: 4999	Issue Date: 28/03/2008 Effective Date: 28/03/2008 Modified: 28/03/2008 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Revoked
E	328m N	Site Name: Sandfold Lane Civic Amenity Site Site Address: Land/premises At, Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SUE025 EPR reference: EA/EPR/GB3907XN/T001 Operator: Suez Recycling And Recovery U K Ltd Waste Management licence No: 53679 Annual Tonnage: 3943.333	Issue Date: 01/02/1995 Effective Date: 01/06/2019 Modified: 04/06/2009 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred
E	328m N	Site Name: Sandfold Lane Civic Amenity Site Site Address: Land/premises At, Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SUE025 EPR reference: EA/EPR/GB3907XN/T001 Operator: S U E Z Recycling And Recovery U K Ltd Waste Management licence No: 53679 Annual Tonnage: 3943.333	Issue Date: 01/02/1995 Effective Date: 01/06/2019 Modified: 04/06/2009 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred

ID	Location	Details		
E	328m N	Site Name: Sandfold Lane Civic Amenity Site Site Address: Land/premises At, Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GMW022 EPR reference: EA/EPR/LP3396CV/V003 Operator: Viridor Waste (Greater Manchester) Ltd Waste Management licence No: 53679 Annual Tonnage: 3943.333	Issue Date: 01/02/1995 Effective Date: - Modified: 04/06/2009 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
E	328m N	Site Name: Sandfold Lane Civic Amenity Site Site Address: Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GMW022 EPR reference: - Operator: G M Waste Ltd Waste Management licence No: 53679 Annual Tonnage: 3943.33	Issue Date: 01/02/1995 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
E	328m N	Site Name: Sandfold Lane Civic Amenity Site Site Address: Land/premises At, Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GMW022 EPR reference: EA/EPR/LP3396CY/V003 Operator: Viridor Waste (Greater Manchester) Ltd Waste Management licence No: 53679 Annual Tonnage: 3943.333	Issue Date: 01/02/1995 Effective Date: - Modified: 04/06/2009 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified

ID	Location	Details		
E	328m N	Site Name: Sandfold Lane Civic Amenity Site Site Address: Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GMW022 EPR reference: LP3396CY/V Operator: Viridor Waste (Greater Mancester) Ltd Waste Management licence No: 53679 Annual Tonnage: 3943	Issue Date: 01/02/1995 Effective Date: - Modified: 04/06/2009 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
E	328m N	Site Name: Sandfold Lane Civic Amenity Site Site Address: Land/premises At, Sandfold Lane, Levenshulme, Manchester, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 634565 EPR reference: EA/EPR/GB3907XN Operator: Suez Recycling And Recovery Uk Ltd Waste Management licence No: 53679 Annual Tonnage: 3943	Issue Date: 01/02/1995 Effective Date: 01/02/1995 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
4	377m N	Site Name: Utility Recycling North West Limited Site Address: Sandfold House, Sandfold Lane, Levenshulme, Manchester, Manchester, M19 3BJ Correspondence Address: -	Type of Site: - Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 629819 EPR reference: EA/EPR/KB3105KT Operator: Utility Recycling North West Limited Waste Management licence No: 407512 Annual Tonnage: 75000	Issue Date: 26/04/2021 Effective Date: 26/04/2021 Modified: 26/04/2021 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

ID	Location	Details		
E	400m N	Site Name: Land To The North East Of Site Address: Sandfold Lane, Levenshulme, Manchester, M19 3BJ Correspondence Address: -	Type of Site: 75kte Vehicle Depollution Facility Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: COR137 EPR reference: EA/EPR/UP3399VG/A001 Operator: Cornbrook Metal Recycling Ltd Waste Management licence No: 102497 Annual Tonnage: 74999	Issue Date: 30/03/2011 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
E	400m N	Site Name: I J Kayes Scrap Metal Site Address: 1a Unit, Sandfold Lane, Levenshulme, Manchester, Manchester, M19 3BJ Correspondence Address: -	Type of Site: Metal recycling, vehicle storage & depollution Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 628987 EPR reference: EA/EPR/UP3399VG Operator: Cornbrook Metal Recycling Limited Waste Management licence No: 102497 Annual Tonnage: 24999	Issue Date: 30/03/2011 Effective Date: 30/03/2011 Modified: 30/03/2011 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

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

3.7 Waste exemptions

Records within 500m **43**

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 33 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
B	156m N	Levenshulme Trading Estate, Printworks Lane, Manchester, M19 3jp	WEX141895	Storing waste exemption	Not on a farm	Storage of waste in secure containers
B	156m N	Levenshulme Trading Estate, Printworks Lane, Manchester, M19 3jp	WEX141895	Storing waste exemption	Not on a farm	Storage of waste in a secure place

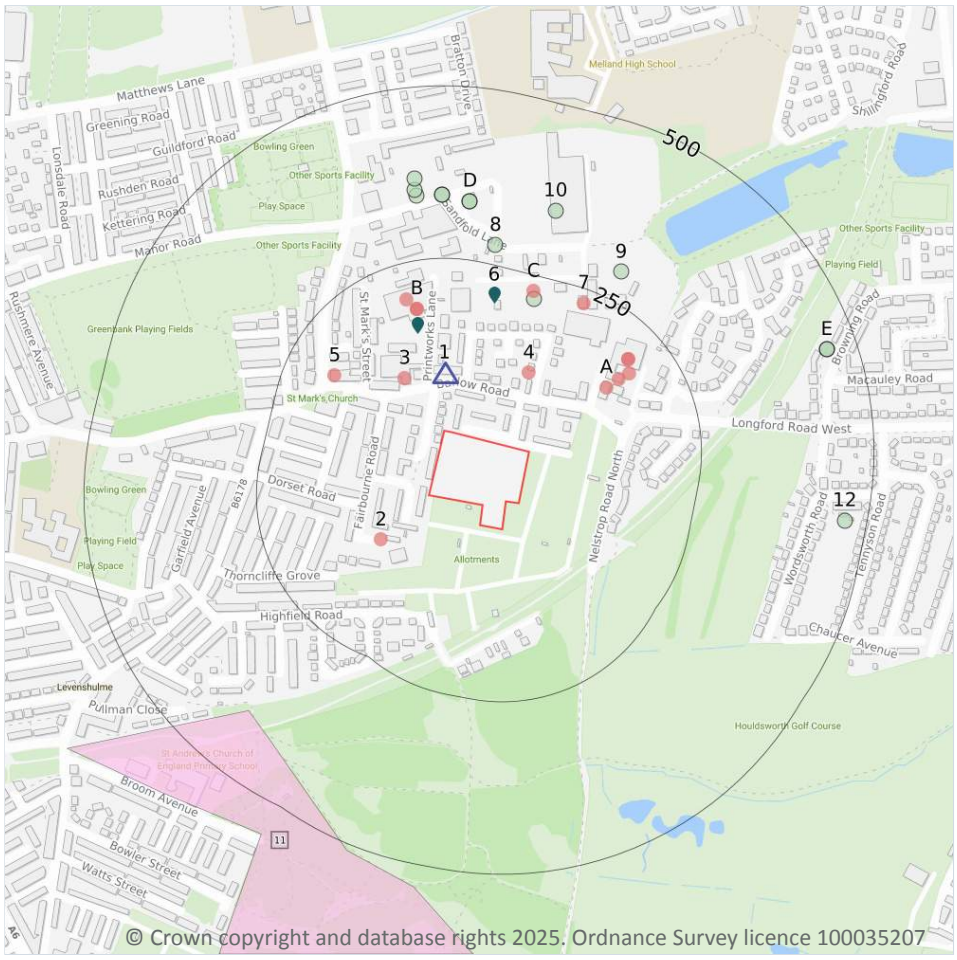
ID	Location	Site	Reference	Category	Sub-Category	Description
B	156m N	Levenshulme Trading Estate, Printworks Lane, Manchester, M19 3jp	WEX141895	Treating waste exemption	Not on a farm	Sorting mixed waste
B	156m N	Levenshulme Trading Estate, Printworks Lane, Manchester, M19 3jp	WEX141895	Treating waste exemption	Not on a farm	Recovery of scrap metal
B	164m N	Plastics Unit Frontage Printworks Lane Manchester M19 3jp	EPR/QF0405NU/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in secure containers
B	164m N	Plastics Unit Frontage Printworks Lane Manchester M19 3jp	EPR/QF0405NU/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place
B	182m N	Unit 5b & 6, Printworks Lane, Levenshulme, Manchester, M19 3jp	WEX275422	Storing waste exemption	Not on a farm	Storage of waste in a secure place
B	182m N	Unit 5b & 6, Printworks Lane, Levenshulme, Manchester, M19 3jp	WEX275422	Storing waste exemption	Not on a farm	Storage of waste in secure containers
B	204m N	Unit 8 Printworks Lane M19 3jp	EPR/QF0105NQ/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in secure containers
B	204m N	Unit 8 Printworks Lane M19 3jp	EPR/QF0105NQ/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place
B	204m N	Unit 8 Printworks Lane M19 3jp	EPR/QF0105NQ/A001	Treating waste exemption	Non-agricultural waste only	Preparatory treatments (baling, sorting, shredding etc)
B	243m N	-	WEX453094	Storing waste exemption	Not on a farm	Storage of waste in a secure place
B	243m N	Sandfold Lane Recycling Centre, Sandfold Lane, Manchester, M19 3bj	WEX127152	Storing waste exemption	Not on a farm	Storage of waste in a secure place
B	243m N	Cornbrook Metal Recycling Ltd, 1a Sandfold Lane, Levenshulme, Manchester, M19 3bj	WEX165890	Treating waste exemption	Not on a farm	Recovery of scrap metal
B	244m N	Unit 1 Sandfold Lane Manchester M19 3bj	EPR/QH0411YZ/A001	Treating waste exemption	Non-agricultural waste only	Recovery of scrap metal

ID	Location	Site	Reference	Category	Sub-Category	Description
B	248m N	Cba House, Sandfold Lane, Levenshulme, Manchester, M193bj	WEX057713	Storing waste exemption	Not on a farm	Storage of waste in a secure place
B	248m N	1a Sandfold Lane, Manchester, M19 3bj	WEX003732	Treating waste exemption	Not on a farm	Recovery of scrap metal
B	248m N	Unit 10, Sandfold Lane, Manchester, M19 3bj	WEX094682	Storing waste exemption	Not on a farm	Storage of waste in secure containers
B	248m N	Unit 10, Sandfold Lane, Manchester, M19 3bj	WEX094682	Storing waste exemption	Not on a farm	Storage of waste in a secure place
B	270m N	Unit 20, Sandfold Lane, Manchester, M19 3bj	WEX138663	Treating waste exemption	Not on a farm	Screening and blending of waste
B	270m N	Unit 20, Sandfold Lane, Manchester, M19 3bj	WEX280665	Treating waste exemption	Not on a farm	Screening and blending of waste
B	270m N	Unit 20, Sandfold Lane, Manchester, M19 3bj	WEX412204	Treating waste exemption	Not on a farm	Screening and blending of waste
C	279m N	-	WEX263743	Storing waste exemption	Not on a farm	Storage of waste in a secure place
C	279m N	-	WEX263743	Storing waste exemption	Not on a farm	Storage of waste in secure containers
C	279m N	Unit 10, Sandfold Lane, Manchester, M19 3bj	WEX124058	Storing waste exemption	Not on a farm	Storage of waste in secure containers
C	279m N	Unit 10, Sandfold Lane, Manchester, M19 3bj	WEX124058	Storing waste exemption	Not on a farm	Storage of waste in a secure place
C	279m N	Unit 10, Sandfold Lane, Manchester, M19 3bj	WEX125335	Storing waste exemption	Not on a farm	Storage of waste in secure containers
C	279m N	Unit 10, Sandfold Lane, Manchester, M19 3bj	WEX125335	Storing waste exemption	Not on a farm	Storage of waste in a secure place
C	279m N	Cornbrook Metal Recycling Ltd, 1a Sandfold Lane, Levenshulme, Manchester, M19 3bj	WEX300701	Treating waste exemption	Not on a farm	Recovery of scrap metal
C	279m N	Unit 19, Sandfold Lane, Levenshulme, Manchester, M19 3bj	WEX360640	Using waste exemption	Not on a farm	Use of waste in construction
D	321m NE	Unit 10 Sandfold Lane Manchester M19 3bj	EPR/DF0700XJ/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in secure containers

ID	Location	Site	Reference	Category	Sub-Category	Description
D	321m NE	Unit 10 Sandfold Lane Manchester M19 3bj	EPR/DF0700XJ /A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place
F	332m NE	Access Track Nelstrop Road M19 3zf	EPR/ZH0415YX /A001	Using waste exemption	Non-agricultural waste only	Use of waste in construction
F	332m NE	Access Track Nelstrop Road M19 3zf	EPR/ZH0415YX /A001	Treating waste exemption	Non-agricultural waste only	Screening and blending of waste
G	362m N	Redgate Holdings Ltd Sandfold Lane Gtr Manchester M19 3bh	EPR/EF0736AE /A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place
G	374m N	-	WEX370947	Storing waste exemption	Not on a farm	Storage of waste in a secure place
G	374m N	-	WEX370947	Using waste exemption	Not on a farm	Use of waste in construction
G	374m N	-	WEX243573	Using waste exemption	Not on a farm	Use of waste in construction
G	374m N	-	WEX243573	Storing waste exemption	Not on a farm	Storage of waste in a secure place
G	374m N	-	WEX101670	Using waste exemption	Not on a farm	Use of waste in construction
G	374m N	-	WEX101670	Storing waste exemption	Not on a farm	Storage of waste in a secure place
H	422m N	301 Mount Road Manchester M19 3et	EPR/NH0411R L/A001	Using waste exemption	Non-agricultural waste only	Use of waste in construction
H	460m N	Rear Of 301 Mount Road, Bratton Drive, Branley Building Site, Manchester, M19 3et	WEX100638	Using waste exemption	Not on a farm	Use of waste in construction

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

4 Current industrial land use



Site Outline

Search buffers in metres (m)

Recent industrial land uses

Current or recent petrol stations

Sites determined as Contaminated Land

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

Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m	14

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 49 >**

ID	Location	Company	Address	Activity	Category
2	95m SW	Electricity Sub Station	Greater Manchester, M19	Electrical Features	Infrastructure and Facilities
3	96m NW	E Sivori & Co Ltd	289, Barlow Road, Manchester, Greater Manchester, M19 3HQ	Dairy Products	Foodstuffs
4	111m N	Electricity Sub Station	Greater Manchester, M19	Electrical Features	Infrastructure and Facilities

ID	Location	Company	Address	Activity	Category
A	146m NE	South Manchester Diesels	6, Marquis Street, Manchester, Greater Manchester, M19 3JZ	Engines	Industrial Products
A	168m NE	M T K	Nelstrop Road North, Manchester, Greater Manchester, M19 3JL	Construction and Tool Hire	Hire Services
5	178m NW	M & K Sewing Machines	257-259, Barlow Road, Manchester, Greater Manchester, M19 3HQ	Textiles, Fabrics, Silk and Machinery	Industrial Products
B	182m N	Blacks Chauffeur Services	Unit 1 Levenshulme Trading Estate, Printworks Lane, Manchester, Greater Manchester, M19 3JP	Vehicle Hire and Rental	Hire Services
B	182m N	M Q Autos	Unit 4 Levenshulme Trading Estate, Printworks Lane, Manchester, Greater Manchester, M19 3JP	Vehicle Repair, Testing and Servicing	Repair and Servicing
A	184m NE	H & C Plant Hire	Nelstrop Road North, Manchester, Greater Manchester, M19 3JL	Construction and Tool Hire	Hire Services
A	197m NE	Plasman Laminate Products Ltd	Marquis Street, Manchester, Greater Manchester, M19 3JH	General Construction Supplies	Industrial Products
A	197m NE	Ash of Ancoats Ltd	Marquis Street, Manchester, Greater Manchester, M19 3JH	Access Equipment	Industrial Products
B	198m N	Pinks Skips	Levenshulme Trading Estate, Printworks Lane, Manchester, Greater Manchester, M19 3JP	Construction and Tool Hire	Hire Services
C	228m N	S D Tyres Ltd	Unit 15, Sandfold Lane, Manchester, Greater Manchester, M19 3BJ	Vehicle Parts and Accessories	Motoring
7	230m N	D & G McKenna Haulage Ltd	Unit 12, Sandfold Lane, Manchester, Greater Manchester, M19 3BJ	Distribution and Haulage	Transport, Storage and Delivery

This data is sourced from Ordnance Survey.

4.2 National Geographic Database (NGD) - Current or recent tanks

Records within 250m	**0**

Current or recent tanks identified from the Ordnance Survey NGD.

This data is sourced from Ordnance Survey.

4.3 Current or recent petrol stations

Records within 500m	1

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 49 >**

ID	Location	Company	Address	LPG	Status
1	84m N	OBSOLETE	295, Barlow Road, Levenshulme, Manchester, Greater Manchester, M19 3HQ	Not Applicable	Obsolete

This data is sourced from Experian.

4.4 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.5 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 Sites determined as Contaminated Land

Records within 500m	1

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

Features are displayed on the Current industrial land use map on **page 49 >**

ID	Location	Description	Site name	Category	Year identified
11	407m SW	Former Landfill site	Highfield Country Park, Cringle Road, Levenshulme, Manchester	Potentially Contaminated Land	Not specified

This data is sourced from Local Authority records.

4.7 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.

4.8 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.

4.9 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.

4.10 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.

4.11 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.

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

Records within 500m	2

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

Features are displayed on the Current industrial land use map on **page 49 >**

ID	Location	Address	Details	
B	157m N	British Cement Corporation Ltd, Unit M5, Levenshulme Trading Estate, Printworks Lane, Levenshulme M19 3JP	Process: Use of Bulk Cement Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
6	208m N	Mallatite Ltd, Sandford Lane, M19 3FT	Process: Coating Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authority records.

4.13 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.

4.14 Licensed Discharges to controlled waters

Records within 500m	0

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

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

4.15 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.

4.16 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.

4.17 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.

4.18 List 2 Dangerous Substances

Records within 500m	0

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

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

4.19 Pollution Incidents (EA/NRW)

Records within 500m	14

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 49 >**

ID	Location	Details	
C	217m N	Incident Date: 05/12/2002 Incident Identification: 124860 Pollutant: Specific Waste Materials Pollutant Description: Tyres	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
8	279m N	Incident Date: 24/11/2002 Incident Identification: 122664 Pollutant: Specific Waste Materials Pollutant Description: Tyres	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)

ID	Location	Details	
9	293m NE	Incident Date: 07/07/2003 Incident Identification: 171467 Pollutant: Specific Waste Materials Pollutant Description: Tyres	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
D	335m N	Incident Date: 21/08/2001 Incident Identification: 25649 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
D	335m N	Incident Date: 21/08/2001 Incident Identification: 25649 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
D	342m N	Incident Date: 25/02/2014 Incident Identification: 1212017 Pollutant: Contaminated Water Pollutant Description: Firefighting Run-Off	Water Impact: Category 2 (Significant) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
D	342m N	Incident Date: 25/02/2014 Incident Identification: 1212017 Pollutant: Oils and Fuel Pollutant Description: Mixed/Waste Oils	Water Impact: Category 2 (Significant) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
D	343m N	Incident Date: 04/04/2003 Incident Identification: 148446 Pollutant: Inert Materials and Wastes Pollutant Description: Other Inert Material or Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
10	348m N	Incident Date: 05/07/2003 Incident Identification: 171391 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
D	352m N	Incident Date: 13/09/2010 Incident Identification: 821916 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 3 (Minor) Land Impact: Category 3 (Minor) Air Impact: Category 2 (Significant)
D	368m N	Incident Date: 14/07/2003 Incident Identification: 173342 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 3 (Minor)
E	456m E	Incident Date: 23/04/2003 Incident Identification: 153339 Pollutant: Specific Waste Materials Pollutant Description: Tyres	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

ID	Location	Details	
E	456m E	Incident Date: 23/04/2003 Incident Identification: 153339 Pollutant: Specific Waste Materials Pollutant Description: Tyres	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
12	468m E	Incident Date: 30/07/2001 Incident Identification: 20255 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.

4.20 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.

4.21 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.

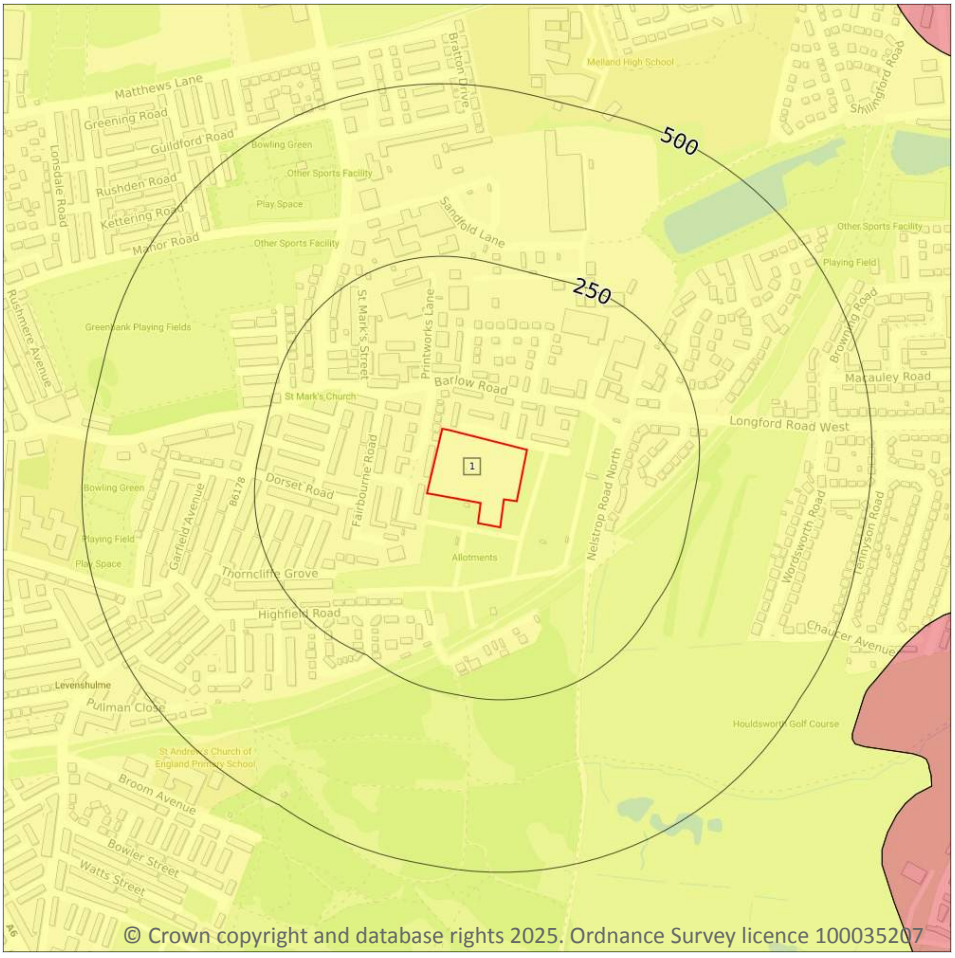
4.22 Pollution inventory radioactive waste

Records within 500m	0

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

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

5 Hydrogeology - Superficial aquifer



Site Outline

Search buffers in metres (m)

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

5.1 Superficial aquifer

Records within 500m	1

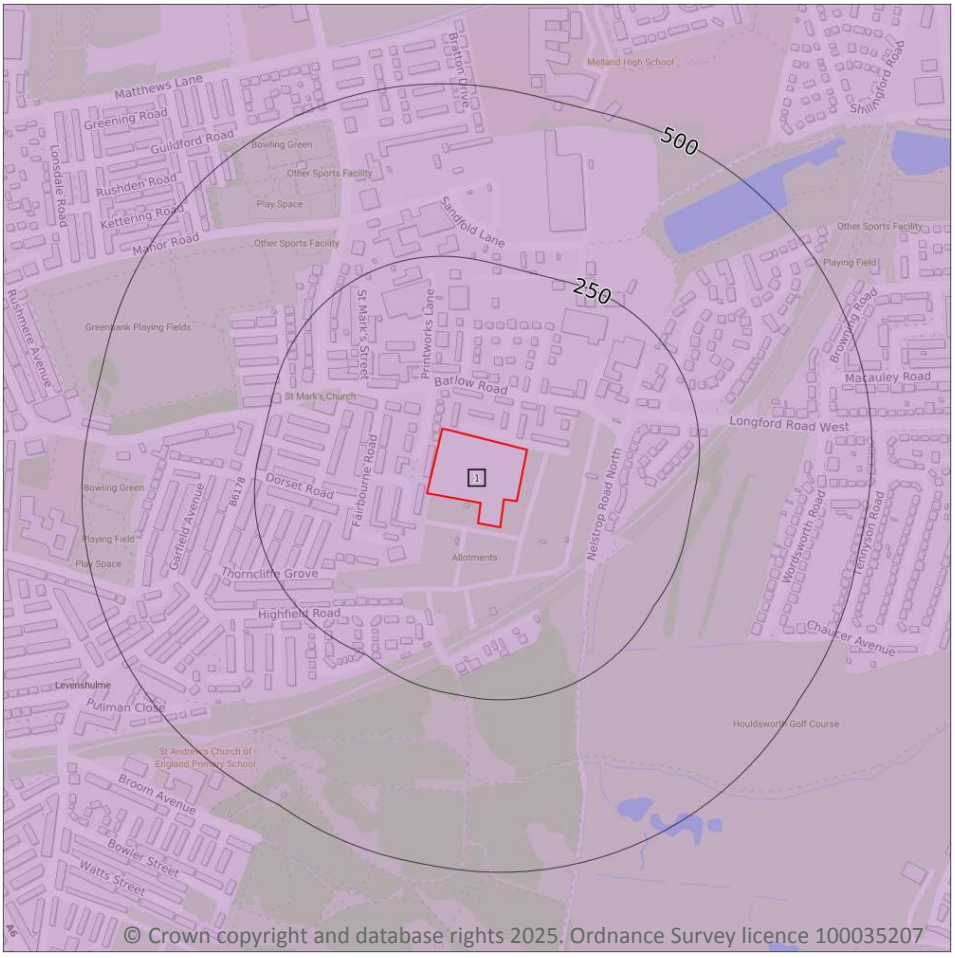
Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 57 >**

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

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

Bedrock aquifer



Site Outline

Search buffers in metres (m)

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

5.2 Bedrock aquifer

Records within 500m	1

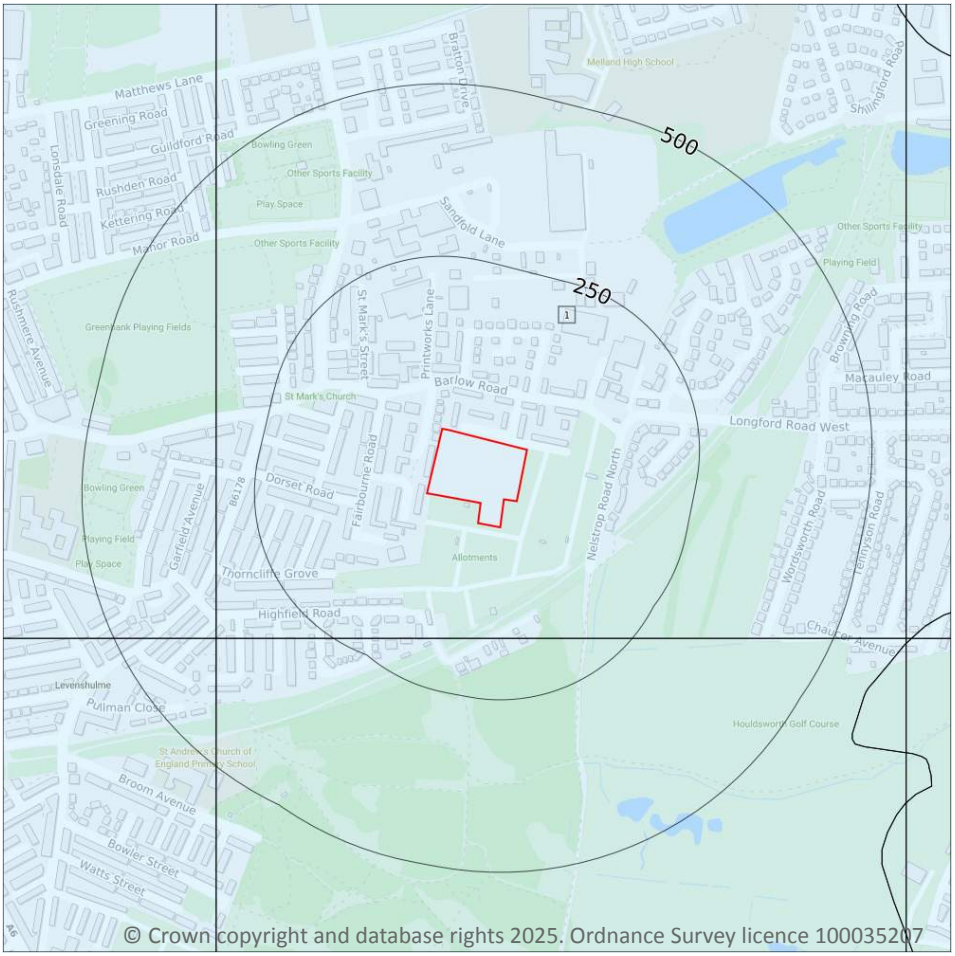
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 58 >**

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

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

Groundwater vulnerability



Site Outline

Search buffers in metres (m)

Superficial vulnerability

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

Bedrock vulnerability

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

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	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 59 >**

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

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.

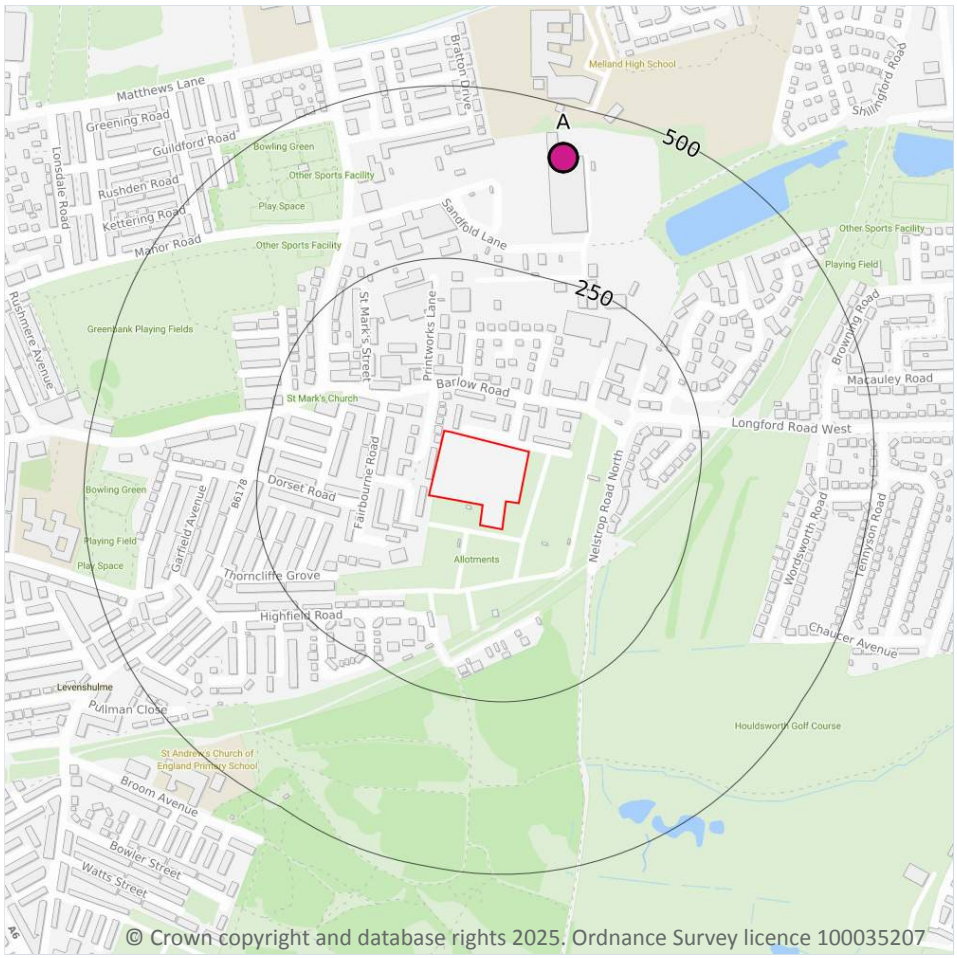
5.5 Groundwater vulnerability- local information

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



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	12

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 61 >**

ID	Location	Details	
A	426m N	Status: Historical Licence No: 2569013018 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT SANDFOLD LANE, LEVENSHULME, MANCHESTER" Data Type: Point Name: CBA ENTERPRISES LTD Easting: 388500 Northing: 394700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/06/1992 Expiry Date: - Issue No: 100 Version Start Date: 29/03/1996 Version End Date: -
A	426m N	Status: Historical Licence No: 2569013018 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT SANDFOLD LANE, LEVENSHULME, MANCHESTER Data Type: Point Name: CBA ENTERPRISES LTD Easting: 388500 Northing: 394700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/06/1992 Expiry Date: - Issue No: 100 Version Start Date: 29/03/1996 Version End Date: -
A	426m N	Status: Historical Licence No: 2569013018 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT SANDFOLD LANE LEVENSHULME MANCHESTER Data Type: Point Name: CBA ENTERPRISES LTD Easting: 388500 Northing: 394700	Annual Volume (m^3): 117835 Max Daily Volume (m^3): 409 Original Application No: - Original Start Date: 18/06/1992 Expiry Date: - Issue No: 100 Version Start Date: 29/03/1996 Version End Date: -
-	885m SE	Status: Historical Licence No: 2569012134 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT LH'S PREMISES, REDDISH, STOCKPORT" Data Type: Point Name: OCTRAN LIMITED Easting: 389000 Northing: 393500	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 29/11/1983 Expiry Date: - Issue No: 101 Version Start Date: 15/11/2001 Version End Date: -

ID	Location	Details	
-	885m SE	Status: Historical Licence No: 2569012134 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT LH'S PREMISES, REDDISH, STOCKPORT Data Type: Point Name: OCTRAN LIMITED Easting: 389000 Northing: 393500	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 29/11/1983 Expiry Date: - Issue No: 101 Version Start Date: 15/11/2001 Version End Date: -
-	885m SE	Status: Historical Licence No: 2569012134 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT LH S PREMISES REDDISH STOCKPORT Data Type: Point Name: MILLSHOMES LTD Easting: 389000 Northing: 393500	Annual Volume (m^3): 13638 Max Daily Volume (m^3): 72.73 Original Application No: - Original Start Date: 29/11/1983 Expiry Date: - Issue No: 102 Version Start Date: 01/04/2008 Version End Date: -
-	1392m S	Status: Historical Licence No: 2569011037 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT CROSSLEY RD LEVENSHULME Data Type: Point Name: UNITED BISCUITS (UK) LIMITED Easting: 387960 Northing: 392840	Annual Volume (m^3): 170000 Max Daily Volume (m^3): 700 Original Application No: - Original Start Date: 16/03/1998 Expiry Date: 16/03/2008 Issue No: 101 Version Start Date: 01/01/2006 Version End Date: -
-	1392m S	Status: Historical Licence No: 2569011040 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT CROSSLEY RD LEVENSHULME Data Type: Point Name: UNITED BISCUITS (UK) LIMITED Easting: 387960 Northing: 392840	Annual Volume (m^3): 132046 Max Daily Volume (m^3): 498 Original Application No: - Original Start Date: 03/10/2008 Expiry Date: 31/03/2017 Issue No: 1 Version Start Date: 03/10/2008 Version End Date: -

ID	Location	Details	
-	1749m NW	Status: Historical Licence No: 2569006042 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE LEISURE CENTRE Data Type: Point Name: CLIVE BACK Easting: 387590 Northing: 395890	Annual Volume (m^3): 15000 Max Daily Volume (m^3): 276 Original Application No: - Original Start Date: 11/07/2002 Expiry Date: 31/03/2014 Issue No: 3 Version Start Date: 04/02/2009 Version End Date: -
-	1750m NW	Status: Historical Licence No: 2569006042 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE LEISURE CENTRE Data Type: Point Name: CLIVE BACK Easting: 387591 Northing: 395891	Annual Volume (m^3): 10000 Max Daily Volume (m^3): 276 Original Application No: - Original Start Date: 11/07/2002 Expiry Date: 31/03/2014 Issue No: 4 Version Start Date: 29/02/2012 Version End Date: -
-	1750m NW	Status: Historical Licence No: NW/069/0006/006 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE LEISURE CENTRE Data Type: Point Name: The Chief Operating Officer of the Eastlands Trust Easting: 387591 Northing: 395891	Annual Volume (m^3): 8000 Max Daily Volume (m^3): 276 Original Application No: - Original Start Date: 16/05/2014 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 16/05/2014 Version End Date: -
-	1836m N	Status: Historical Licence No: 2569006043 Details: Dust Suppression Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE, MANCHESTER Data Type: Point Name: G R A LIMITED Easting: 387950 Northing: 396100	Annual Volume (m^3): 4000 Max Daily Volume (m^3): 22 Original Application No: - Original Start Date: 20/06/2003 Expiry Date: 31/03/2014 Issue No: 2 Version Start Date: 01/04/2008 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	0

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

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

5.8 Potable abstractions

Records within 2000m	0

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

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

5.9 Source Protection Zones

Records within 500m	0

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

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

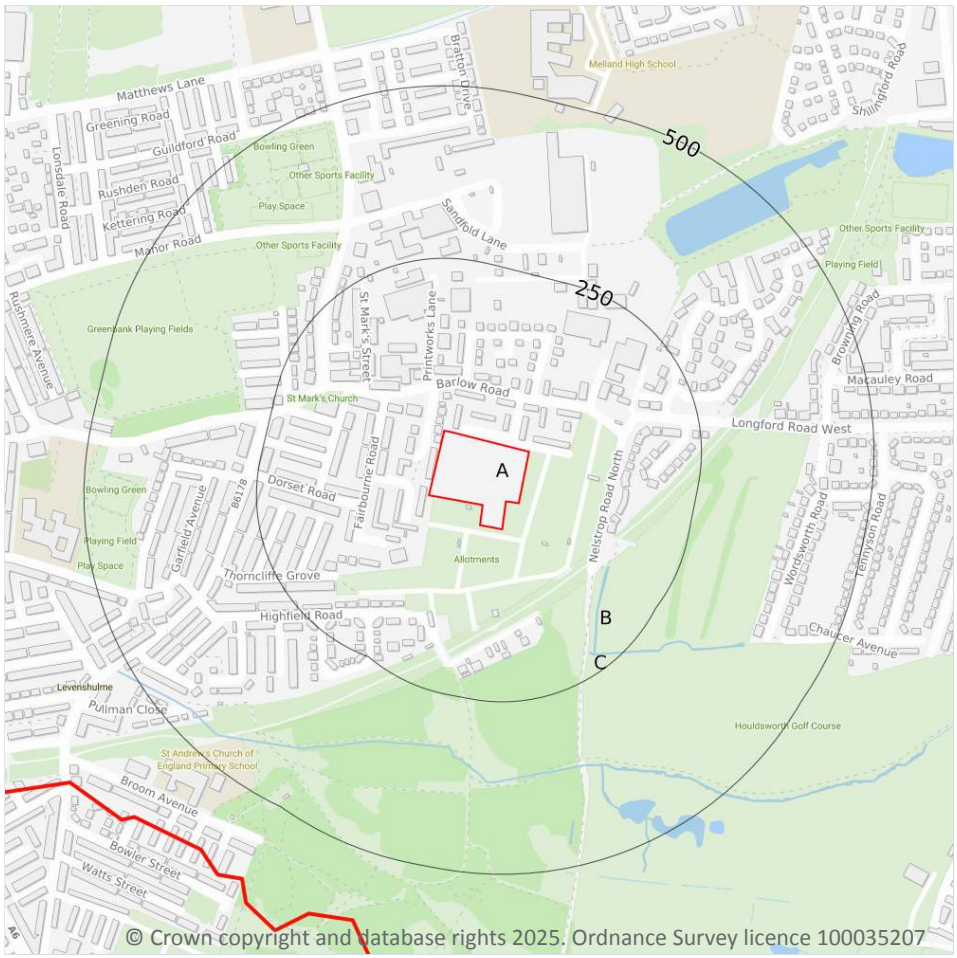
5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

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

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

6 Hydrology



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	4

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 66 >**

ID	Location	Type of water feature	Ground level	Permanence	Name
B	159m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
C	219m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	225m SE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	-
C	250m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	2

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 66 >**

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 66 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	**On site**	**River**	**Platt Brook (Source to Fallowfield Bk)**	**GB112069061060**	**Bollin Dean Mersey Upper**	**Mersey Upper**

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

6.4 WFD Surface water bodies

Records identified	1

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

Features are displayed on the Hydrology map on **page 66 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	1469m N	River	Platt Brook (Source to Fallowfield Bk)	GB112069061060 ↗	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 66 >**

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

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

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

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

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

7.2 Historical Flood Events

Records within 250m	0

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

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

7.3 Flood Defences

Records within 250m	0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

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

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

7.5 Flood Storage Areas

Records within 250m	0

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

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

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

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

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

7.7 Flood Zone 3

Records within 50m	0

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

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

8 Surface water flooding



Site Outline

Search buffers in metres (m)

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

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

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

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

8.1 Surface water flooding

Highest risk on site	**1 in 30 year, 0.1m - 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 72 >**

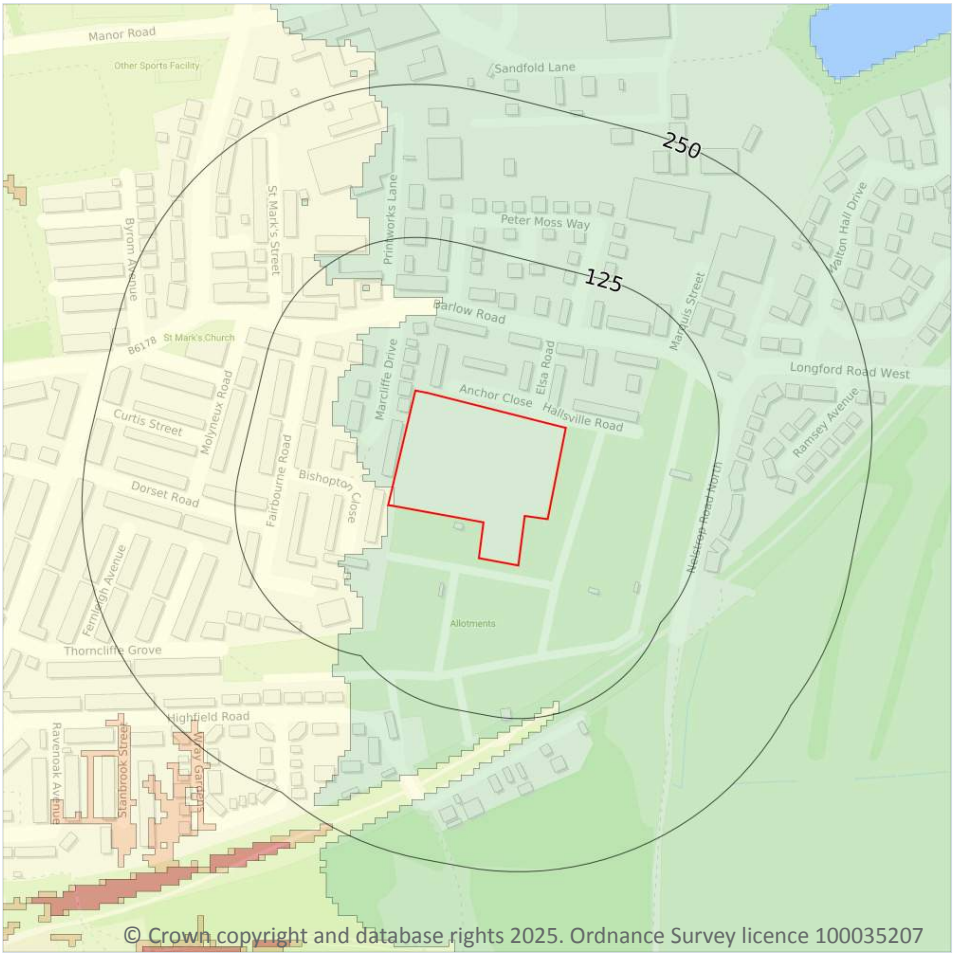
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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	Between 0.1m and 0.3m

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

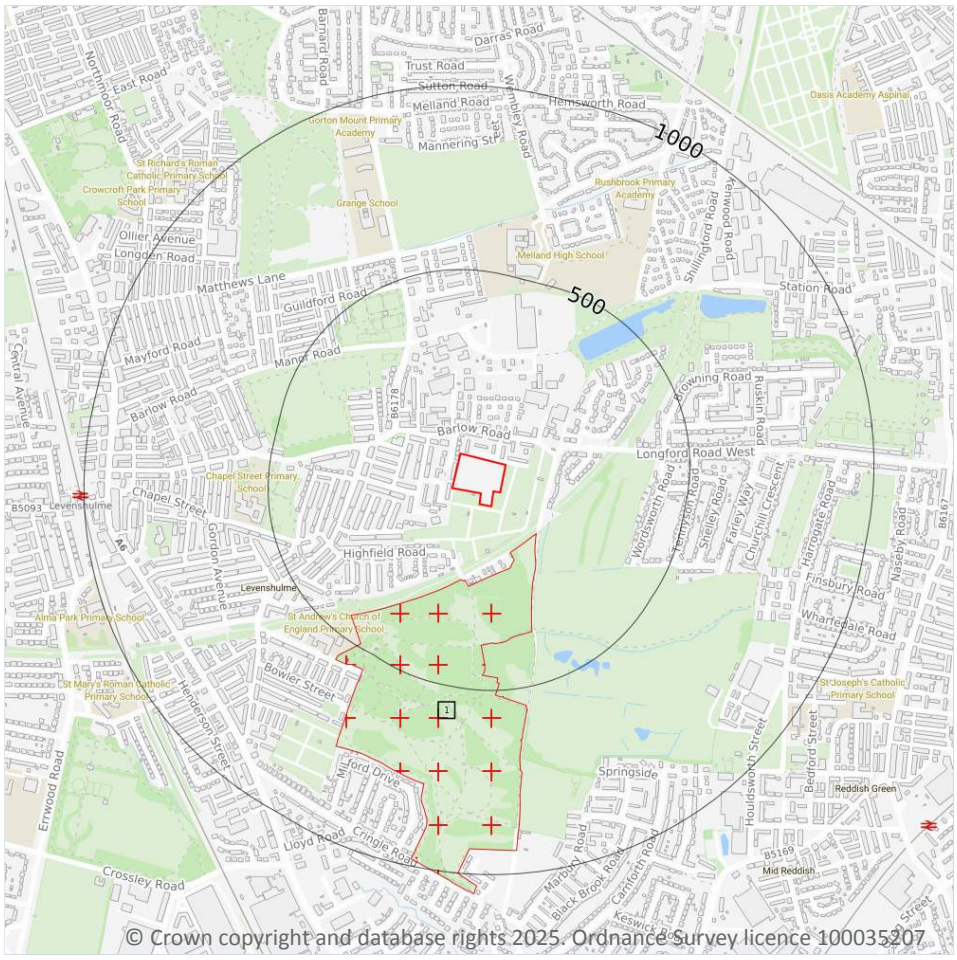
Highest risk on site	**Moderate**
Highest risk within 50m	**Moderate**

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 74 >**

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	1

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

Features are displayed on the Environmental designations map on **page 75 >**

ID	Location	Name	Data source
1	132m SE	Highfield Country Park	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m	0

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

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

10.8 Biosphere Reserves

Records within 2000m	0

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

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

10.9 Forest Parks

Records within 2000m	0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

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

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

10.11 Green Belt

Records within 2000m	1

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

Features are displayed on the Environmental designations map on **page 75 >**

ID	Location	Name	Local Authority name
-	1528m SE	Merseyside and Greater Manchester Green Belt	Stockport

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

10.12 Proposed Ramsar sites

Records within 2000m	0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m	0

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

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

SSSI Impact Zones and Units

10.17 SSSI Impact Risk Zones

Records on site	0

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.

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	0

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

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

11 Visual and cultural designations



Site Outline

Search buffers in metres (m)

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

11.1 World Heritage Sites

Records within 250m	0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

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

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

11.3 National Parks

Records within 250m	0

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

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

11.4 Listed Buildings

Records within 250m	1

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

Features are displayed on the Visual and cultural designations map on **page 81 >**

ID	Location	Name	Grade	Reference Number	Listed date
1	173m W	Church Of St Mark	II	1283074	06/06/1994

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

11.5 Conservation Areas

Records within 250m	0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m	0

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

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

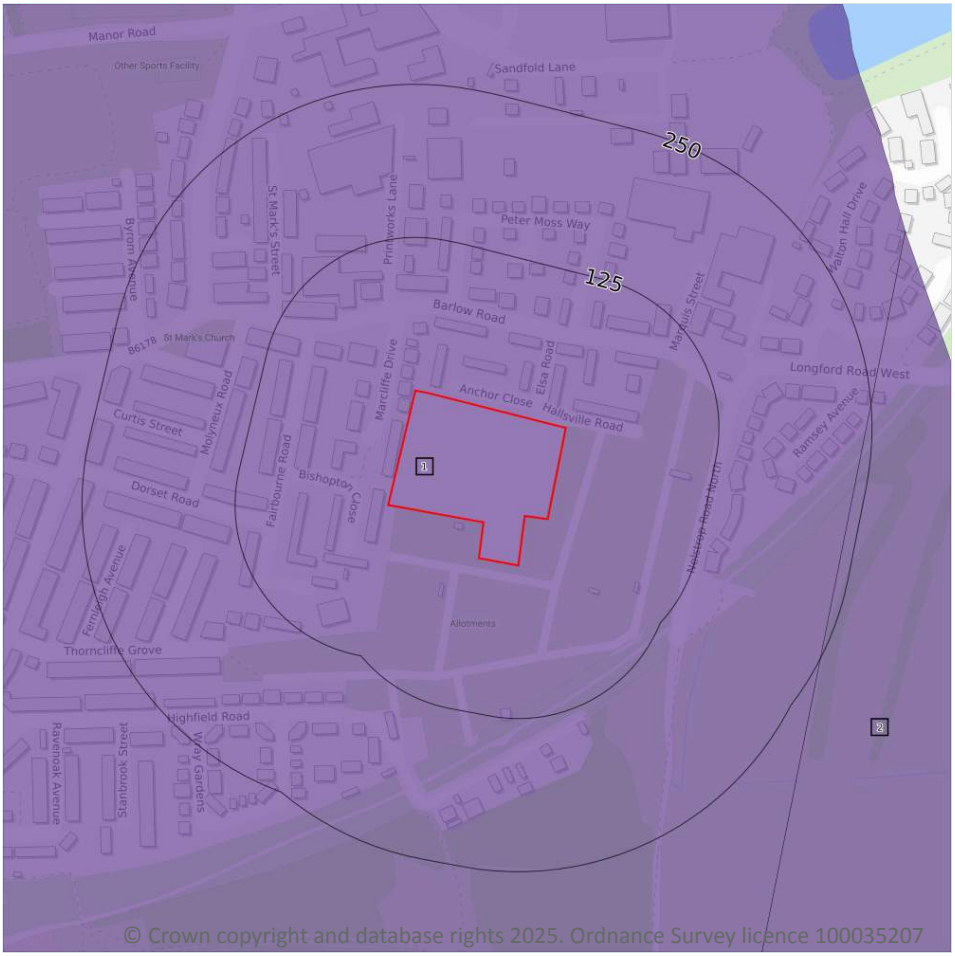
11.7 Registered Parks and Gardens

Records within 250m	0

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

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

12 Agricultural designations



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	2

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

Features are displayed on the Agricultural designations map on **page 84 >**

ID	Location	Classification	Description
1	**On site**	**Urban**	**Non-agricultural/no quality assigned**
2	241m E	Urban	Non-agricultural/no quality assigned

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

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

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

12.3 Tree Felling Licences

Records within 250m	0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m	0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

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

This data is sourced from Natural England.

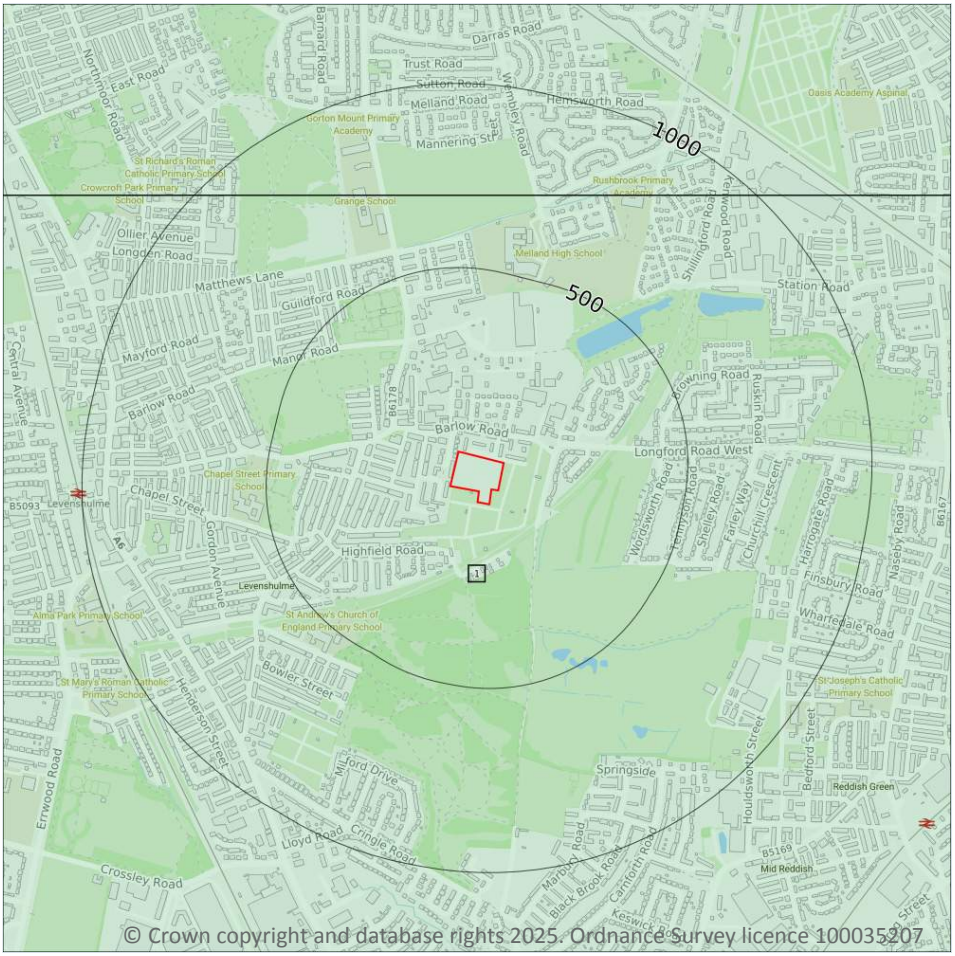
13.4 Limestone Pavement Orders

Records within 250m	0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



14.1 10k Availability

Records within 500m	1

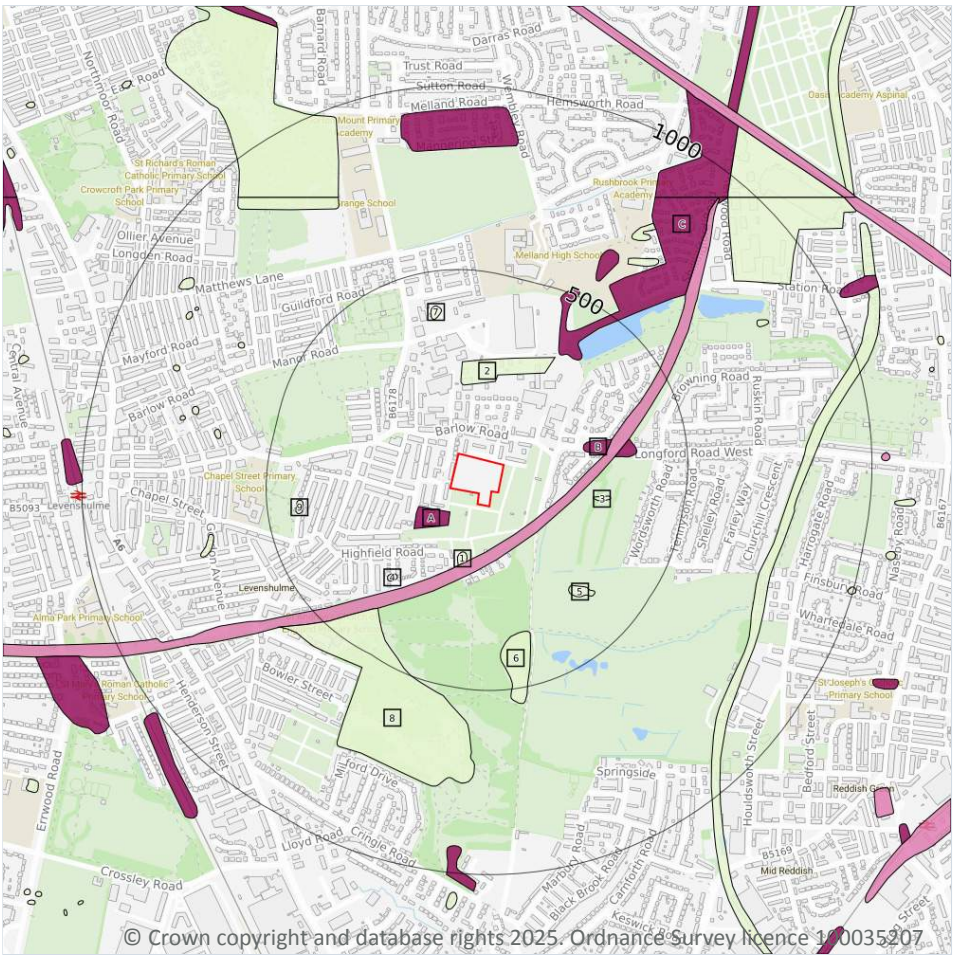
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 87 >**

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

This data is sourced from the British Geological Survey.

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



14.2 Artificial and made ground (10k)

Records within 500m	14

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.

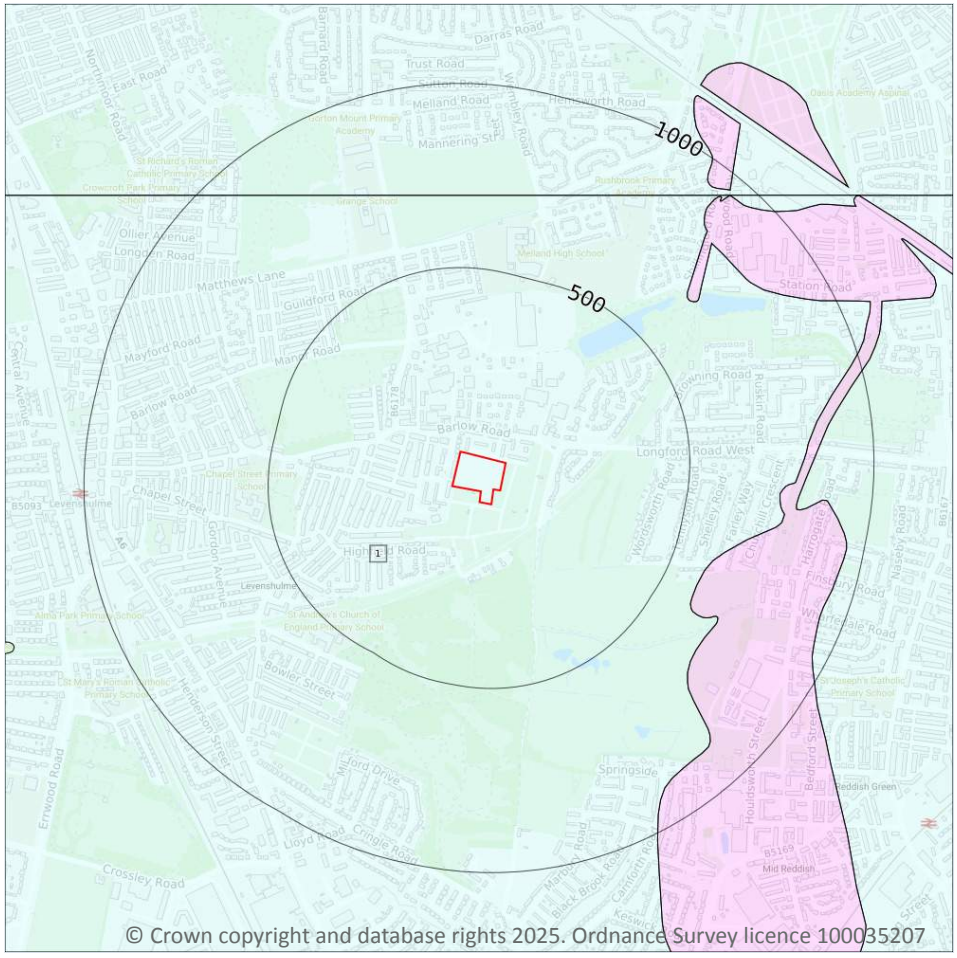
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 88 >**

ID	Location	LEX Code	Description	Rock description
A	64m S	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
A	101m SE	WGR-VOID	Worked Ground (Undivided)	Void
1	135m S	WMGR-ARTDP	Infilled Ground	Artificial Deposit
2	187m N	WMGR-ARTDP	Infilled Ground	Artificial Deposit

ID	Location	LEX Code	Description	Rock description
B	221m E	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
3	256m E	WMGR-ARTDP	Infilled Ground	Artificial Deposit
4	276m SW	WMGR-ARTDP	Infilled Ground	Artificial Deposit
B	302m E	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
5	309m SE	WMGR-ARTDP	Infilled Ground	Artificial Deposit
C	336m NE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
6	352m S	WMGR-ARTDP	Infilled Ground	Artificial Deposit
7	371m N	WMGR-ARTDP	Infilled Ground	Artificial Deposit
8	381m SW	WMGR-ARTDP	Infilled Ground	Artificial Deposit
9	402m W	WMGR-ARTDP	Infilled Ground	Artificial Deposit

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m	1

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 90 >**

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

This data is sourced from the British Geological Survey.

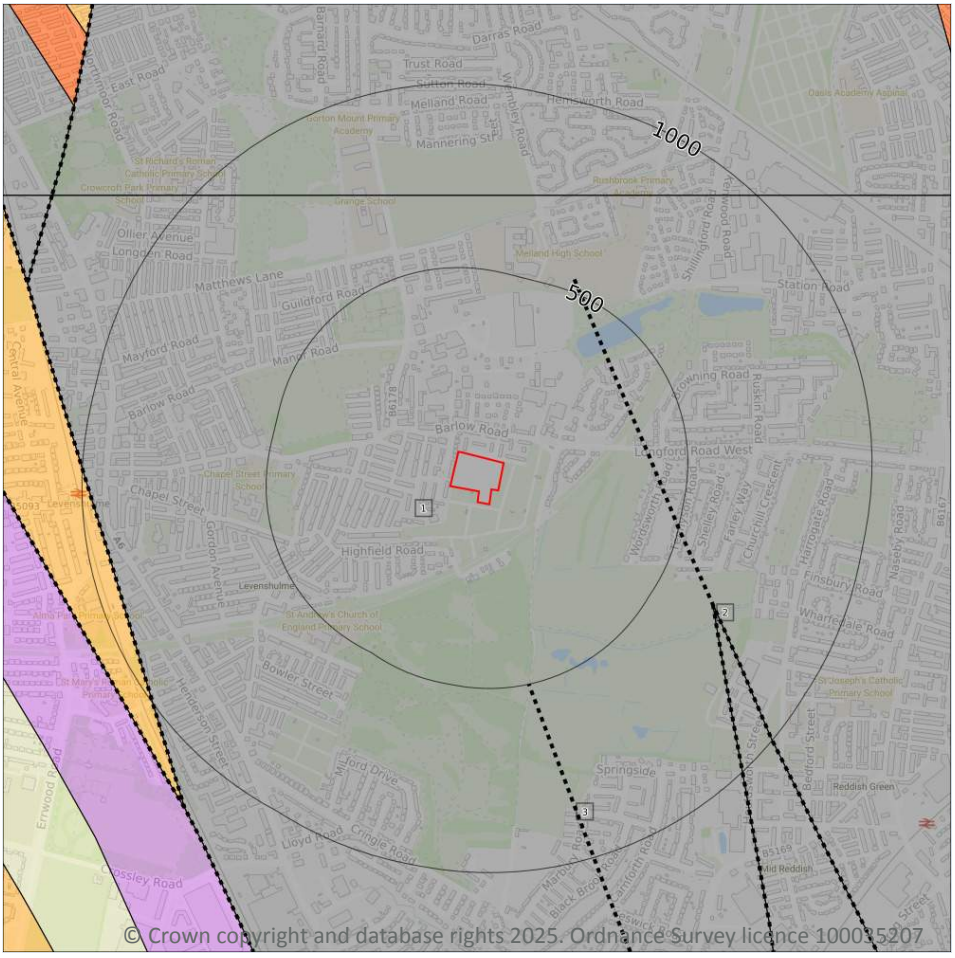
14.4 Landslip (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



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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	1

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 92 >**

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

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	2

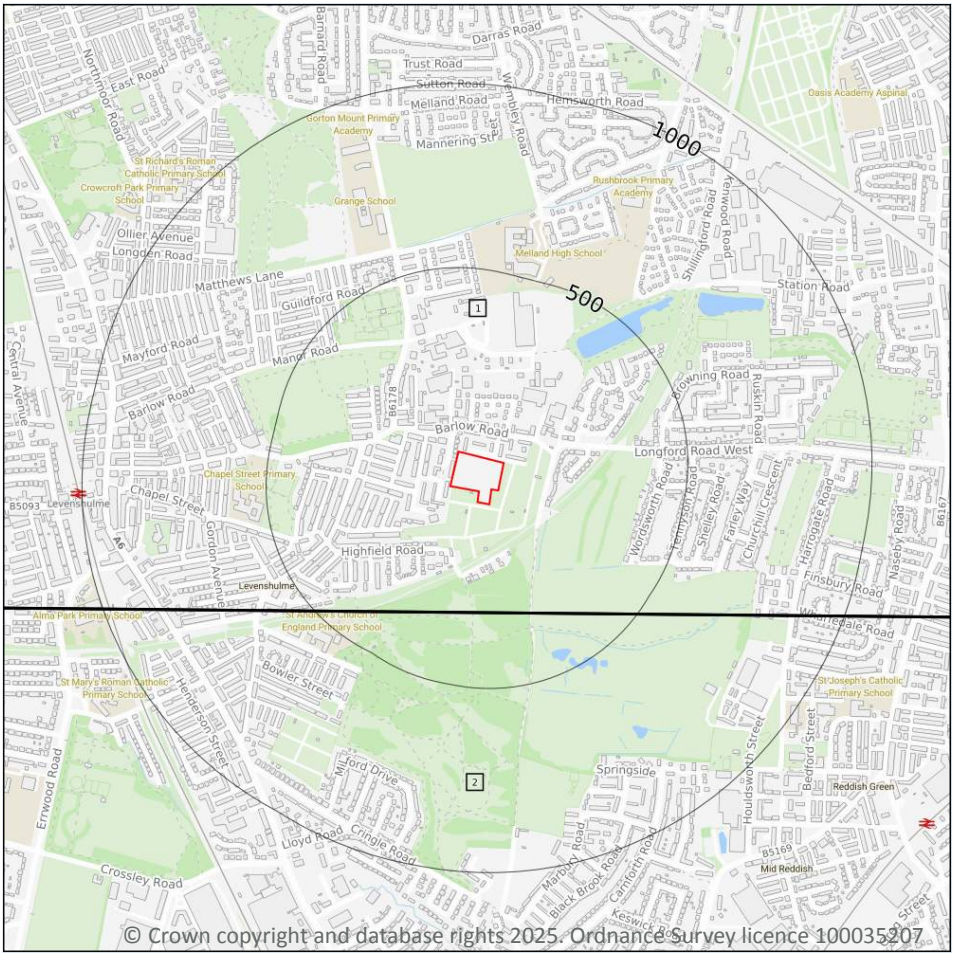
Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 92 >**

ID	Location	Category	Description
2	371m NE	FAULT	Normal fault, inferred; crossmarks on downthrow side
3	499m S	FAULT	Normal fault, inferred; crossmarks on downthrow side

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	2

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 94 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**No coverage**	**Full**	**Full**	**No coverage**	**EW085_manchester_v4**
2	294m S	No coverage	Full	Full	Full	EW098_stockport_v4

This data is sourced from the British Geological Survey.

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

15.2 Artificial and made ground (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

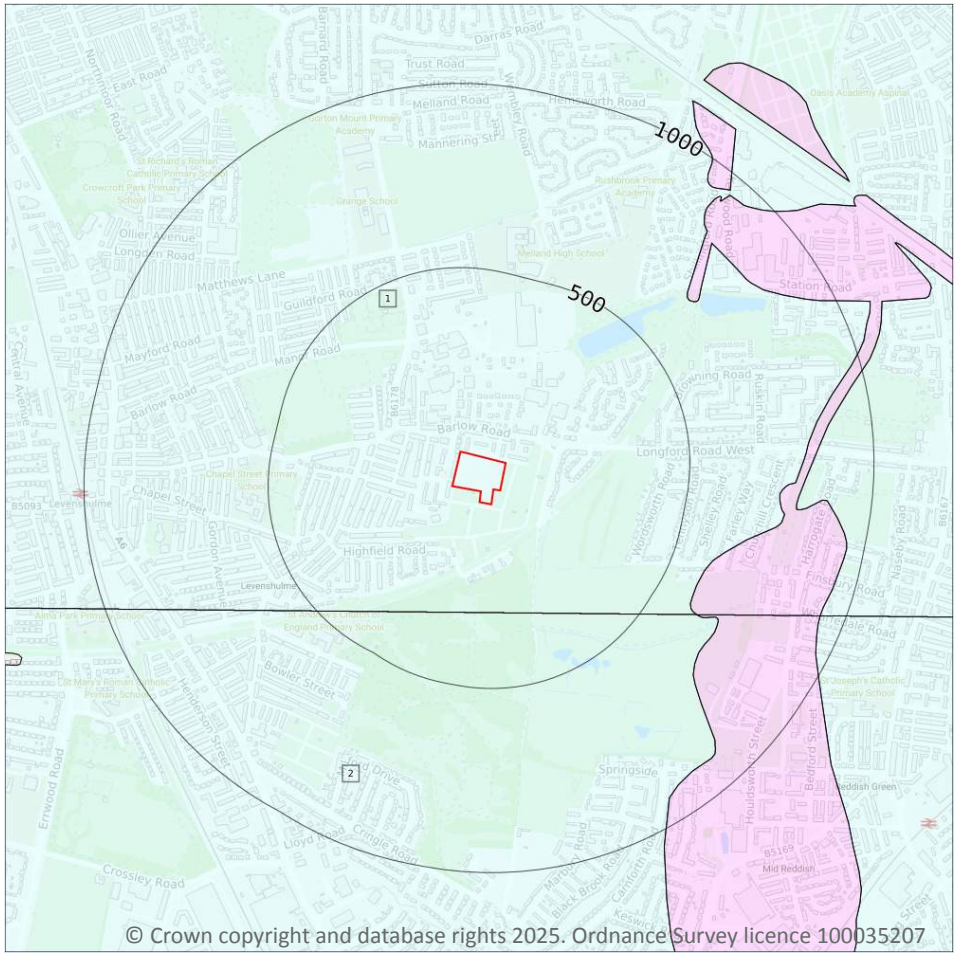
15.3 Artificial ground permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m	2

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 96 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**TILLD-DMTN**	**TILL, DEVENSIAN**	**DIAMICTON**
2	294m S	TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	1

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

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

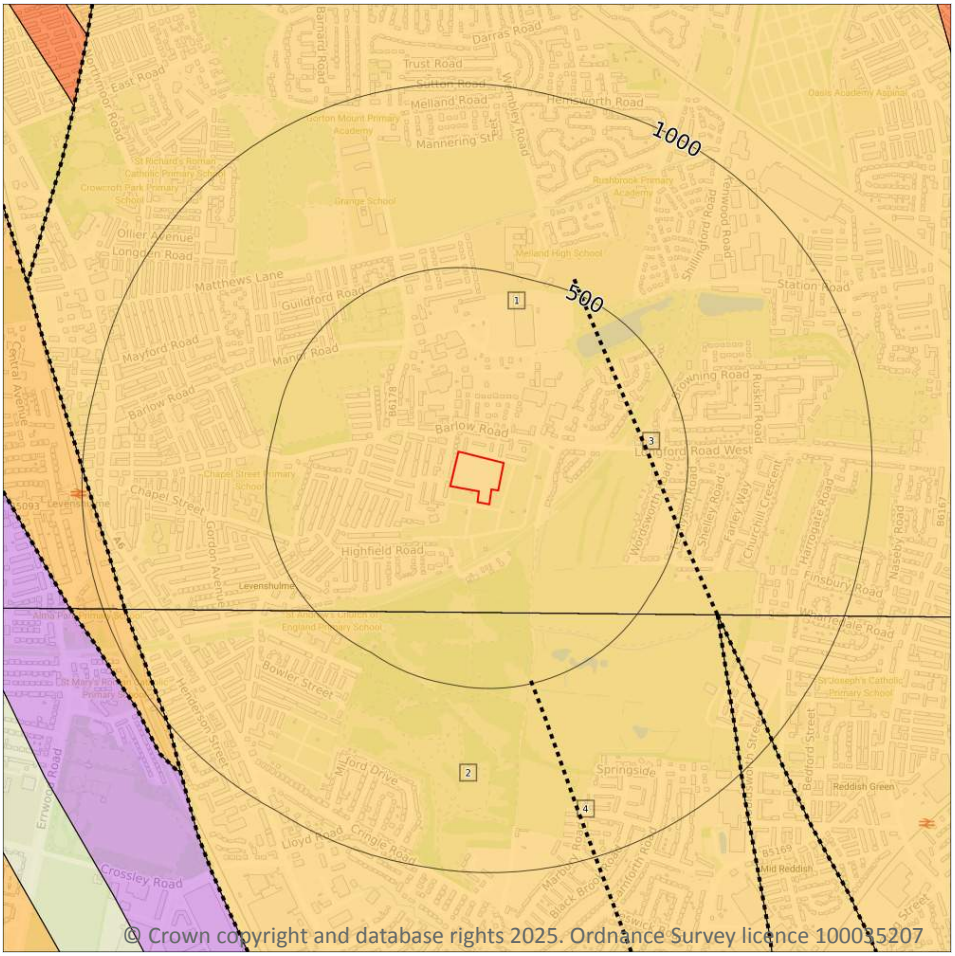
15.7 Landslip permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m	2

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 98 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**CHES-SDST**	**CHESTER FORMATION - SANDSTONE**	**OLENEKIAN**
2	294m S	CHES-SDST	CHESTER FORMATION - SANDSTONE	OLENEKIAN

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	2

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 98 >**

ID	Location	Category	Description
3	371m NE	FAULT	Fault, inferred
4	483m S	FAULT	Fault, inferred

This data is sourced from the British Geological Survey.

16 Boreholes



Site Outline

Search buffers in metres (m)

Confidential

0 - 10m

10 - 30m

30m+

Unknown

16.1 BGS Boreholes

Records within 250m	3

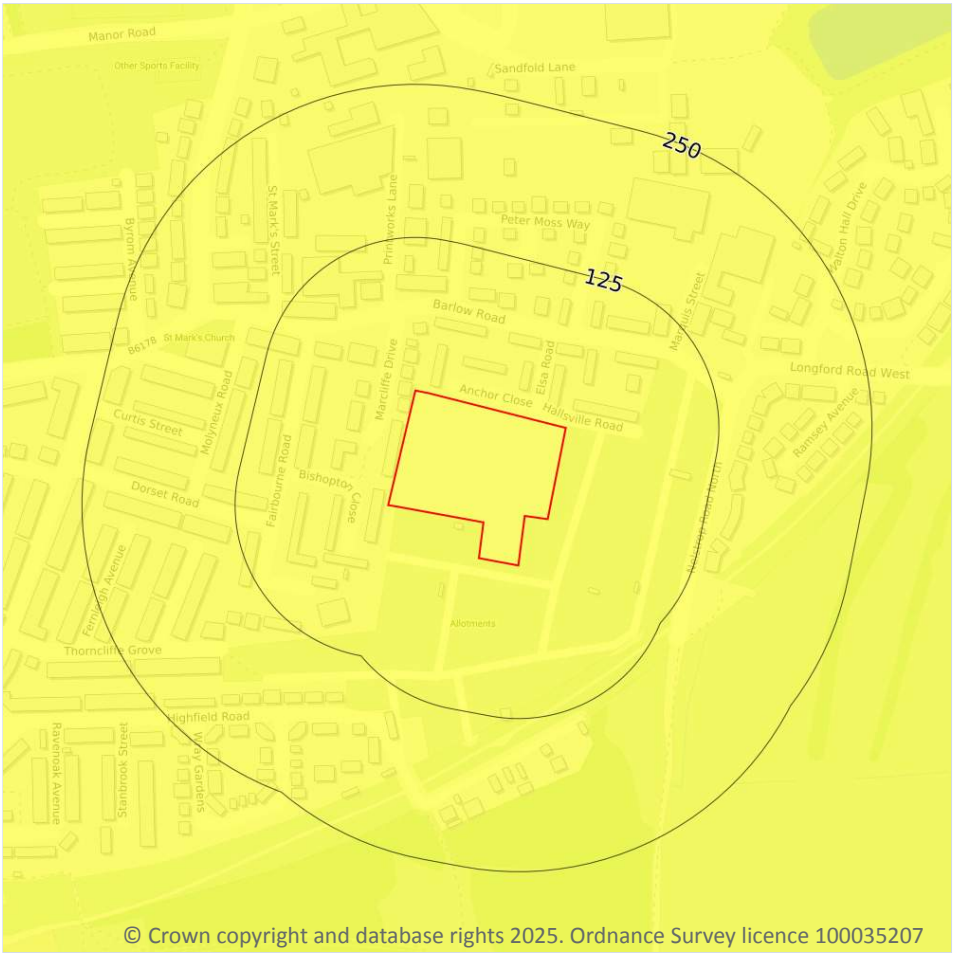
The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several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

Features are displayed on the Boreholes map on **page 100 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	193m NW	388150 394380	BARLOW ROAD / STOCKPORT ROAD SOUTH 8	-	Y	N/A
2	215m SE	388590 394040	NORTH REDDISH 7	11.0	N	865885 ↗
3	237m NW	388150 394460	BARLOW ROAD / STOCKPORT ROAD SOUTH 12	-	Y	N/A

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

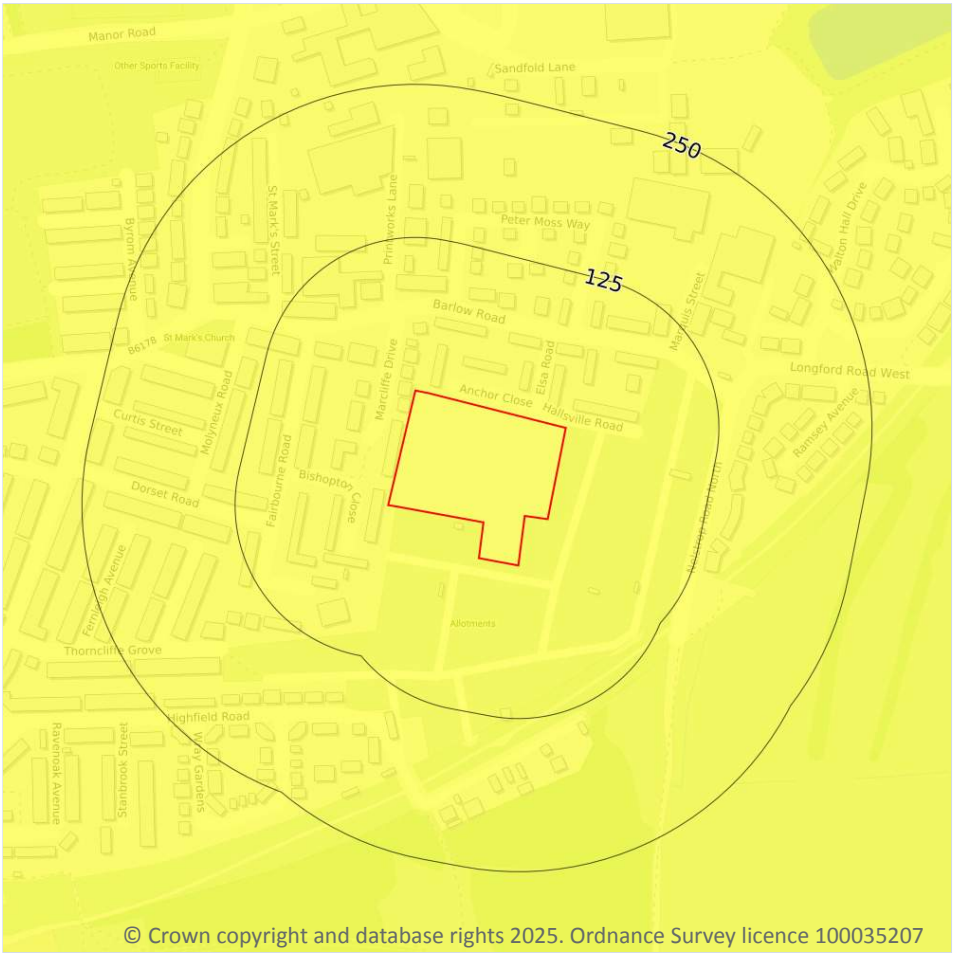
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 102 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

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

17.2 Running sands

Records within 50m	1

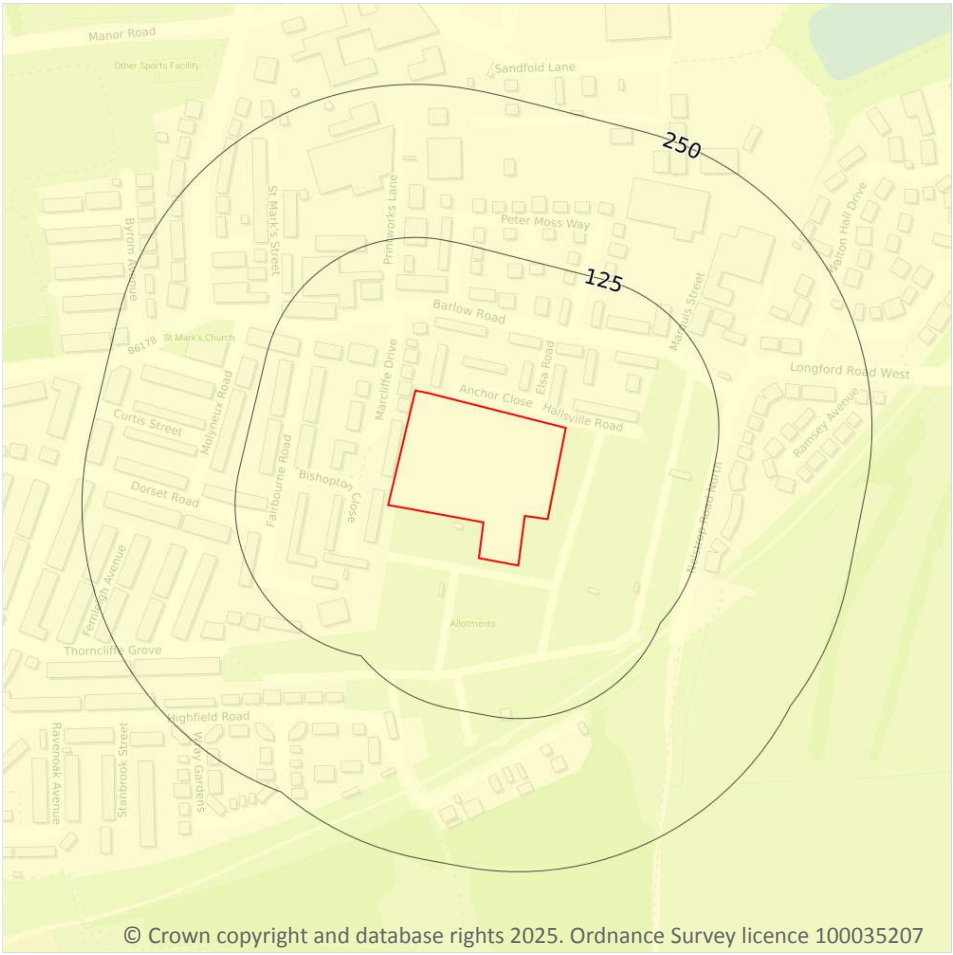
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 103 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m	1

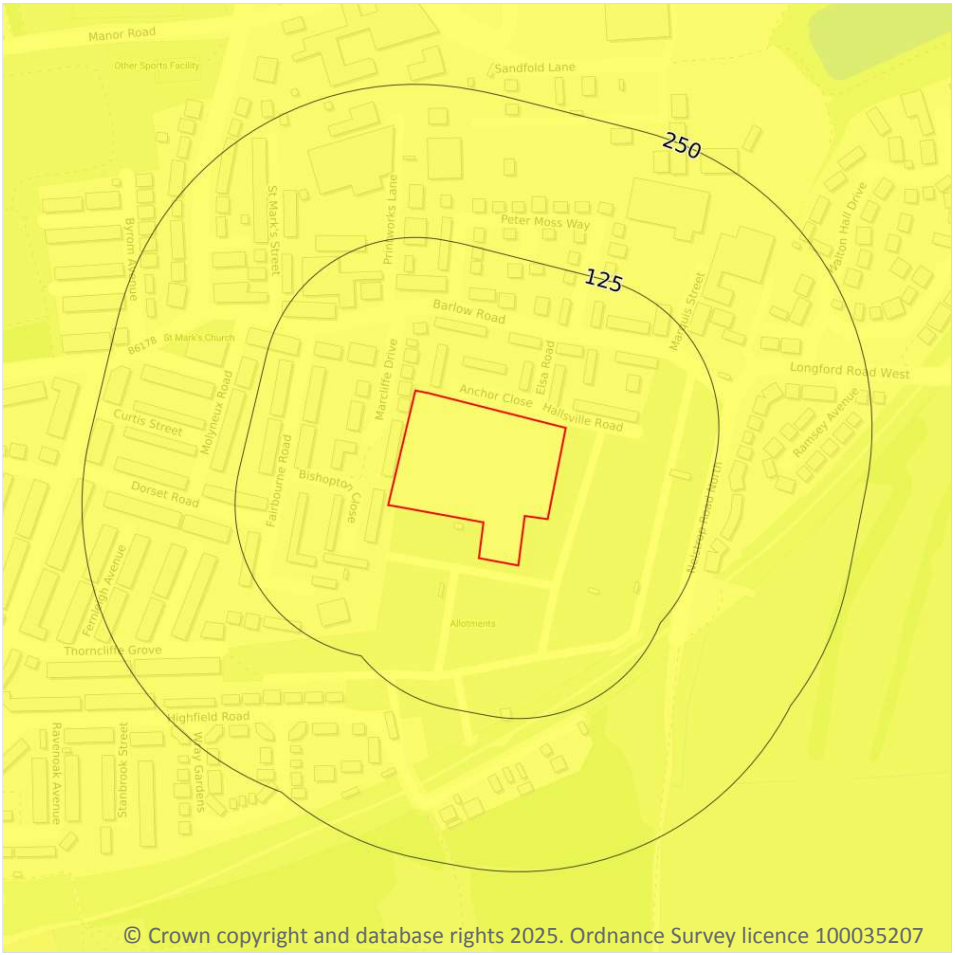
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 104 >**

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

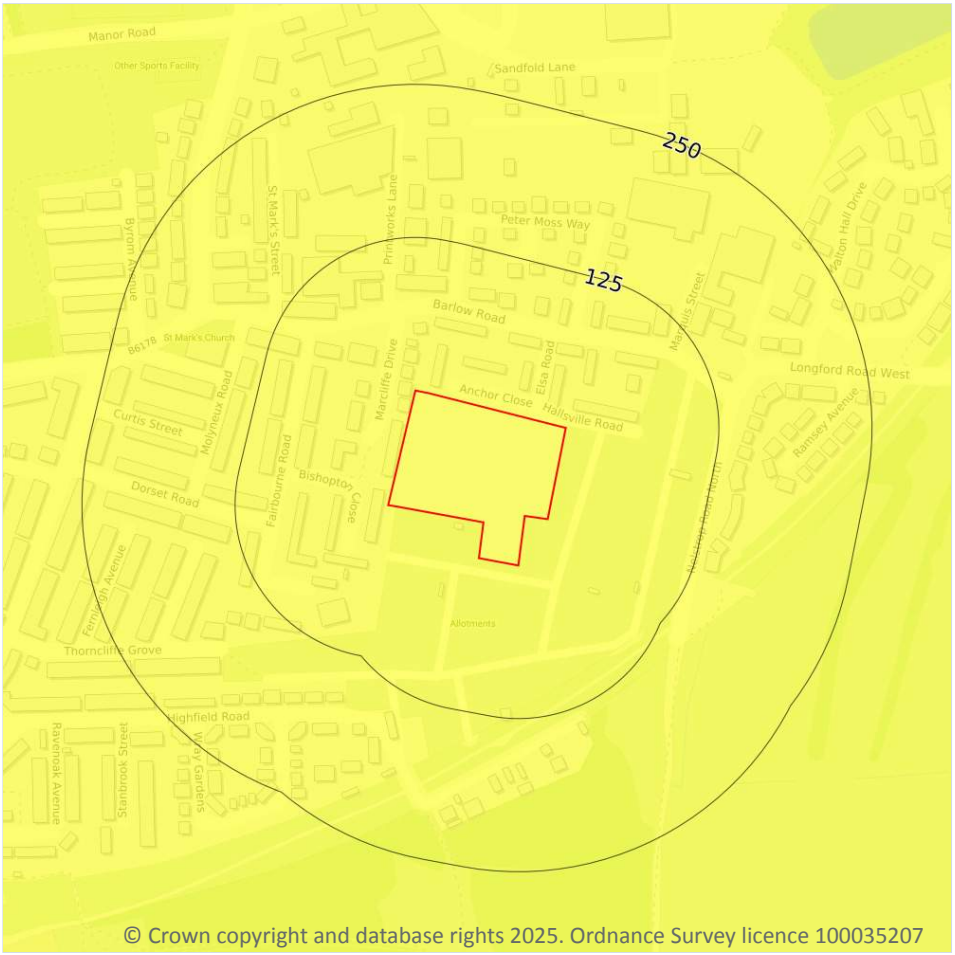
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 105 >**

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

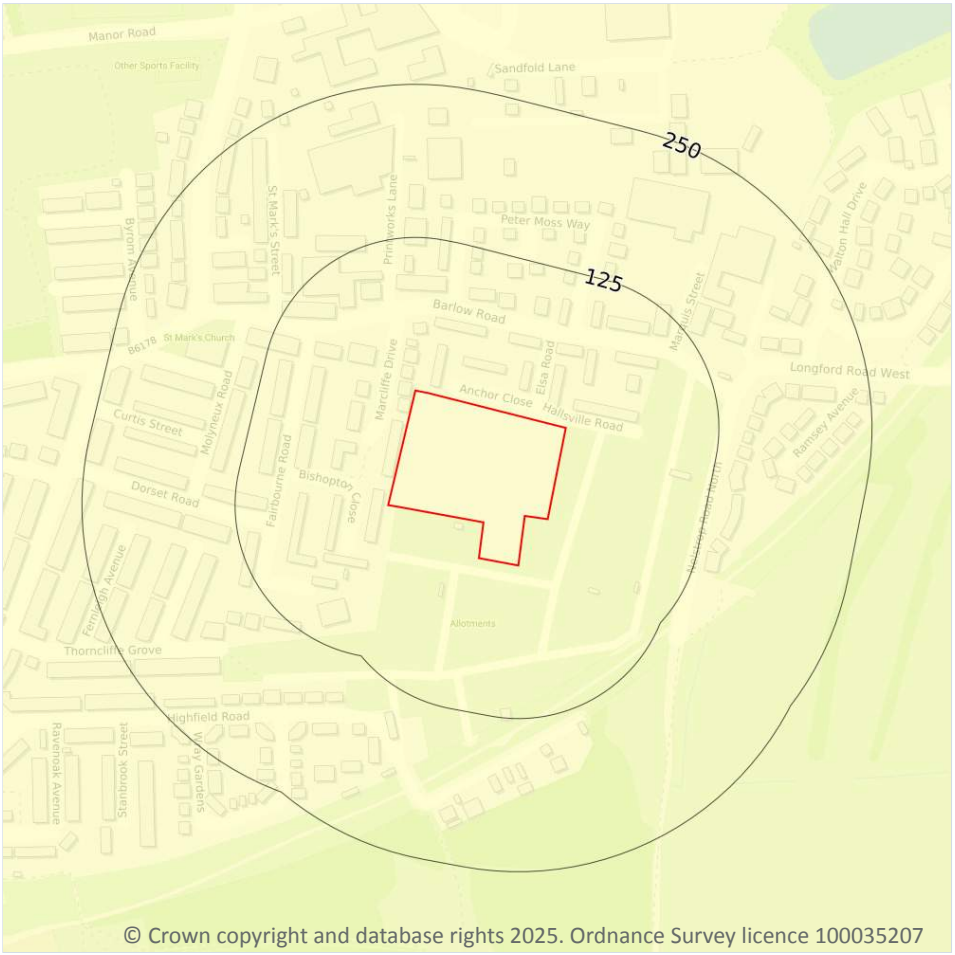
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 106 >**

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

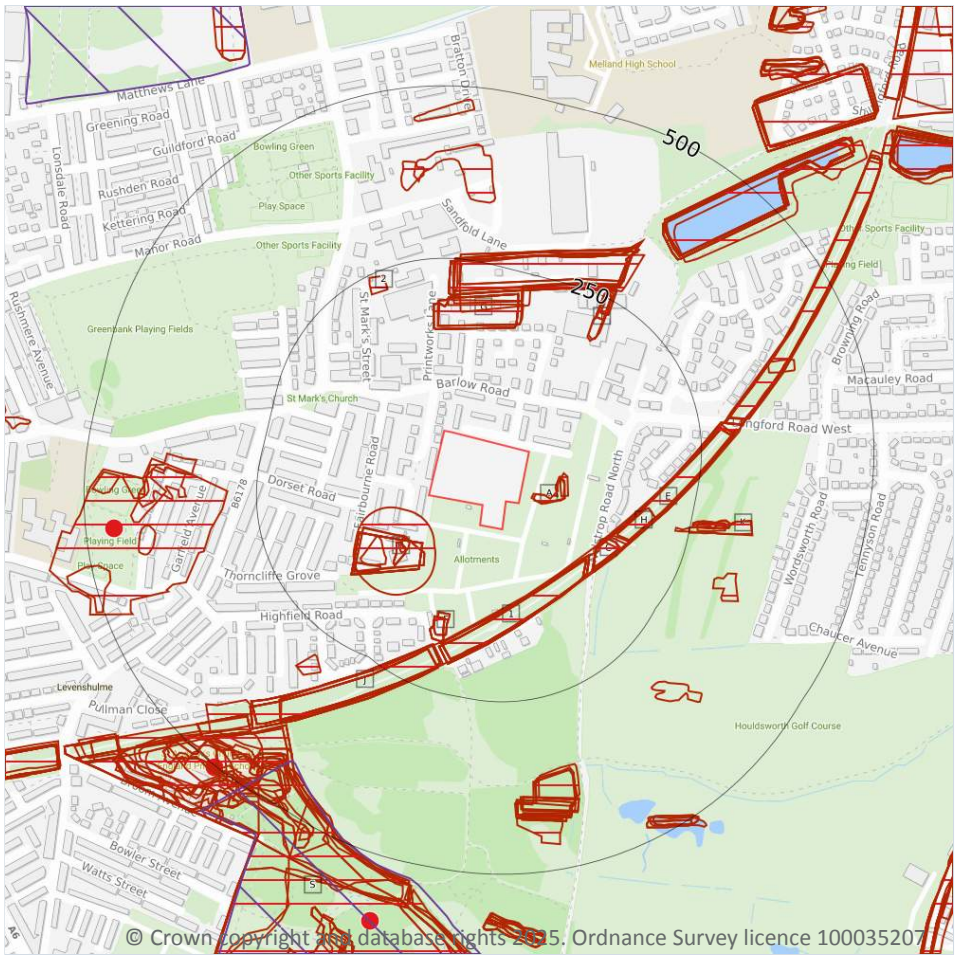
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 107 >**

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

This data is sourced from the British Geological Survey.

18 Mining and ground workings



Site Outline

Search buffers in metres (m)

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

Non Coal Mining

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

18.1 BritPits

Records within 500m	1

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

Features are displayed on the Mining and ground workings map on **page 109 >**

ID	Location	Details	Description
M	459m W	Name: Craddock Fold Brick Works Address: Levenshulme, MANCHESTER, Lancashire Commodity: Clay & Shale Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m **93**

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 109 >**

ID	Location	Land Use	Year of mapping	Mapping scale
A	17m E	Ponds	1905	1:10560
A	20m E	Ponds	1892	1:10560
B	32m SW	Refuse Destructor	1955	1:10560
A	53m E	Pond	1907	1:10560
B	69m SW	Refuse Destructor	1907	1:10560
B	69m SW	Refuse Destructor	1907	1:10560
B	70m S	Refuse Destructor	1938	1:10560
B	70m S	Refuse Destructor	1934	1:10560
B	70m S	Refuse Destructor	1916	1:10560
B	70m S	Refuse Destructor	1905	1:10560
B	70m S	Refuse Destructor	1923	1:10560
B	71m SW	Unspecified Ground Workings	1955	1:10560
B	80m SW	Unspecified Pit	1916	1:10560
B	80m SW	Unspecified Pit	1905	1:10560

ID	Location	Land Use	Year of mapping	Mapping scale
B	80m SW	Unspecified Pit	1923	1:10560
B	94m SW	Unspecified Ground Workings	1955	1:10560
C	99m SE	Cuttings	1907	1:10560
1	100m SE	Cuttings	1907	1:10560
D	101m SE	Cuttings	1955	1:10560
D	101m SE	Cuttings	1965	1:10560
D	101m SE	Cuttings	1976	1:10000
D	101m SE	Cuttings	1983	1:10000
D	101m SE	Cuttings	1989	1:10000
D	103m SE	Cuttings	1923	1:10560
D	103m SE	Cuttings	1938	1:10560
D	103m SE	Cuttings	1934	1:10560
D	103m SE	Cuttings	1916	1:10560
D	103m SE	Cuttings	1905	1:10560
D	103m SE	Cuttings	1892	1:10560
B	125m SW	Unspecified Pit	1905	1:10560
B	125m SW	Unspecified Pit	1923	1:10560
C	129m SE	Cuttings	1916	1:10560
C	129m SE	Cuttings	1955	1:10560
C	129m SE	Cuttings	1965	1:10560
C	129m SE	Cuttings	1976	1:10000
E	130m SE	Cuttings	1923	1:10560
E	130m SE	Cuttings	1938	1:10560
E	130m SE	Cuttings	1934	1:10560
E	130m SE	Cuttings	1905	1:10560
E	130m SE	Cuttings	1892	1:10560
F	136m S	Pond	1907	1:10560
F	137m S	Pond	1907	1:10560

ID	Location	Land Use	Year of mapping	Mapping scale
E	141m E	Cuttings	1916	1:10560
E	142m E	Cuttings	1955	1:10560
F	145m S	Pond	1923	1:10560
F	145m S	Pond	1916	1:10560
F	145m S	Pond	1905	1:10560
G	147m N	Reservoirs	1923	1:10560
G	147m N	Reservoirs	1938	1:10560
G	147m N	Reservoirs	1934	1:10560
G	147m N	Reservoirs	1916	1:10560
G	147m N	Reservoirs	1905	1:10560
G	147m N	Reservoirs	1892	1:10560
H	149m E	Cuttings	1965	1:10560
H	149m E	Cuttings	1976	1:10000
G	152m N	Reservoirs	1907	1:10560
G	152m N	Reservoir	1955	1:10560
G	152m N	Reservoirs	1907	1:10560
G	174m N	Water Bodies	1849	1:10560
I	183m NE	Ponds	1923	1:10560
G	185m N	Ponds	1965	1:10560
J	185m S	Cuttings	1907	1:10560
I	187m NE	Ponds	1916	1:10560
J	187m S	Cuttings	1955	1:10560
J	187m S	Cuttings	1965	1:10560
J	187m S	Cuttings	1976	1:10000
J	187m S	Cuttings	1983	1:10000
J	187m S	Cuttings	1989	1:10000
G	190m N	Reservoirs	1907	1:10560
J	194m SW	Cuttings	1923	1:10560

ID	Location	Land Use	Year of mapping	Mapping scale
J	194m SW	Cuttings	1938	1:10560
J	194m SW	Cuttings	1934	1:10560
J	194m SW	Cuttings	1916	1:10560
J	194m SW	Cuttings	1905	1:10560
J	194m SW	Cuttings	1892	1:10560
G	197m N	Reservoirs	1923	1:10560
G	197m N	Reservoir	1938	1:10560
G	197m N	Reservoir	1934	1:10560
G	197m N	Reservoirs	1916	1:10560
G	197m N	Reservoirs	1905	1:10560
G	197m N	Reservoirs	1892	1:10560
G	203m N	Reservoirs	1907	1:10560
G	203m N	Reservoir	1955	1:10560
G	214m N	Reservoir	1976	1:10000
G	214m N	Reservoir	1983	1:10000
I	218m NE	Pond	1938	1:10560
I	218m NE	Pond	1934	1:10560
I	218m NE	Pond	1892	1:10560
2	221m N	Filler Tanks	1907	1:10560
I	227m NE	Pond	1955	1:10560
I	227m NE	Reservoirs	1907	1:10560
K	230m E	Ponds	1892	1:10560
K	249m E	Ponds	1905	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	3

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

Features are displayed on the Mining and ground workings map on **page 109 >**

ID	Location	Land Use	Year of mapping	Mapping scale
-	952m SW	Tunnel	1976	1:10000
-	952m SW	Tunnel	1983	1:10000
-	952m SW	Tunnel	1989	1:10000

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m	0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	1

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

Features are displayed on the Mining and ground workings map on **page 109 >**

ID	Location	Site Name	Mineral	Type	Planning Status	Planning Status Date
S	433m SW	Broome Avenue	Clay, bricks	Surface mineral working	Valid	Not available

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	0

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

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	1

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

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	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	0

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0

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

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

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m	0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m	0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	0

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

This data is sourced from Groundsure.

19.4 Historical incidents

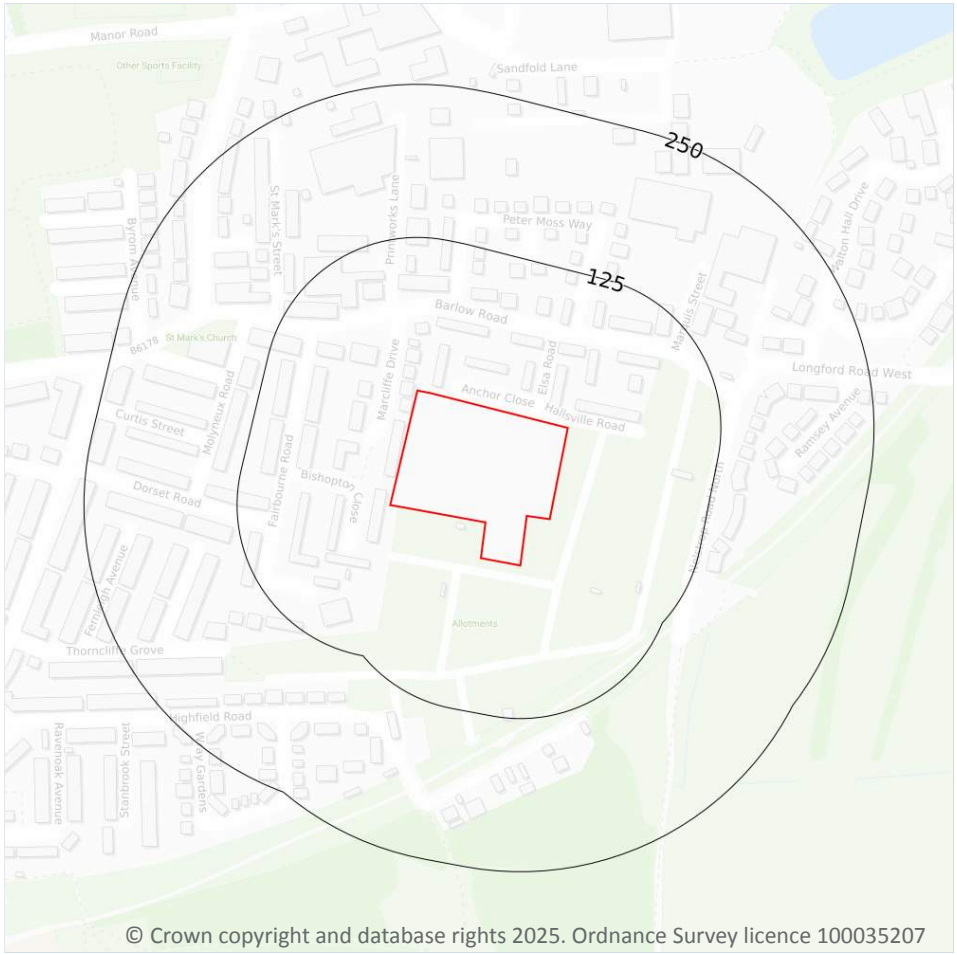
Records within 500m	0

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

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

This data is sourced from Groundsure.

20 Radon



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 120 >**

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

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

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m	2

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 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 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
49m E	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects



Site Outline

Search buffers in metres (m)

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

22.1 Underground railways (London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m	8

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 123 >**

Location	Land Use	Year of mapping	Mapping scale
147m S	Railway	1907	-
187m SW	Railway Sidings	1916	10560
189m SW	Railways	1893	-
195m S	Railway Sidings	1907	10560
197m S	Railway Sidings	1959	2500
197m S	Railway Sidings	1967	2500
201m S	Railway Sidings	1957	1250
209m S	Railway Sidings	1907	2500

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	2

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

Features are displayed on the Railway infrastructure and projects map on **page 123 >**

Location	Description
113m SE	Historical OSM
114m SE	Abandoned

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 2

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m	0

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

This data is sourced from HS2 ltd.

Data providers

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

Terms and conditions

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

Appendix D
Preliminary UXO Risk Assessment

PA024918 — ELSA ROAD, LEVENSHULME

DOCUMENT DETAILS			
Site name:	Elsa Road, Levenshulme		
Reference:	PA024918	**Client:**	Alan Johnston Partnership
Date:	21st October 2025	**Contact:**	Chris Storey

RECOMMENDATION

While always prudent, a detailed desk study is not considered essential in this instance.

SUMMARY OF FINDINGS

Military Activity	No significant military activity affecting the Site has been identified. During WWII, 1No. searchlight battery was established on the Site. After WWII, it was removed.
WWI Bombing	Potential targets within approximately 5km of the Site: ▪ Transport infrastructure and public utilities. ▪ Munitions factories, aircraft manufacturing, and chemical, engineering, and metal works. ▪ Alexandra Park Aerodrome. ▪ Military establishments. ▪ Anti-Aircraft (AA) defences. No readily available records have been found indicating that the Site was bombed.
WWII Bombing	The Site was located in Manchester County Borough (CB), near Stockport CB. Manchester CB officially recorded 737No. High Explosive (HE) bombs, with a density of 27.0 bombs per 405 hectares (ha). Stockport CB officially recorded 80No. HE bombs, with a density of 10.0 bombs per 405ha. The Manchester area was heavily bombed between the 22nd and 24th December 1940 (the 'Manchester Blitz'). Over 400No. HE bombs and more than 30,000No. Incendiary Bombs (IBs) fell across the region. Bombing was concentrated on Manchester city centre, approximately 5.6km from the Site. Potential targets within approximately 5km of the Site: ▪ Transport infrastructure and public utilities. ▪ Aircraft manufacturing and chemical, engineering, and metal works. ▪ Military establishments. ▪ AA and anti-invasion defences. No readily available records have been found indicating that the Site was bombed.
Bombing Decoys	1No. located approximately 2.8km east of the Site.

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FURTHER INFORMATION

These findings are based on a cursory review of readily available records; caution is advised if you plan to action work based on this PDSA.

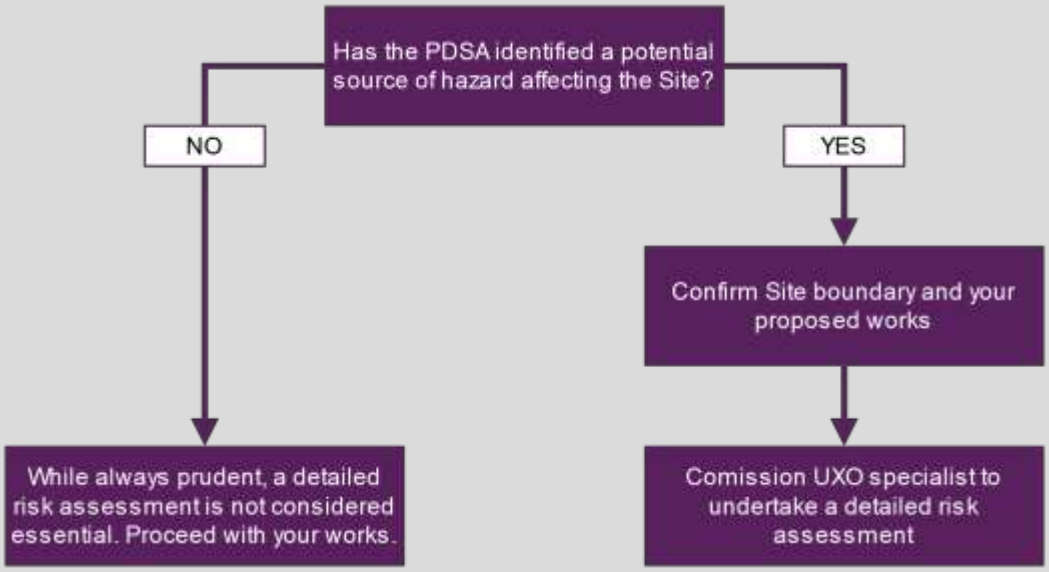
Where a potentially significant UXO hazard source has been identified on the Site, no further research has been undertaken. A detailed UXO desk study and risk assessment may identify other potential UXO hazard sources on the Site.

Visit www.zeticauxo.com to learn more about Zetica's detailed UXO desk studies and other UXO services. Click here for more information about the most common UXO hazard sources in the UK.

If you have any further queries, please don't hesitate to contact us at uxo@zetica.com or 01993 886 682.

NEXT STEPS

Follow the steps below to determine the appropriate course of action:



Potential UXO hazard identified? If the PDSA has identified a potential source of UXO hazard affecting your site, then a detailed UXO risk assessment is recommended.

No obvious source of UXO hazard? If the PDSA has not identified any obvious source of potential UXO, works can proceed.

It is good practice to raise awareness of the background UXO risk in the UK as part of a standard site induction. This will ensure that appropriate action is taken in the unlikely event that UXO is discovered.

Don't skip a stage: If you skip the detailed risk assessment stage, you could end up undertaking unnecessary work (e.g. trying to detect a UXO hazard that has already been removed).

Similarly, a detailed risk assessment might find that the UXO hazard is worse than expected and has a greater potential to cause harm, requiring a different mitigation approach than would otherwise be undertaken.