Appendix 1.1: Required information, as specified by EIA Regulations, and its location within the ES

Regulation 18	Schedule 4	Location within this ES
(3) an environmental statement is a statement which includes at least - (a) a description of the proposed development comprising information on the site, design, size and other relevant features of the development.	(1) a description of the development including in particular: (a) a description of the location of the development; (b) a description of the physical characteristics of the whole development, including, were relevant, requisite demolition works, and the land use requirements during the construction and operational stages; (c) a description of the main characteristics of the operational phase of the development (in particular any production processes), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used; and (d) an estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation) and quantities and types of waste produced during the construction and operation phases.	**Chapter 3: Site Context**, **Chapter 4: Development Specification**; and **Technical Chapters 6 – 14** where applicable.

Regulation 18	Schedule 4	Location within this ES
(3) (b) a description of the likely significant effects of the proposed development on the environment.	(5) a description of the likely significant effects of the development on the environment resulting from, inter alia: (a) the construction and existence of the development, including, where relevant, demolition works; (b) the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources; (c) the emissions of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances and the disposal and recovery of waste; (d) the risk to human health, cultural heritage or the environment (for example due to accidents or disasters); (e) the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources; (f) the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change; and (g) the technologies and the substances used.	**Technical Chapters 6 – 14** where applicable and **Chapter 15: Assessment of Cumulative Effects**.

Regulation 18	Schedule 4	Location within this ES
	The description of the likely significant effects on the factors specified in regulation 4(2) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development. This description should take into account the environmental protection objectives established at Union level (as they had effect immediately before exit day) or United Kingdom level which are relevant to the project, including in particular those established under the law of any part of the United Kingdom that implemented Council Directive 92/43/EEC[1] and Directive 2009/147/EC[2].	
(3) (c) a description of any features of the proposed development, or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment.	(7) a description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational stages.	**Chapter 4: Development Specification**, **Technical Chapters 6 – 14** where applicable, **Chapter 15: Assessment of Cumulative Effects;** and **Volume 3: Environmental Management Plan**.
(3) (d) a description of the reasonable alternatives studied by the developer, which are relevant to the proposed	(2) a description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer,	**Chapter 5: Consideration of Alternatives**.

Regulation 18	Schedule 4	Location within this ES
development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the development on the environment.	which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.	
(3) (e) a non-technical summary of the information referred to in sub-paragraph (a) to (d).	(9) a non-technical summary of the information provided under paragraphs 1 to 8.	**Volume 4: Non-Technical Summary**.
(4) an environmental statement must — (a) where a scoping opinion or direction has been issued in accordance with regulation 15 or 16, be based on the most recent scoping opinion or direction issued (so far as the proposed development remains materially the same as the proposed development which was subject to that opinion or direction); (b) include the information reasonably required for reaching a reasoned conclusion of the significant effects of the development on the environment, taking into account current knowledge and methods of assessment; and (c) be prepared, taking into account the results of any relevant UK environmental assessment, which are reasonably available to the person preparing the	-	**Chapter 2: Approach to EIA** and **Technical Chapters 6 – 14** where relevant.

Regulation 18	Schedule 4	Location within this ES
environmental statement, with a view to avoiding duplication of assessment.		
(5) in order to ensure the completeness and quality of the environmental statement – (a) the developer must ensure that the environmental statement is prepared by competent experts; and (b) the environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts.		**Chapter 1: Introduction** and **Appendix 1.2: Statement of Competence**.
-	(3) a description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge.	**Chapter 3: Site Context** and **Technical Chapters 6 – 14**.
-	(4) a description of the factors specified in regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality),	**Chapter 2: Approach to EIA** and **Technical Chapters 6 – 14**.

Regulation 18	Schedule 4	Location within this ES
	air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.	
-	(6) a description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the new required information and the main uncertainties involved.	**Chapter 2: Approach to EIA** and **Technical Chapters 6 – 14**.
-	(8) a description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned. Relevant information available and obtained through risk assessments pursuant to assimilated law such as any law that implemented Directive 2012/18/EU[3] of the European Parliament and of the Council or Council Directive 2009/71/Euratom[4] or UK environmental assessments may be used for this purpose provided that the requirements of any law that implemented this Directive are met. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and the details of	**Chapter 2: Approach to EIA** (with reference to EIA Scoping Report (**Appendix 2.1**) of **Volume 2**) and **Volume 3: Environmental Management Plan**.

Regulation 18	Schedule 4	Location within this ES
	preparedness for and proposed response to such emergencies.	
	(10) a reference list detailing the sources used for the descriptions and assessment included in the environmental statement.	**Chapters 1 – 15**, provided as endnotes within each Chapter.

References

[1] The Council of the European Communities, Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora;
[2] The European Parliament and the Council of the European Union, Directive 2009/147/EC of the European Parliament and of the Council of 30 November 2009 on the conservation of wild birds;
[3] The European Parliament and the Council of the European Union, Directive 2012/18/EU of the European Parliament and of the Council of 4 July 2012 on the control of major-accident hazards involving dangerous substances, amending and subsequently repealing Council Directive 96/82/EC Text with EEA relevance;
[4] The Council of the European Union, COUNCIL DIRECTIVE 2009/71/EURATOM of 25 June 2009 establishing a Community framework for the nuclear safety of nuclear installations

Appendix 1.2: Statement of Technical Competence

Technical Competence in EIA		
	Lead Author(s)	Reviewer
Name	Chloe Drake	Michael Browne
Company	Turley	
Qualifications / Accreditations Relevant to Technical Area	BSc (Hons) MSc	BSc (Hons), MSc (Hons)
Does the practitioner hold any ISEP qualification?	Practitioner Member (PISEP) of ISEP Registered ISEP Environmental Impact Assessment Practitioner	PISEP
Company hold ISEP QMark?	Yes	
Years Technical Experience (in Technical Area)	8	12
Number of EIA's Delivered to Date	30+	40+

Technical Competence in EIA and Socio-economics and Human Health		
	Lead Author	Reviewer
Name	Marta Astudillo	Gavin Amos
Company	Turley	
Qualifications / Accreditations Relevant to Technical Area	BA, MA	BA, MBA, AssocRTPI
Does the practitioner hold any ISEP qualification?	No	No
Company hold ISEP QMark?	Yes	
Years Technical Experience (in Technical Area)	1	12
Number of EIA's Delivered to Date	5	>30

Technical Competence in EIA and Townscape and Visual		
	Lead Author	Reviewer
Name	Cassandra Wheadon	Richard Brookes
Company	Turley	
Qualifications / Accreditations Relevant to Technical Area	Chartered Member of the Landscape Institute	BSC (Hons) MTP (UC) MRTPI IHBC
Does the practitioner hold any ISEP qualification?	No	No
Company hold ISEP QMark?	Yes	
Years Technical Experience (in Technical Area)	17 Years	23 Years
Number of EIA's Delivered to Date	13	10

Technical Competence in EIA and Built Heritage		
	Lead Author	Reviewer
Name	Rachel Bissell	Katy Lightbody
Company	Turley	
Qualifications / Accreditations Relevant to Technical Area	BA (Hons) History of Art MA Cultural Heritage Management IHBC Supporter Member	MA (Hons) Town Planning PGDip Conservation of the Historic Environment Royal Town Planning Institute Full Member (MRTPI) IHBC Affiliate Member
Does the practitioner hold any ISEP qualification?	No	No
Company hold ISEP QMark?	Yes	
Years Technical Experience (in Technical Area)	3	23
Number of EIA's Delivered to Date	3	>30

Technical Competence in EIA and Wind		
	Lead Author	Reviewer
Name	Jon Winchester	Chris Harley
Company	GIA Surveyors	
Qualifications / Accreditations Relevant to Technical Area	MSc, PhD, 13 Years Experience	MEng, PhD, 12 Years Experience
Does the practitioner hold any ISEP qualification?	No	No
Company hold ISEP QMark?	No	
Years Technical Experience (in Technical Area)	13	12
Number of EIA's Delivered to Date	45	30

Technical Competence in EIA and Daylight and Sunlight		
	Lead Author	Reviewer
Name	Nicola Hensey	Michael Beatty
Company	GIA	
Qualifications / Accreditations Relevant to Technical Area	LLB (Hons)	BSc (Hons) MRICS
Does the practitioner hold any ISEP qualification?	No	No
Company hold ISEP QMark?	No	
Years Technical Experience (in Technical Area)	17	10
Number of EIA's Delivered to Date	35+	20+

Technical Competence in EIA, and Solar Glare		
	Lead Author	Reviewer
Name	Paolo Cappellacci	Krystle Stewart
Company	GIA	
Qualifications / Accreditations Relevant to Technical Area	MSc in Architectural Engineering Architects Registration Board (ARB)	MBSc
Does the practitioner hold any ISEP qualification?	No	No
Company hold ISEP QMark?	No	
Years Technical Experience (in Technical Area)	10 years	15 years
Number of EIA's Delivered to Date	20	20

Technical Competence in EIA and Climate Change		
	Lead Author	Reviewer
Name	Svetlana Cronin	Paul White
Company	Turley	
Qualifications / Accreditations Relevant to Technical Area	MSc Environmental Impact Assessment and Management	MEng Environmental Engineering
Does the practitioner hold any ISEP qualification?	Practitioner ISEP Member (PISEP)	Practitioner ISEP Member (PISEP)
Company hold ISEP QMark?	Yes	
Years Technical Experience (in Technical Area)	9 years	>10 years
Number of EIA's Delivered to Date	25+	60+

Technical Competence in EIA and Air Quality		
	Lead Author	Reviewer
Name	Chrissie Park	Emily Forster
Company	Apex Acoustics	
Qualifications / Accreditations Relevant to Technical Area	BSc Member Institute of Air Quality Management (MIAQM) Member Institution of Environmental Science (MIEnvSc)	BSc Previously a Member of the Institute of Air Quality Management (MIAQM) for 7 years
Does the practitioner hold any ISEP qualification?	No	No
Company hold ISEP QMark?	No	
Years Technical Experience (in Technical Area)	13	7
Number of EIA's Delivered to Date	30+	30+

Technical Competence in EIA and Noise and Vibration		
	Lead Author	Reviewer
Name	Beth Paxton	Alex Lees
Company	Apex Acoustics	
Qualifications / Accreditations Relevant to Technical Area	Institute of Acoustics Diploma in Acoustics and Noise Control Corporate Member of the Institute of Acoustics	Institute of Acoustics Diploma in Acoustics and Noise Control Corporate Member of the Institute of Acoustics
Does the practitioner hold any ISEP qualification?	No	No
Company hold ISEP QMark?	No	
Years Technical Experience (in Technical Area)	10 years	14 years
Number of EIA's Delivered to Date	0	15-20

Appendix 7.1: Heritage Assessment

Weston Halls and Pendulum Hotel, Manchester

December 2025

Turley
Heritage

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Client
iQ Student Accommodation

Our reference
03517

December 2025

1. Introduction

1.1 This Heritage Assessment is prepared by Turley Heritage on behalf of iQ Student Accommodation (the 'applicant') in connection with a full planning application for the construction of purpose-built student accommodation (PBSA) (the 'Proposed Development') on land at Weston Halls and Pendulum Hotel, 78 Sackville Street, Manchester (the 'Site').

1.2 The formal description of development is as follows:

"Phased development comprising:

(a) Partial removal of existing structures and erection of two buildings comprising purpose-built student accommodation (sui generis), one of 50 storeys and one of 17 storeys with an 8-storey link, together with associated amenity space, external landscaping, highways works, and change of use of the Pendulum Hotel to purpose-built student accommodation; and

(b) Removal of remaining existing structures and erection of two buildings comprising purpose-built student accommodation (sui generis), one of 33 storeys and one of part-24 and part-8 storeys with a 1-storey link, together with associated amenity space, external landscaping, and highways works."

1.3 The purpose of this Heritage Assessment is to assess the impact of the Proposed Development on the significance of built heritage assets. The heritage assets taken forward for detailed assessment are identified in Section 3, all of which fall outside of the Site boundary and have potential to be affected by the Proposed Development due to change within their setting.

1.4 In determining the full planning application, Manchester City Council ('MCC') has a statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the special interest and setting of listed buildings.[1] Case law has established that 'considerable importance and weight' should be given to this statutory duty. There is no equivalent statutory duty for the setting of conservation areas, however the National Planning Policy Framework (NPPF) does state that the setting of a designated heritage asset (including conservation areas) can contribute to its significance.

1.5 The NPPF (2025) provides the Government's national planning policy on the conservation of the historic environment. In respect of information requirements for applications, Paragraph 207 states the following:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets'

[1] s66(1) Planning (Listed Buildings and Conservation Areas) Act 1990

importance and no more than is sufficient to understand the potential impact of the proposal on their significance."[2]

1.6 To comply with these requirements, **Section 2** of this Assessment introduces the Site and describes its context, history and development. **Section 3** identifies the relevant heritage assets with potential to be affected by the Proposed Development and **Section 4** provides an assessment of their significance and setting, proportionate to both the importance of the asset and the likely impacts. The assessment is undertaken on the basis of published information, archival research and site visits carried out during 2020, 2022 and September and November 2025.

1.7 An assessment of the impact of the Proposed Development on the significance of the relevant heritage assets is set out in **Section 5**, in light of the statutory duty of the 1990 Act, national planning policy set out in the NPPF and local planning policy for the historic environment (set out in detail at **Appendix 1**). The assessment is informed by Historic England guidance and best practice advice in relation to 'Managing Significance in Decision-Taking in the Historic Environment' ('GPA 2')[3], 'The Setting of Heritage Assets' (GPA 3)[4], 'Statements of Heritage Significance' (Advice Note 12)[5] and 'Tall Buildings' (Advice Note 4)[6]. **Section 6** provides a summary and conclusions.

[2] MHCLG (2025) *National Planning Policy Framework* – para. 207
[3] Historic England (2015) Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2.
[4] Historic England (2017) The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning Note 3 (Second Edition).
[5] Historic England (2019) Statements of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12.
[6] Historic England (2022) Tall Buildings. Historic England Advice Note 4.

2. Site Context and Historical Development

Site Context

2.1 The Site is located in the southern part of Manchester city centre (**Figure 2.1**). It is broadly rectangular and currently contains a large building complex dating to the mid-late 20th century, which is between four and seven storeys in height. The complex is primarily of brick construction (bands of red, buff and grey brick), with a series of pitched roofs. It is largely set back from the surrounding road frontages.

2.2 To the north, on the opposing side of Charles Street, is a multi-storey car park (MSCP). The eastern and western edges of the Site boundary are defined by Princess Street and Sackville Street respectively. To the south and east is the former University of Manchester Institute of Science and Technology (UMIST) campus, including the Faraday Tower to the south of the Site (15 storeys) and the Renold Building to the east (8 storeys). To the west, on the opposite site of Princess Street, is the recently built multi-level 'Circle Square' development (rising to 36 storeys). This part of the City Centre is densely developed, with new development (including tall buildings) having come forward in recent years in the area surrounding Oxford Road (A34) and Manchester Oxford Road Station.

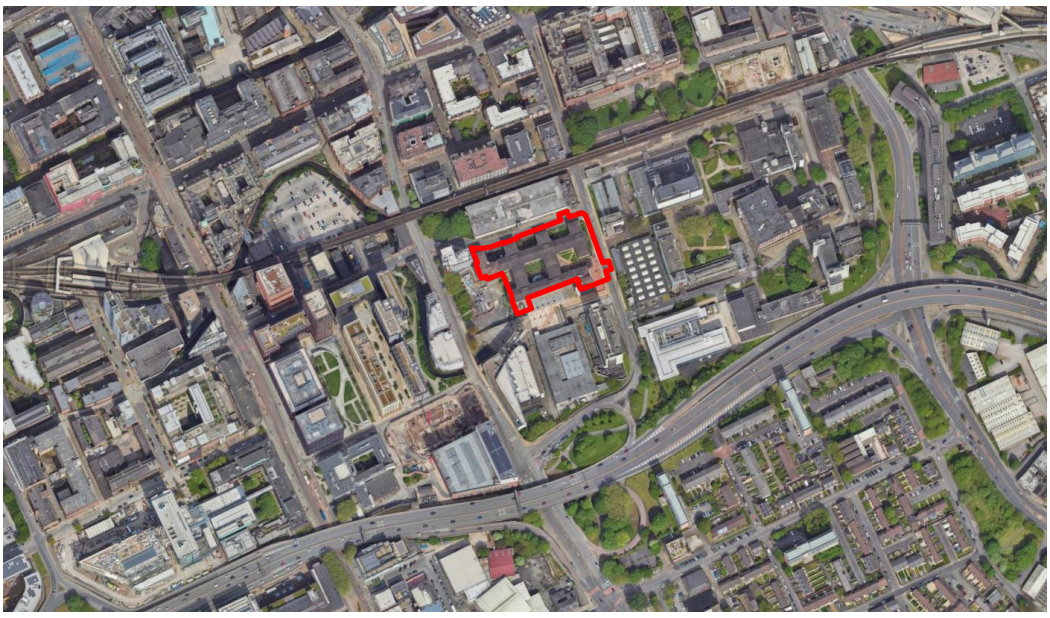


Figure 2.1: Modern aerial imagery showing the location of the Site (approximate location outlined in red)

Historic Development of the Site and Surrounding Area

2.3 The Site is located within a part of Manchester known historically as 'Chorlton-on-Medlock' which, by the mid 19th century, was densely developed with industrial buildings (including cotton mills, dye houses, distilleries and factories), located on both sides of the River Medlock and associated workers' housing extending south from the river in ordered rows. The relationship between these industrial buildings and the

nearby housing was dramatically severed by the Manchester South Junction and Altrincham Railway Viaduct, built in 1846-9, which runs broadly north-east to south-west linking Manchester Piccadilly and Oxford Road stations. By 1851, historic mapping shows a combination of a timber/saw mill and ropewalk in the northern part of the Site, close to Charles Street, with the large scale New Garratt Print Works to the south (**Figure 2.2**). This comprised a range of bleaching and dye rooms and associated facilities, arranged around and a bend in the River Medlock and accessed from the former Green Lane.

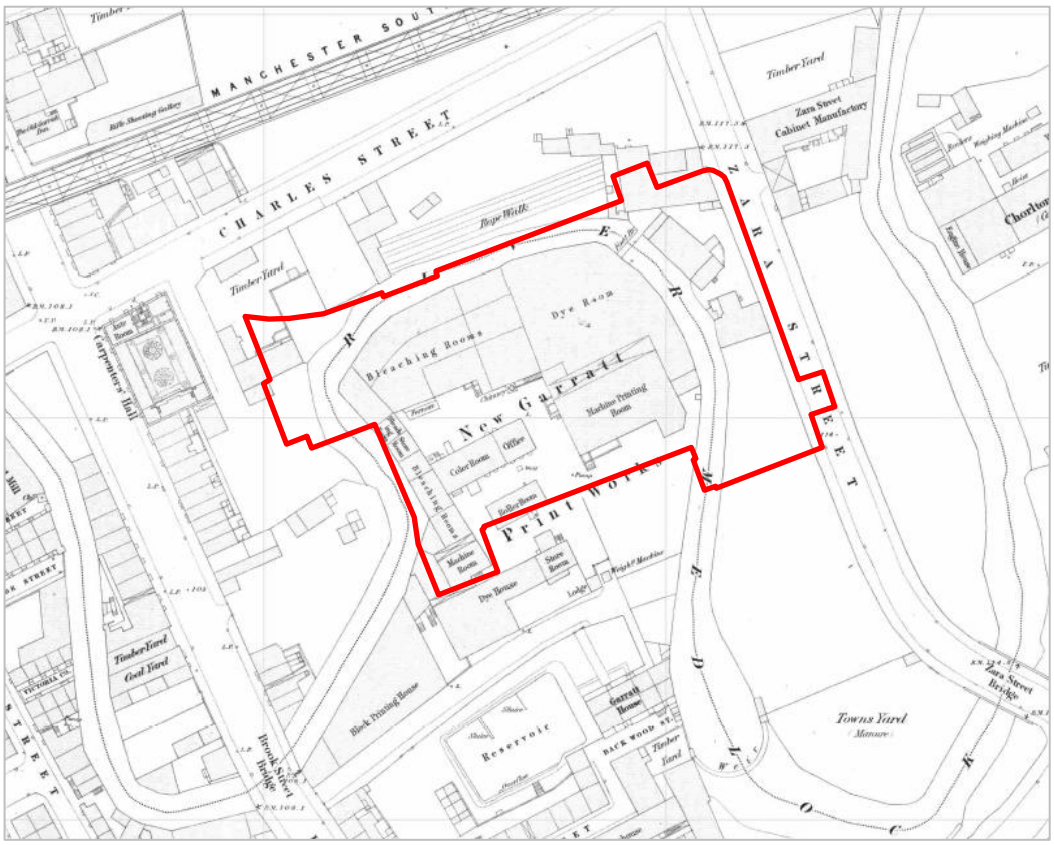


Figure 2.2: 1851 Ordnance Survey (OS) Town Plan map. The approximate location of the Site is outlined in red

2.4 Over the course of the second half of the 19th century, sustained industrial growth and the increasing diversification of the city's industries led to the replacement and extension of some of the earlier industrial buildings, as well as the redevelopment of multiple housing plots to create space for further industry, new schools, churches and other public amenities. The character of the area to the south of the viaduct however remained largely residential and many of the early 19th century terraced rows remained intact. During the mid to late 19th and early 20th century, the Site contained a dense arrangement of industrial uses, including small scale informal works, mills and engineering works. The New Garratt Print Works were redeveloped during this time to form the Medlock Oil Works and Brook Street Soap Works, which resulted in the consolidation as well as clearance of a number of industrial buildings across the Site (**Figure 2.3**).

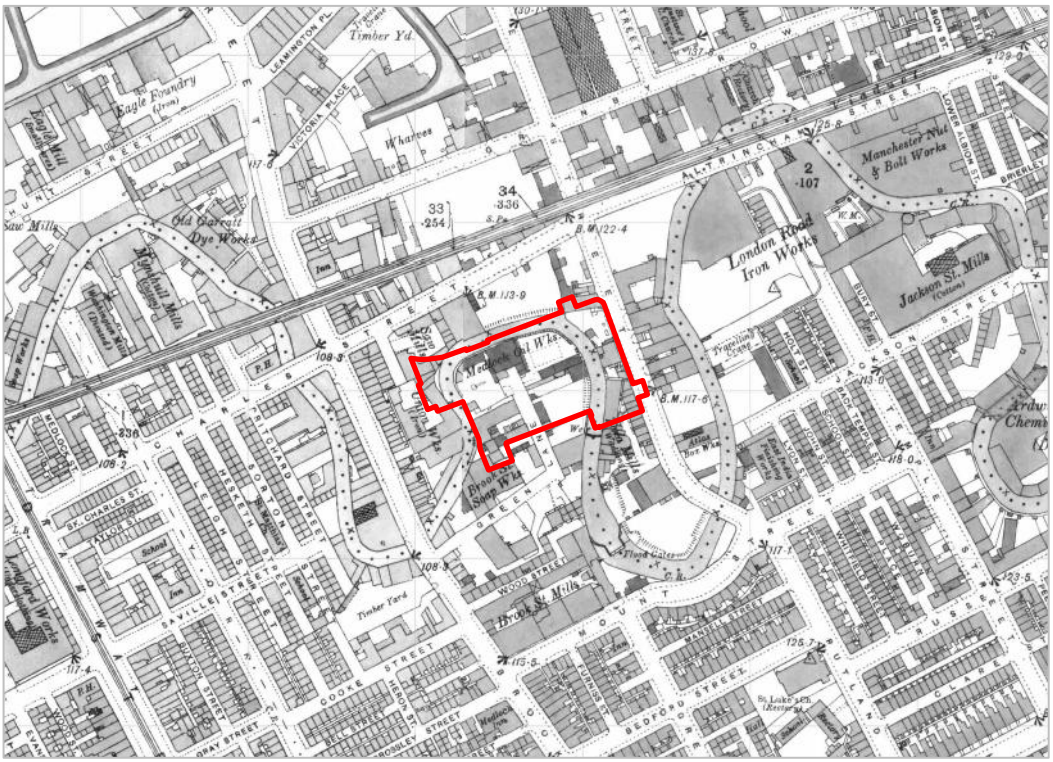


Figure 2.3: 1889-93 Ordnance Survey (OS) map. The approximate location of the Site is outlined in red

2.5 Over time the composition and arrangement of uses changed as these industries evolved and the character of this part of the city gradually changed. By the mid 20th century the majority of the mills and works remained, though there had been amalgamation of units and larger buildings had emerged. The tight urban grain and domestic scale of the area to the south of the viaduct was also progressively eroded during this period, as groups of terraced houses were replaced by a new form of relatively modest workshops, factories and warehouses.

2.6 Two aerial photos at **Figures 2.4 and 2.5** show the character of this part of the city and the Site during the early to mid 20th century. They show the Site densely developed with industrial buildings arranged around the River Medlock before it was culverted.

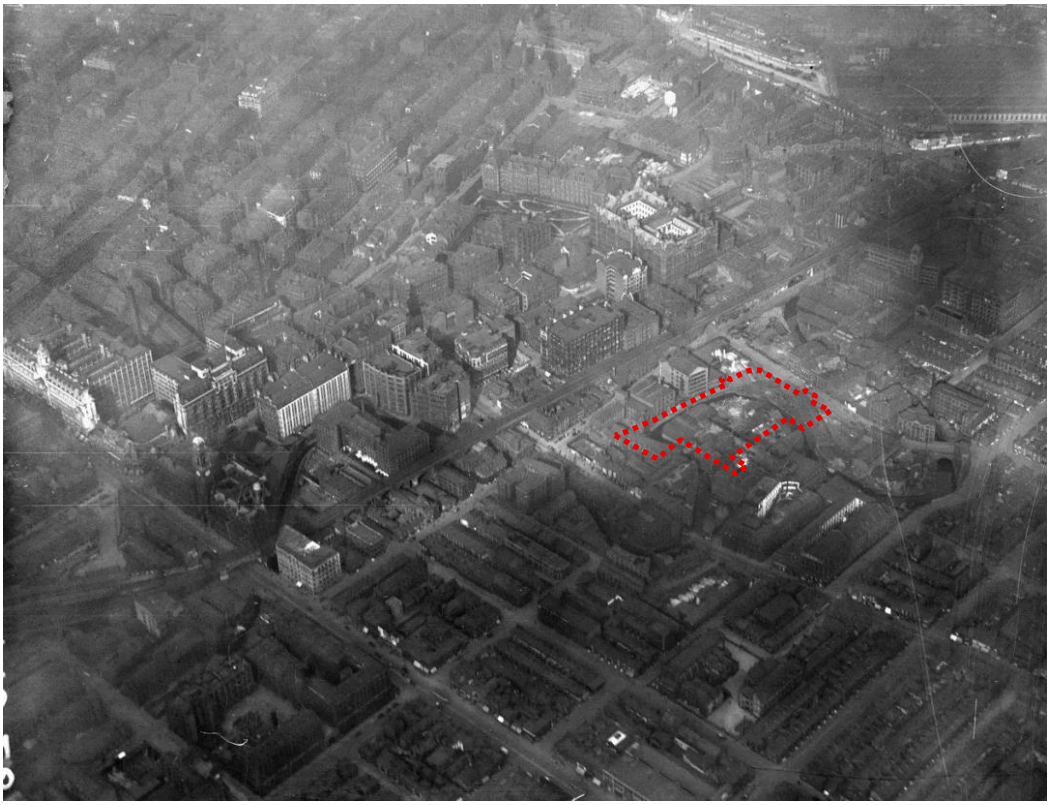


Figure 2.4: 1927 aerial image showing the River Medlock and its environs at Princess Street, Manchester (© Historic England ref. epw017526). The approximate location of the Site is outlined in red



Figure 2.5: 1948 aerial image showing the city of Manchester (© Historic England ref. raf_541_25_rs_4199). The approximate location of the Site is circled in red

2.7 The second half of the 20th century saw the restructuring of the economy of Manchester away from manufacturing and towards the service sector. This process

was initiated by the Second World War and exacerbated by sharp national industrial decline in the 1960s and 70s, and it had a lasting effect on the built environment of the city's former industrial areas. Many former industrial buildings and any remaining terraced housing in the area surrounding the Site was redeveloped during this period, with the most significant intervention coming in 1966 with the construction of the former UMIST campus to the east of the Site (**Figure 2.6**). The campus was set over a large area and required radical re-planning and clearance of the majority of standing buildings to the south of Altrincham Street. The campus included a number of taller buildings, including the Renold Building at 8 storeys tall and later the Faraday Tower by 1970 at 15 storeys (**Figures 2.7 and 2.8**).

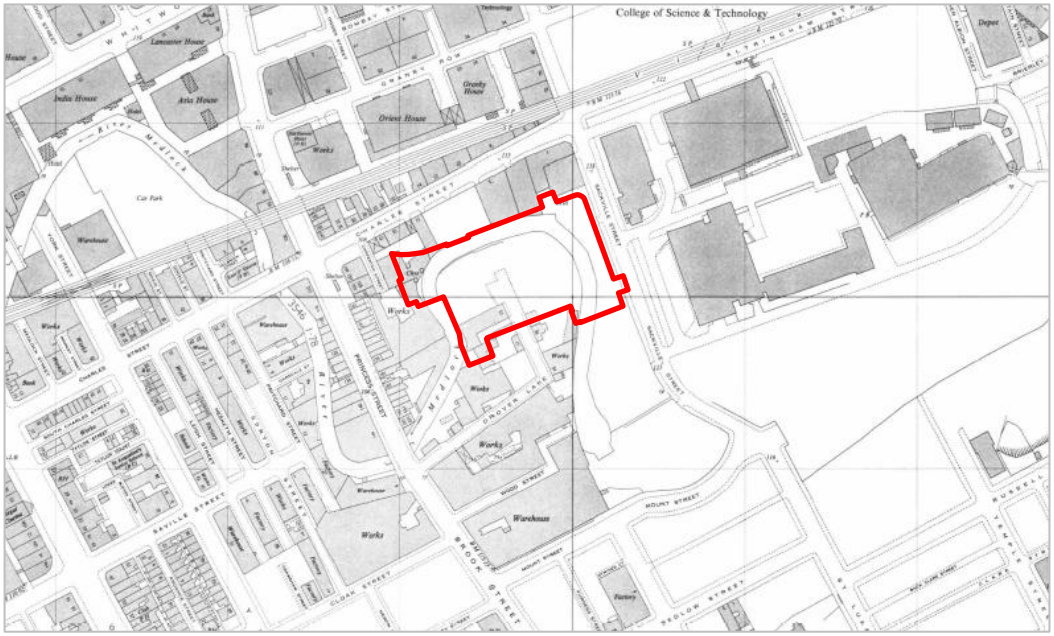


Figure 2.6: 1965 OS National Grid map. The approximate location of the Site is outlined in red

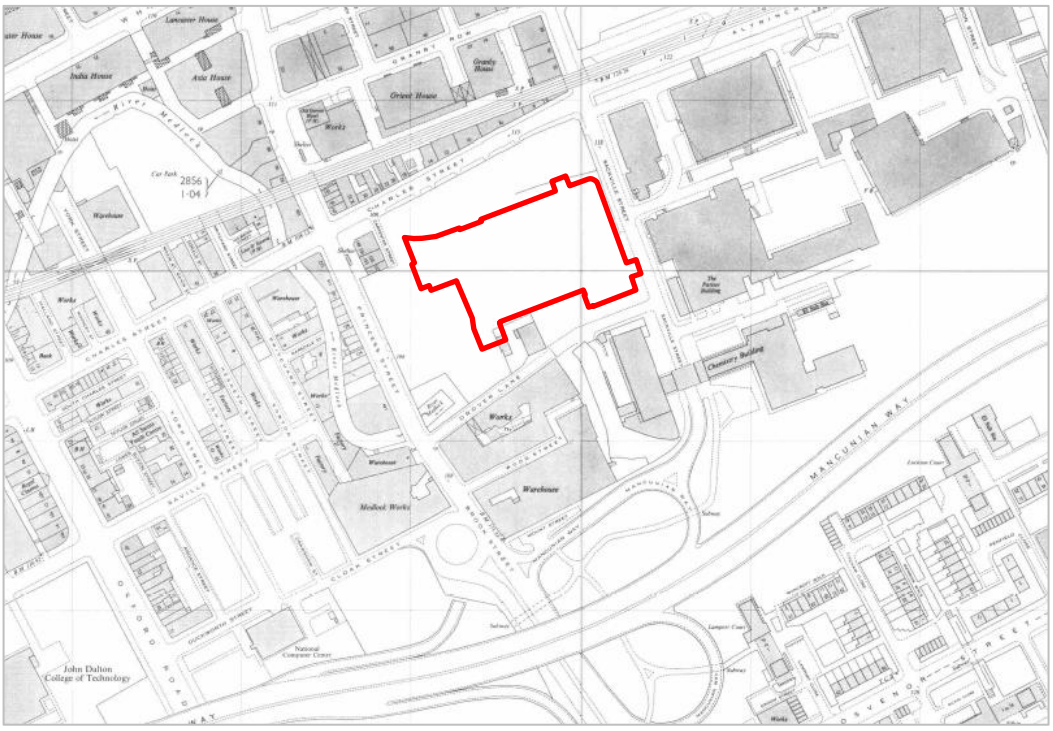


Figure 2.7: 1970 OS National Grid map showing the clearance of the Site and culverted River Medlock. The former UMIST campus was well established by this point, to the south and east of the Site. The Mancunian Way is shown to the south, beyond the UMIST campus

2.8 By 1965, the Medlock was culverted and by 1969, the Mancunian Way was built to the south of the Site. During this period much of the dense townscape in the area had been cleared, including within the Site (**Figure 2.8**). In the 1980s, Charles Street was reconfigured to the north of the Site, and a MSCP. Within the Site, Weston Halls was built in the early 1990s.

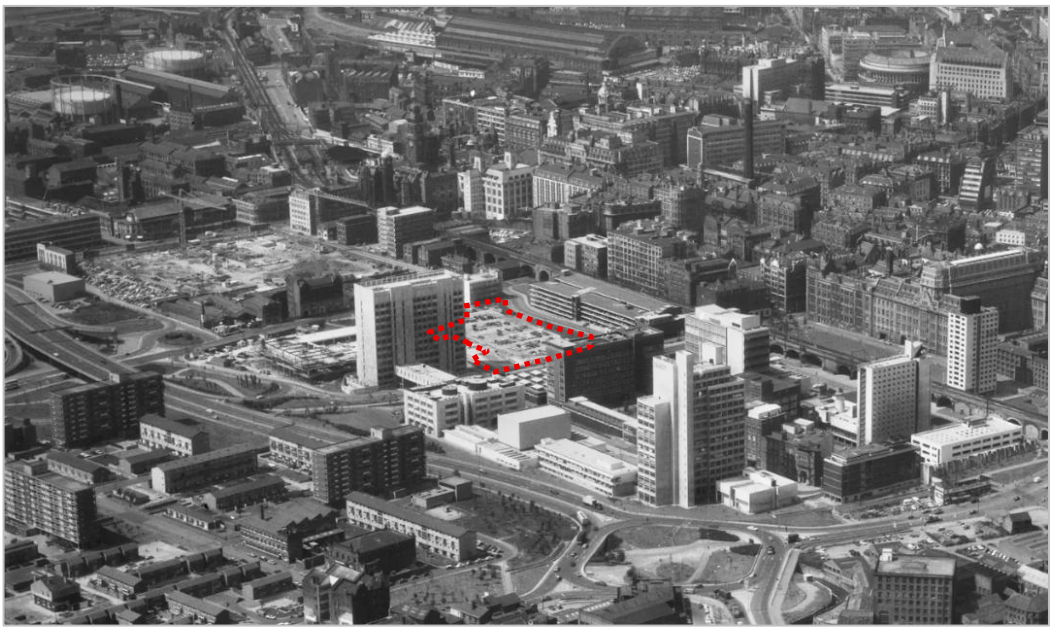


Figure 2.8: 1972 aerial image showing Manchester city centre from the south east. The former UMIST campus is visible in the foreground and the approximate location of the Site is outlined in red (© Historic England ref. eaw234676)

2.9 In recent years, this part of the City Centre has continued to be a focus for commercial, leisure, education and, increasingly, residential use, including student accommodation. The urban context of the area has also led to tall buildings being introduced along what is know as the 'Southern-Arc': an area of the city centre defined by the parallel relationship of the railway viaduct and the ringroad, and broadly stretching from the Chester Road intersection in the west to the Mayfield area near Piccadilly Station in the east. It is not a formally designated area, however it is where a collection of tall new build developments have begun to cluster. It presents a high edge to the south of the city centre and captures the gateway route into Manchester via Deansgate, Oxford Road and Piccadilly stations. Closest to the Site is the 36-storey element of the 'Circle Square' development to the west, and the 27-storey element of the Echo Street development to the north east.

Summary of Historic Development

- Mid-19th century: The Site was located within a densely developed area with industrial buildings and associated workers' housing. The Site consisted of industrial buildings associated with New Garratt Print Works.

- Late 19th century: Sustained industrial growth led to the replacement and extension of some of the earlier industrial buildings. The New Garratt Print Works were redeveloped during this time to form the Medlock Oil Works and Brook Street Soap Works.

- Mid 20th century: There had been amalgamation of units and larger buildings had emerged. The tight urban grain and domestic scale of the area to the south of the viaduct was progressively eroded during this period.

- Late 20th century: The economy in Manchester was restructured away from manufacturing and towards the service sector. The former UMIST campus was built in 1966 which resulted in considerable redevelopment to the area. The Site was cleared by 1970 and Weston Halls was built in the early 1990s.

- The recent urban context of the area has led to tall buildings being introduced along what is known as the 'Southern-Arc', which is where a collection of tall new build developments have begun to cluster. They present a high edge to the south of the city centre that captures the gateway route into Manchester via Deansgate, Oxford Road and Piccadilly stations.

3. Heritage Assets and Study Area

Introduction

3.1 The NPPF (2025) defines a heritage asset as:

"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)".[7]

3.2 This Assessment addresses built heritage assets only and does not include consideration of the archaeological resource or below ground heritage assets.

3.3 There are no designated or non-designated heritage assets within the Site boundary and the Site does not form part of an area based heritage designation. There are however a number of heritage assets within the surrounding area with potential to be affected by the Proposed Development, as a result of development within their setting.

3.4 Only those heritage assets with potential to experience a significant environmental effect are assessed in the Built Heritage ES Chapter (to which this Assessment is appended). The Design Manual for Roads and Bridges ('DMRB') advises that the effect on the cultural heritage resource is not significant when the impact does not substantially diminish the heritage interest of the cultural heritage resource.[8] Whether an effect is significant is a matter of professional judgement. This Heritage Assessment is broader than the scope of the Built Heritage ES Chapter and considers any effects on the heritage significance of heritage assets (significant effects and not significant effects).

Study Area

3.5 In defining an appropriate Study Area, best practice guidance, site visits, professional experience and judgement and a review of the potential effects of the Proposed Development on built heritage has been applied.

3.6 Designated and non-designated heritage assets within a 500m Study Area from the Site boundary have been identified and the potential effects of the Proposed Development on these assets has been considered. The Study Area is used as a guide and has been defined by taking into consideration the following factors:

- The nature and scope of the Proposed Development;
- The proximity of heritage assets to the Site;

[7] MHCLG (2025) National Planning Policy Framework – Annex 2: Glossary
[8] Highways England (2020) The 'Design Manual for Roads and Bridges' ((LA 104 Environmental Assessment and Monitoring) and (LA 106 Cultural Heritage Assessment))

- The degree of intervisibility between the heritage assets and the Site taking into consideration, for instance, changes in topography as well as interposing townscape and landscape features; and

- The significance of the relevant heritage assets and the contribution made by their setting, including any historic or functional relationships.

3.7 The Study Area and all known heritage assets within it are shown on the Heritage Asset Plan (**Figure 7.1** of the Environmental Statement).

3.8 All designated and non-designated heritage assets within the 500m Study Area from the Site boundary have been considered in identifying those assets to be assessed within the Heritage Assessment. Heritage assets within the defined Study Area that will not be affected by the Proposed Development, due to the nature and extent of their significance (including functional or historic connections and the contribution made by setting) and/or a lack of intervisibility, are not considered as part of the Built Heritage ES Chapter or the Heritage Assessment.

3.9 The potential for the significance of heritage assets outside of the 500m Study Area to be affected by the Proposed Development has also been considered. However, no additional assets were identified for inclusion in the Heritage Assessment or ES Chapter.

3.10 Due to the nature and scale of the proposals, it is possible that the Proposed Development will be visible from other heritage assets not individually assessed within this report. In accordance with the NPPF and Historic England guidance, the judgements made are based on the effect of the development on the heritage significance of the identified assets, rather than whether the development will be visible from them, although this is also a consideration.

Designated Heritage Assets

3.11 Designated heritage assets are those which possess a level of heritage interest that justifies designation under relevant legislation and are then subject to particular procedures in planning decisions that involve them. Designated heritage assets include (amongst others) conservation areas, listed buildings and scheduled monuments.

Conservation Areas

3.12 The Site is located to the south of the Whitworth Street Conservation Area which was first designated by MCC in June 1985. The boundaries of the conservation area are shown on the Heritage Asset Plan (**Figure 7.1** of the Environmental Statement). There is no published character appraisal of Whitworth Street Conservation Area, however information published by MCC on its website and this has been taken into consideration.[9]

[9] https://www.manchester.gov.uk/info/511/conservation_areas/970/whitworth_street_conservation_area

Listed Buildings

3.13 There are a number of listed buildings near to the Site. Those with potential to be affected by the Proposed Development are included at **Table 3.1**.

Table 3.1: Listed Buildings with potential to be affected by the Proposed Development

Group	HAP Ref	Name	Grade
River Medlock	4	Asia House	II*
	5	India House	II*
	6	Lancaster House	II*
	72	Manchester House	II
Northern Princess Street	3	103 Princess Street	II*
	38	Former Pickles Building	II
	71	Brazil House	II
	73	101 Princess Street	II
	75	109 Princess Street	II
Southern Princess Street	39	Basil House	II
	44	Eastern House Portland House	II
	50	Transact House	II
	51	Central House	II
	74	Rhodesia House	II
	92	Lionesse House	II
Granby Row	18	Orient House	II
	28	Granby House	II
-	1	Police And Fire Station	II*
-	8	Former Refuge Assurance Company Offices	II*
-	52	New Union Public House	II
-	57	Rochdale Canal Lock Number 87, To East Of Princess Street, With Cast Iron Footbridge Beside Street	II
-	60	Institute Of Science And Technology (University Of Manchester)	II
-	86	Lass O Gowrie Public House	II
-	93	Renold Building, UMIST Campus	II
-	94	Manchester South Junction And Altrincham Railway Viaduct	II

Non-designated Heritage Assets

3.14 The NPPF identifies that heritage assets include both designated heritage assets and assets identified by the local planning authority (including local listing). Historic England guidance[10] states:

"Non-designated heritage assets include those that have been identified in a Historic Environment Record, in a local plan, through listing or during the process of considering the application."

3.15 While MCC does not maintain a local list of heritage assets, a search of the Greater Manchester Historic Environment Record ('HER') was undertaken on 16 September 2025 and the below buildings and structures, to the east of the Site, were identified within the Study Area as having potential to be considered as non-designated heritage assets by MCC:

- Jackson Street Mills (UMIST Campus);
- Wright Robinson Hall and Barnes Wallis Building;
- Chemical Engineering Pilot Plan (Morton Laboratory); and
- Mathematics and Social Sciences Building.

[10] Historic England (2015) Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2.

4. Significance of Heritage Assets

Introduction

4.1 The NPPF defines the significance of a heritage asset as:

"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting." [11]

4.2 Historic England has published Good Practice Advice on 'Managing Significance in Decision-Taking in the Historic Environment'[12] to assist in assessing the significance of heritage assets. This guidance has informed the following assessments of significance and provides information to assist in implementing historic environment policy in the NPPF and the related guidance given in the National Planning Practice Guidance ('PPG'). It also provides a suggested staged approach to decision-making where there may be a potential impact on the historic environment, as follows:

"1. Understand the significance of the affected assets;

2. Understand the impact of the proposal on that significance;

3. Avoid, minimise and mitigate impact in a way that meets the objectives of the Framework;

4. Look for opportunities to better reveal or enhance significance;

5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;

6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historic interest of the important elements of the heritage assets affected."[13]

Designated Heritage Assets

Conservation Areas

4.3 Conservation areas are designated on the basis of their special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Historic England has published guidance in respect of conservation areas which provides a framework for the appraisal and assessment of the special interest of a conservation area.[14]

[11] MHCLG (2025) National Planning Policy Framework – Annex 2: Glossary
[12] Historic England (2015) Managing Significance in Decision-Taking in the Historic Environment. Historic Environment Good Practice Advice in Planning: 2.
[13] Ibid.
[14] Historic England (2019) Conservation Area Appraisal, Designation and Management

Listed Buildings

4.4 Listed buildings are defined as designated heritage assets that hold special architectural or historic interest. The Principles of Selection for Listed Buildings (revised 2025) was published by the Department of Digital, Culture, Media and Sport ('DCMS') and is supported by Historic England's Listing Selection Guides for each building type.

Non-designated Heritage Assets

4.5 NPPG defines non-designated heritage assets as:

"… buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets."

Setting

4.6 The NPPF defines the setting of a heritage asset as:

"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."[15]

4.7 Historic England has published guidance[16] in respect of the setting of heritage assets, providing detail on understanding setting and the associated assessment of the impact of any changes. The guidance confirms that setting is not a heritage asset, nor a heritage designation, rather its importance lies in what it contributes to the significance of the relevant heritage asset itself.

4.8 Further guidance on the definition of setting and how it should be taken into account is set out in NPPG. It states that:

"The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places."

4.9 The Catesby Estates Ltd v Steer (2018) EWCA Civ 1967 judgement confirmed that historic, social and economic connections are relevant in assessing the contribution made by the setting of heritage assets.

Assessment

4.10 This section provides assessments of the significance of the heritage assets with potential to be affected by the Proposed Development.

[15] MHCLG (2025) National Planning Policy Framework – Annex 2: Glossary
[16] Historic England (2017) Good Practice Advice Note 3: The Setting of Heritage Assets

4.11 The assessments are intended to be proportionate to the importance of the heritage assets and sufficient to understand whether any potential impacts from the Proposed Development arise. They have been informed by site visits, historic map regression, proportionate archival research and review of existing published information.

Table 4.1: Conservation Areas with potential to be affected by the Proposed Development

Name	Character and Appearance	Contribution made by Setting to Significance
Whitworth Street	The character and appearance of the conservation area is generally consistent in respect to the street pattern and sense of enclosure formed by the dense pattern of former warehouses. The grain of the street pattern is largely defined by Whitworth Street and Princess Street that form the principal east-west and north-south routes respectively. Sackville Street forms a further important north-south route. A series of secondary grids form a key part of the street hierarchy and incorporate narrow service lanes that provided access to the warehouses. The access arrangements, often based on an internal loading bay forms an important part of the circulation system, particularly in the area south of Whitworth Street. The Rochdale Canal crosses through the conservation area on a broadly east-west alignment that is broadly parallel to Whitworth Street, however between Oxford Road and Princess Street the canal is enclosed to such a degree as to make little impact on the appearance of the conservation area. The Whitworth Street and Princess Street area experienced a rapidly development of warehouses during the mid to late 19th century. The warehouses were typically of a grand scale with the distinctive architecture expressing the wealth of the owners. The conservation area reflects the historic importance of the textile industry in Manchester and the area became the focus for packing and shipping warehouses, combining offices, making-up, inspection and packing facilities, showrooms and rooms to entertain clients. The earliest mills in Manchester were in Ancoats but by the mid-19th century the need had developed for warehouses to store products in specially developed buildings. To meet these needs, the Whitworth Street area was developed with commercial warehouses built by manufacturers, wholesalers, independent merchants and packing companies. As demand grew, with Manchester becoming the largest textile centre in the world, the area developed and buildings became increasingly large and distinctive in style. The majority of the blocks formed by the street pattern are occupied by a single orthogonal building. Front elevations tend to maintain a clear formal relationship with the street frontage with secondary elevations to the side and rear. This pattern is particularly pronounced with the later, Edwardian warehouses, but is less discernible amongst the earlier buildings. The sense of enclosure throughout most of the conservation area is particularly high due to the height of the warehouses and narrow width of the grid like street pattern. It is recognised by MCC, in its published description of the townscape of the conservation area, that the height of the warehouses along Princess Street, and especially on Whitworth Street, give the area its most obvious physical character of a canyon-like atmosphere. Most of the buildings in the conservation area originated as warehouses, which have subsequently been converted into business or residential uses. The quality of architecture is high and there are very few buildings within the conservation area that make an adverse contribution to its character and appearance. The architectural language is generally classical, rather than Venetian Gothic as in other parts of the city centre. However, the style and degree of decoration varies considerably from the mid to late Victorian buildings to the later more flamboyant Edwardian additions. Changes in the use of elevational materials contribute to the distinctiveness of the different phases of warehouse construction. The longer east-west routes, including Whitworth Street, Granby Row and Fairfield Street provide long vistas, the view west along Granby Row emphasising the landmark qualities of the tower of the Palace Hotel. North-south views tend to be restricted by the more informal alignment of key streets. The height and mass of key buildings, such as the Palace Hotel and Institute of Science and Technology, create important landmarks that can be appreciated from outside of the conservation area. The topography is relatively consistent, with subtle changes, such as that associated with the River Medlock on Oxford Road, providing expansive views to the prominent rear elevations of the sequence of warehouses that enclose the southern side of Whitworth Street. The overwhelming density of the conservation area is a function of the narrow streets, complex street pattern, massing of the buildings and limited open space. Sackville Gardens and Vimto Park are the only two landscaped spaces within the conservation area.	**Physical Surroundings** The Whitworth Street Conservation Area was designated in September 1974 and is bounded by Oxford Street, Portland Street, Abingdon Street, Bloom Street, Chorlton Street, Cobourg Street and the MSJAR Viaduct. It was extended in June 1985 to include an area bounded by Whitworth Street, London Road and the viaduct. The Conservation Area forms part of a continuous urban environment in Manchester City Centre and is bookended to the east and west by Manchester Piccadilly and Manchester Oxford Road Railway Stations respectively. **Experience of the Asset** The form and scale of the former warehouses creates a strong sense of enclosure within the Conservation Area which both emphasises the scale and prominence of these buildings while obstructing views into the area from the surrounding streets. The MSJAR viaduct emphasises this sense of enclosure by providing a physical and psychological barrier between the Conservation Area and the areas to the south of the boundary. From within the Conservation Area, views are either terminated by the tall warehouses or channelled along the principal streets (Whitworth Street and Princess Street), though occasional views of the wider City Centre are available through gaps between buildings. The conservation area is contiguous with other conservation areas of Manchester City Centre and has an associative relationship with them (including Ancoats Conservation Area), but with its own distinct definition and defining characteristics. Its southern setting has experienced change and the presence of tall buildings is an existing and evolving backdrop.

Table 4.2: Listed Buildings with potential to be affected by the Proposed Development

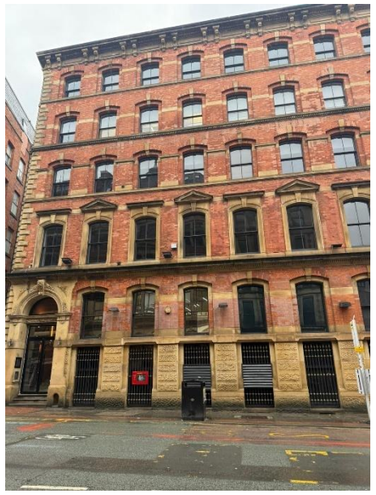
HAP Ref	Name	Photograph	Special Architectural and Historic Interest	Contribution made by Setting to Significance
4	Asia House (grade II* listed building)		Asia House is a large, grand, former packing and shipping warehouse built in c. 1900-10 to the designs of Harry S. Fairhurst. The building is six storeys with basement and attic accommodation and has an iron frame with brown sandstone ashlar and buff brick cladding above a polished granite plinth. The building has a bold Free Baroque design and also retains unusually elaborate internal decorative elements. The list entry description describes the interior scheme as "probably the best example of its kind in any Manchester warehouse". The building is an excellent example of an Edwardian packing and shipping warehouse and its scale and appearance is a testament to the confidence of Manchester's shipping merchant companies by the turn of the 20th century. The opulence of the front (east) elevation and the functionality of the rear (west) elevation also points to the former use of the building, whereby the 'public facing' front section contained offices and the rear section was used for storage space and the inspection of goods in natural light. The building also holds associative historical value for its connection with Harry S. Fairhurst, a locally prominent architect responsible for many of Manchester's iconic warehouses.	**Physical Surroundings** Asia House is located on the west side of Princess Street, a major road in the eastern part of Manchester City Centre. The immediate surrounding area is densely developed with a mixture of historic and modern buildings, most of which are set on large footprints and range in height between c. 5 and 15 storeys. **Experience of the Asset** Asia House is primarily experienced from the east and north on Princess Street, where the high-quality 'public facing' elevations of the building are visible alongside other broadly contemporary former packing warehouses. This includes neighbouring Lancaster House and Manchester House, in particular, from which Asia House derives group value. Asia House is at the centre of this group and therefore does not hold the same level of townscape prominence as Lancaster House, which benefits from a corner location at the junction of two main roads. Rather, Asia House maintains the high standard of architecture present in the neighbouring former packing warehouses and in this sense derives townscape prominence from the group as a whole, in effect 'borrowing' the corner presence of the adjacent Lancaster House. The more functional rear elevation of the building is also visible from the south and west, on the opposite side of the River Medlock. However, views from further afield are generally obstructed by existing buildings and structures, including the MSJAR Viaduct. The narrowness of the streets surrounding the building reinforces the impression that these more functional, secondary elevations were not intended to be seen. Asia House also has a wider historic connection with the nearby Rochdale Canal, located to the north, which influenced the strategic location of the building for the shipping and transfer of goods.

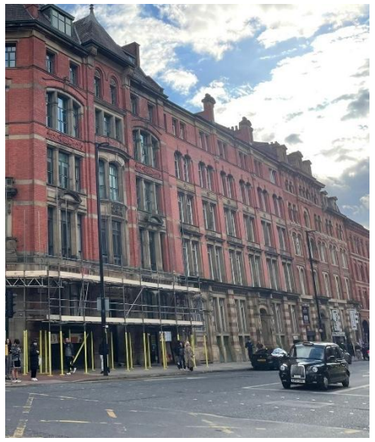
HAP Ref	Name	Photograph	Special Architectural and Historic Interest	Contribution made by Setting to Significance
5	India House (grade II* listed building)		India House is a large, former packing warehouse built between 1905 and 1912 to the designs of Harry S. Fairhurst. The building is six storeys with basement and attic and is steel framed with cladding of buff terracotta and red brick with buff terracotta dressings. The building is Edwardian Baroque in style and incorporates architectural details such as a rock-faced plinth, channelled buff terracotta, cornicing, arcades with brick pilasters, heavily enriched terracotta frieze and modillioned cornice, and an attic treated as a parapet. A large wrought iron gateway connects the building to Lancaster House and is included in the listing. The building is a fine example of an Edwardian packing warehouse and its scale and appearance is a reflection of the confidence of Manchester's shipping merchant companies by the turn of the 20th century. The opulence of the principal (north) and return elevations is in contrast with the functional character of the rear (south) elevation, and reflects the former use of the building, whereby the 'public facing' front section would have contained offices and the rear section was used for storage space and the inspection of goods in natural light. The building also holds associative historical value for its connection with Harry S. Fairhurst, a locally prominent architect responsible for many of Manchester's iconic warehouses.	**Physical Surroundings** India House is located on the south side of Whitworth Street and immediately north of the River Medlock. With the exception of the surface car park to the south, the building is surrounded by large buildings which occupy full urban blocks and range in height between c. 6 and 10 storeys, resulting in a relatively consistent townscape. The wider urban area is more varied in character, with some smaller-scale buildings being juxtaposed with towers, such as those in a cluster around Oxford Road / Oxford Street to the south-west of the listed building. **Experience of the Asset** The bulky scale and form of the buildings that surround India House and their back-of-pavement siting means the 'public facing' elevations of the listed building are experienced from within a relatively limited visual context. This includes views taken along Whitworth Street and from some of the adjoining roads. The more functional rear elevation of the building is also visible alongside other former packing warehouses from the south on York Street and within the adjacent car park. However, views from further south are generally obstructed by existing buildings and structures, including the MSJAR Viaduct. Views of this elevation are considered to be of secondary importance to those of the principal elevation, which is the architectural focus of the building The canyoning effect of Whitworth Street combined with the overall scale and opulent architectural character of the building gives it strong townscape presence. This sense of scale, architectural quality and grandeur is maintained by neighbouring Lancaster House and the former Refuge Assurance Company Offices, from which India House derives group value. India House also has a wider historic connection with the nearby Rochdale Canal, located to the north, which influenced the strategic location of the building for the shipping and transfer of goods.

HAP Ref	Name	Photograph	Special Architectural and Historic Interest	Contribution made by Setting to Significance
6	Lancaster House (grade II* listed building)		Lancaster House comprises several adjoining former shipping and packing warehouses built between 1905 and 1912 to the designs of Harry S. Fairhurst. The easternmost building (80 Princess Street / 67 Whitworth Street) occupies a corner plot to Princess Street and is seven storeys with basement and attic. The building is Edwardian Baroque in style, formed in brown and buff terracotta with some red brick and incorporates elaborate details, including a four stage Baroque spire which accentuates the northeast corner of the building. The westernmost building (69-71 Whitworth Street) is also seven storeys and is formed in buff terracotta with red brick beneath a hipped slate roof. The buildings form a single urban block and are united by their materiality, although they can still be perceived as separate buildings. Lancaster House is a fine example of a pair of former Edwardian packing warehouses. Their grand scale, form and architectural character is a reflection of the wealth and confidence which pervaded Manchester's shipping merchant companies by the turn of the 20th century. As with other examples, the relative elegance of the principal (north and east) elevations contrasts with the functional character of the rear (south) elevations, and reflects the former use of the buildings, whereby the 'public facing' front section would have contained offices and the rear section was used for storage space and the inspection of goods in natural light. The buildings also hold associative historical value for their connection with Harry S. Fairhurst, a locally prominent architect responsible for many of Manchester's iconic warehouses.	**Physical Surroundings** Lancaster House is located at a prominent junction within Manchester City Centre between Princess Street and Whitworth Street. The listed building is surrounded on all sides by substantial buildings with large footprints which generally range in height between c. 5 and 15 storeys. The area forms part of the wider, continuous urban environment of the City Centre, which includes a variety of building forms and heights. **Experience of the Asset** Lancaster House is primarily experienced from the east on Princess Street and north on Whitworth Street, where the high-quality 'public facing' elevations of the building are visible alongside other broadly contemporary former packing warehouses. The more functional rear elevation of the buildings are also visible from within an alley to the south, although they are largely obstructed in views from the opposite side of the River Medlock by the intermediary Asia House. The narrowness of the secondary streets surrounding Lancaster House gives the impression that the side and rear elevations were not intended to be readily seen. The building derives townscape prominence from its corner location at the junction between two main roads, Whitworth Street and Princess Street. This is best experienced in views from the north and east. Lancaster House derives group value from contemporaneous former packing warehouses on Whitworth Street and Princess Street, notably India House and Asia House, which maintain the high standard of architecture present in Lancaster House and reinforce the sense of confidence which pervades the building type and its period. Lancaster House also has a wider historic connection with the nearby Rochdale Canal, located to the north, which influenced the strategic location of the building for the shipping and transfer of goods.

HAP Ref	Name	Photograph	Special Architectural and Historic Interest	Contribution made by Setting to Significance
72	Manchester House (grade II listed building)		Manchester House is a large, former shipping and packing warehouse built in 1914 by Birkett & Son. The building is six storeys with basement and attic and has an iron frame with cladding of brown sandstone and buff brick. The building is Free Baroque in style and incorporates details including rustication, giant Ionic pilasters, festoons, a moulded frieze and a prominent mutuled cornice. The building is a fine example of an Edwardian packing warehouse and its scale and appearance is a reflection of the confidence of Manchester's shipping merchant companies by the turn of the 20th century. The opulence of the principal (east and part of the north) elevations is in contrast with the functional character of the secondary (west and part of the north) elevation, and reflects the former use of the building, whereby the 'public facing' front section would have contained offices and the rear section was used for storage space and the inspection of goods in natural light.	**Physical Surroundings** Manchester House is located on the west side of Princess Street, overlooking the River Medlock to the west. The listed building has a highly developed urban context and is surrounded by substantial buildings set on large footprints. Those to north are former shipping and packing warehouses. To the west on the opposite side of the River Medlock is the York Street Car Park and the MSJAR Viaduct runs east to west to the south of the listed building. **Experience of the Asset** Manchester House is primarily experienced from the east on Princess Street, where the high-quality principal elevations of the building are visible alongside other broadly contemporary former packing warehouses. The more functional rear elevation of the building is also visible alongside other former packing warehouses from the south on York Street and within the adjacent car park. However, views from further south are generally obstructed by existing buildings and structures, including the MSJAR Viaduct. Manchester House also has a wider historic connection with the nearby Rochdale Canal, located to the north, which influenced the strategic location of the building for the shipping and transfer of goods.
3	103 Princess Street (grade II* listed building)		103 Princess Street is a three storey building with cellar, constructed of red brick with sandstone dressings. On the principal façade, ground floor windows are regularly spaced with shouldered architraves below cornices, with a centrally placed, round-headed entrance, which volute cornices supporting a pediment above. Windows at first floor level have segmental pediments and at second floor are square topped. The return elevation has windows that continue from first to second floor contained in a central bay that breaks forward. 103 Princess Street was designed and used as a Mechanics Institute before becoming a Museum. Designed by J.E. Gregan and dating to 1854, the First Trades Union Congress meeting was held in this building.	**Physical Surroundings** The asset is sited on Princess Street following an established building line, formed by other large-scale 19th century buildings, also of brick and sandstone. To the south is Princess Street and to the north is an area of hardstanding utilised as a car park. It is flanked by Hart Street and Major Street. **Experience of the Asset** The asset is primarily experienced from Princess Street where its principal elevation can be best appreciated. It is here that the architectural detailing and its side elevations can be appreciated within one view. The building is also experienced as part of a wider group of buildings along Princess Street. The close proximity of earlier and later commercial warehouses illustrates the development of the 'Manchester warehouse' as a typology. There is therefore an associative relationship with the other warehouses in the vicinity which contributes to the significance of the listed building.

HAP Ref	Name	Photograph	Special Architectural and Historic Interest	Contribution made by Setting to Significance
38	Former Pickles Building (grade II listed building)		The grade II listed building is a fine example of a 19th century shipping warehouse; located on a corner plot at the junction between Portland Street and Princess Street. The architects Clegg and Knowles were notable Manchester architects who specialised in designing warehouses. The facades onto Portland Street and Princess Street are ashlar sandstone. The rear elevations, not intended to be seen, are plainer and are clad in a buff brick and match the sandstone in colour. The building is six storeys plus a basement; the sixth storey is accommodated in the roof. The main entrance is located on the corner. The principal facades have good carved decoration, which is typical of Clegg and Knowles buildings of this period. The designs were the architect's own, executed by Simpkin and Stewart. The detailing is Italianate and Gothic used freely and is illustrative of the increasingly eclectic decoration of warehouses in the late 19th and early 20th centuries. The Pevsner architectural guides indicates that "the composition has been damaged by the loss of the tall chimneys at the eaves" which has affected its architectural interest. The building forms part of the mid-late 19th century phase of warehouse development in this area. Its association with the architect's Clegg and Knowles adds to its significance.	**Physical Surroundings** 101 Portland Street is on a corner plot at the junction of two principal streets; Portland Street and Princess Street. The building forms a group of similar buildings (scale, height, style and age) along Princess Street. On the opposite side of Portland Street is late 18th century development of a modest scale, interspersed with later development (predominately 19th century) of a medium scale; above which late 20th century towers are visible. **Experience of the Asset** The listed building is experienced at the busy junction formed by Princess Street and Portland Street. It is read as part of a group of similar buildings along Princess Street and this section of Portland Street. Together they create a canyon-like townscape. The full sandstone cladding of the building visually distinguishes the building from the predominance of brick buildings. Although the listed building forms part of a group of similar buildings, it is also experienced alongside 18th century development of a smaller scale and late 20th century/early 21st century development some of which is substantially larger in scale. The close proximity of earlier and later commercial warehouses illustrates the development of the 'Manchester warehouse' as a typology. There is therefore an associative relationship with the other warehouses in the vicinity which contributes to the significance of the listed building.
71	Brazil House (grade II listed building)		Brazil House dates to the mid to late 19th century and was originally constructed as a pair of shipping warehouses. The building is trapeziform in plan form, on an island site. It is designed in an eclectic architectural style with some Gothic detailing. The building is constructed from yellow brick with sandstone dressings. It is four storeys (above basement) and decorated with saw-tooth sill bands, chamfered plinths, bracketed cornice and moulded surrounds. The building is of historic interest as a pair of shipping warehouses dating from the mid to late 19th century (c.1870-73).	**Physical Surroundings** The asset is sited on Princess Street following an established building line, formed by other large-scale 19th century buildings, also of brick and sandstone. To the south is Princess Street and to the north is an area of hardstanding utilised as a car park. It is flanked by Hart Street/Bloom Street. **Experience of the Asset** The asset is primarily experienced from Princess Street where its principal elevation can be best appreciated. It is here that the architectural detailing and its side elevations can be appreciated within one view. The building is also experienced as part of a wider group of buildings along Princess Street. There is a visual and aesthetic association between the asset and other 19th century warehouses along Princess Street. The close proximity of earlier and later commercial warehouses illustrates the development of the 'Manchester warehouse' as a typology. There is therefore an associative relationship with the other warehouses in the vicinity which contributes to the significance of the listed building.

HAP Ref	Name	Photograph	Special Architectural and Historic Interest	Contribution made by Setting to Significance
73	101 Princess Street (grade II listed building)		The listed building is built over five storeys with a basement and is faced with red brick with sandstone dressings. The rusticated plinth supports rusticated pilasters either side of the openings, which have sandstone reveals. Sandstone banding between openings creates enhanced the rhythm created by the uniform windows. A heavy cornice sits below second floor windows which are alternately topped with triangular and flat pediments. A heavy cornice and strong courses create a horizontal emphasis. Designed by Clegg and Knowles, the former warehouse dates to 1869. The building forms part of the mid-late 19th century phase of warehouse development in this area. Its association with the architect's Clegg and Knowles adds to its significance.	**Physical Surroundings** The asset is surrounded by warehousing of similar scale, predominantly of brick with sandstone dressings. This enhances the significance of the asset by reinforcing its special interest, which is in part formed by its massing and materials. **Experience of the Asset** The listed building is primarily experienced from busy Princess Street, and Major Street where its principal elevations are best appreciated. It is here that the warehouse and its group value with other warehouses along Princess Street are clearly understood. The close proximity of earlier and later commercial warehouses illustrates the development of the 'Manchester warehouse' as a typology. There is therefore an associative relationship with the other warehouses in the vicinity which contributes to the significance of the listed building. The asset is associated with other warehouses designed by Clegg and Knowles, and shares a visual and aesthetic relationship with the warehouses in the vicinity.
75	109 Princess Street (grade II listed building)		109 Princess Street is a former packing and shipping warehouse built in 1863 to the designs of Clegg and Knowles. The building is rectangular in plan and built of red brick with sandstone dressings. It is of four storeys and eight bays, with symmetrical frontages. Architectural detailing is concentrated on the Princess Street and Bloom Street façades, with a more utilitarian appearance to Abingdon Street and Richmond Street elevations. The Princess Street and Bloom Street elevations feature round-headed arcades to the ground floor. The Princess Street elevation has a central doorway with a rusticated surround, flanked by shafts with carved capitals. Above is a moulded head with volute keystone and carved spandrels with a prominent cornice on pairs of heavily decorated brackets. These aspects of its design represent the Italian Palazzo style, from which the building draws its special architectural interest. The building forms part of the mid 19th century phase of warehouse development in this area and has historic interest by virtue of its contribution to understanding the development of this part of Manchester and the typology of the Manchester warehouse. Its association with the architect's Clegg and Knowles adds to its significance.	**Physical Surroundings** 109 Princess Street is located on the north-eastern side of Princess Street set within its own street block. A row of warehouses and industrial buildings of a similar age, materiality and form are located to the north and south along Princess Street. A mix of warehouses, a public house and terraced houses continue along Bloom Street to the east. **Experience of the Asset** The asset is experienced within the busy and dense urban environment of Princess Street. The architectural interest of the building is principally appreciated sequentially north and south along Princess Street where its architectural detailing and symmetrical façade is visible. From here, the close proximity of earlier and later commercial warehouses is appreciable, which illustrates the development of the 'Manchester warehouse' as a typology. There is therefore an associative relationship, exemplified by their close visual and physical relationship, with the other warehouses in the vicinity which contributes to the significance of the listed building.

HAP Ref	Name	Photograph	Special Architectural and Historic Interest	Contribution made by Setting to Significance
39	Basil House (grade II listed building)		Basil House is a five storey building of brick with sandstone dressings. At ground floor, pilasters of alternating brick and sandstone frame coupled windows, which have thick stone mullions. The sandstone entrance is richly carved. Basil House was formerly a manufacturer's home trade warehouse built between c. 1870-80. It has historic interest as a former warehouse and for its contribution to the commercial textile industry and trade of the city.	**Physical Surroundings** The asset is located on Portland Street, amidst other 19th century warehouses and later 20th century development of larger scale and contrasting materials. The asset forms part of a stretch of warehouses along Portland Street, south-west of the junction with Princess Street. Opposite, on the north side of the street, is the Ibis Hotel; which echoes the listed building in its height, scale and material. **Experience of the Asset** The asset is experienced within the busy and dense urban environment of Portland Street. There is a high degree of survival of 19th century warehouses in this section of Portland Street. The asset is experienced from Portland Street, amongst other 19th century warehousing and taller 20th century development. The tight urban grain restricts views of the listed building within the surrounding area. Although contemporary, the recent Ibis Hotel has continued the building line, height and mass of the surrounding buildings; contributing to the enclosed townscape. The close proximity of earlier and later commercial warehouses illustrates the development of the 'Manchester warehouse' as a typology. There is a visual and aesthetic association between the asset and other 19th century warehouses along Portland Street.
44	Eastern House Portland House (grade II listed building)		Portland House/Eastern House forms part of a complete block of former warehouses. They have high townscape value, forming a strong building line and an enclosed character along this section of Portland Street. The asset is faced with red brick with sandstone dressings, including polychromatic pilasters at ground floor. Two storey curved bays add interest to the facades along Portland Street and Princess Street. Manchester's industrial and commercial textile history contributed to the development of the city during the industrial revolution leading it to become an internationally important city. This group of buildings forms part of the late 19th century phase of warehouse development in this area and has historic interest by virtue of its contribution to understanding the development of this part of Manchester and the typology of the Manchester warehouse.	**Physical Surroundings** The asset forms part of a stretch of warehouses along Princess Street and Portland Street, south-west of the junction with Princess Street. **Experience of the Asset** The asset is experienced within the busy and dense urban environment of Portland Street. There is a high degree of survival of 19th century warehouses in this section of Portland Street and Princess Street. Although contemporary, the recent Ibis Hotel has continued the building line, height and mass of the surrounding buildings; contributing to the enclosed townscape. The close proximity of earlier and later commercial warehouses illustrates the development of the 'Manchester warehouse' as a typology. There is therefore an associative relationship with the other warehouses in the vicinity which contributes to the significance of the listed building.

HAP Ref	Name	Photograph	Special Architectural and Historic Interest	Contribution made by Setting to Significance
50	Transact House (grade II listed building)		Transact House is a four-storey building with attic accommodation that fronts onto Waterloo Street, Harter Street and Princess Street. It addresses the plot through elegant three-storey canted oriels. This is mirrored with two sets of two-storey canted bays to the Princess Street elevation. The use of dormers in the roof space, and mullion and transom windows with small lights at the top, gives an almost Domestic Revival appearance to the building, which is eclectic in style. It is of historic interest as a former shipping and packing warehouse, dates to c.1880-90, and contributed to the commercial textile industry and trade of the city.	**Physical Surroundings** The asset is surrounded by warehousing of similar date, grade II Rhodesia House to the immediate south, and grade II Langley Buildings to the north. It forms city block created by Waterloo Street and Harter Street. **Experience of the Asset** The asset is experienced in views along Princess Street, which encompass adjacent warehouses. It is also experienced from the two parallel streets, Harter Street and Waterloo Street. There is a high degree of survival of 19th century warehouses in this section of Princess Street. The close proximity of earlier and later commercial warehouses illustrates the development of the 'Manchester warehouse' as a typology. There is therefore an associative relationship with the other warehouses in the vicinity which contributes to the significance of the listed building.
51	Central House (grade II listed building)		Central House is former shipping warehouse built in 1880 to the designs of Corson and Aitken. The building is almost rectangular in plan, although its form has been influenced by its location adjacent to the canal, where it was necessary to adjust its northern elevation. It is built of red brick with red sandstone dressings and a steeply-pitched slate roof with obelisk finials. The building is of four storeys and comprises a five window range between large corner tourelles which rise from moulded corbels at first floor, and terminate with conical spires at attic level. The building features tourelles, a steeply-pitched roof, obelisk finials and conical spires, typical of the Scottish Baronial style from which it draws its special architectural interest. The building draws special historic interest for its role in Manchester's industrial and commercial textile history as a former warehouse and contributes to the understanding of this typology of warehouse.	**Physical Surroundings** Central House is located on the western side of Princess Street to the immediate south of the Rochdale Canal. A row of warehouses and industrial buildings of a similar age, materiality and form are located to the north and south along Princess Street. On the opposing side of Princess Street, to the east, is Manchester New Square, consisting of three 11 to 15 storey buildings built in 2018-2021. **Experience of the Asset** In sequential views north and south along Princess Street, the building is experienced alongside other 19th and 20th century warehouses, where the building's contribution to the wider historic industrial development of Manchester can be appreciated. Central House stylistically differs from many other industrial buildings along Princess Street, which offers the building an additional degree of prominence and distinction. Key elements of its architectural style, such as its tourelles, are appreciated in longer fortuitous views along Princess Street. The building's proximity to the Rochdale Canal, located immediately adjacent the building, enables an understanding of its historic strategic location for the shipping and transferring of goods, and it has a direct functional relationship with the canal.
74	Rhodesia House (grade II listed building)		Rhodesia House dates to the late 19th century and consists of a collection of former packing warehouses. The building is constructed from red brick with sandstone dressings under a slate roof. It is four storeys (with basement and attics) and is designed in an eclectic architectural style. The facades are decorated with stone plinths, string courses, and projecting gables. The building has since been converted into commercial offices. The building is of historic interest as former packing warehouses dating from the late 19th century (c.1880-90), forming part of a continuous arrangement of warehouses along Princess Street.	**Physical Surroundings** The asset is sited on Princess Street following an established building line, formed by other large-scale 19th century buildings, also of brick and sandstone. To the north east is Princess Street and to the south west is Harter Street. It is flanked by Waterloo Street/Bloom Street. **Experience of the Asset** The asset is primarily experienced from Princess Street where its principal elevation can be best appreciated. It is here that the architectural detailing and its side elevations can be appreciated within a single view. The building is also experienced as part of a wider group of buildings along Princess Street. There is a visual and aesthetic association between the asset and other 19th century warehouses along Princess Street.

HAP Ref	Name	Photograph	Special Architectural and Historic Interest	Contribution made by Setting to Significance
92	Lionesse House (grade II listed building)		Lionesse House is a former shipping warehouse built in 1880-90. It is built of red brick with sandstone dressings and a slate roof. It is roughly rectangular in plan with a canted corner to the Bloom Street junction, and is of four storeys and eight bays. The building features round-arched windows to the ground floor with keystones and linked hoodmoulds, and a round-headed doorway with a pilastered surround including a keystone, carved spandrels and a cornice on brackets. These elements of its design are typical of the late 19th century treatment of the Classical style from which the building draws special architectural interest. The building draws special historic interest from its association with the development of Manchester's internationally recognised industrial history. The building forms part of the mid to late 19th century phase of warehouse development in this area and contributes to the understanding of this typology of warehouse.	**Physical Surroundings** Lioness House is located on the western side of Princess Steet to the immediate north of the Rochdale Canal. A row of warehouses and industrial buildings of similar age, materiality and form are located to the north and south along Princess Street. **Experience of the Asset** In sequential views north and south along Princess Street, the building is experienced alongside other 19th and 20th century warehouses, where the building's contribution to the wider historic industrial development of Manchester can be appreciated. The architectural interest of the building is primarily appreciated on the approach to the building westwards from Richmond Street, where the listed building forms a terminus to the street. The building's proximity to Rochdale Canal, located immediately adjacent the building, enables an understanding of its historic strategic location for the shipping and transferring of goods, and it has a direct functional relationship with the canal.
18	Orient House (grade II listed building)		Orient House was designed by Goldsmith as a packaging warehouse, for Barlows Ltd and opened in 1914. It is a steel frame construction, clad in white faience. At nine storeys, over a basement, the building contributes to an intense sense of enclosure to the western end of Granby Row. The front elevation is symmetrical, with two outer projecting bays framing seven central bays, articulated with a large scale colonnade of fluted ionic columns. Pevsner describes the effect as "One of the most extravagant". The rear and side elevations are more utilitarian in appearance and contrast with the frontage.	**Physical Surroundings** Orient House is located to the south side of Granby Row. To the east is Granby House, a warehouse of similar scale and mass, and to the west is a mid-20th century building set back from the street frontage. To the south is the linear form of the MSJAR viaduct. These buildings abut the street frontage and contribute towards a strong enclosure of the south side of Granby Row. The north side of Granby Row is developed with a 20th century building, which is partially set back from the road frontage, resulting in a more fragmentary appearance. **Experience of the Asset** Orient House is experienced in combination with Granby House in a narrow section of Granby Row. The height and back of pavement building line of the buildings emphasises the sense of enclosure, although this is more fragmented to the northern side of the street. The building is best experienced from Granby Row itself, with only glimpsed views available above the railway viaduct from the south. Despite the contrasting styles and materials, the building combines with the adjoining grade II listed Granby House to create a strong presence on Granby Row and the two buildings have group value. The scale of the building, pale colour of the faience and use of classical motifs can only be appreciated from Granby Row itself due to the high degree of enclosure and density of the grid street pattern. The massive upper floor colonnade reinforces the scale of the building and sense of enclosure in Granby Row.

HAP Ref	Name	Photograph	Special Architectural and Historic Interest	Contribution made by Setting to Significance
28	Granby House (grade II listed building)		Granby House was designed by Goldsmith and Son, originally as a packing warehouse (c. 1908) and subsequently converted to residential apartments. It is six storeys high, with an attic, and is constructed in red brick with Portland Stone dressings, a distinctive detail in the Whitworth Street area due to the very pale nature of the stone. The lunettes and Art Nouveau details and polygonal corner piers add to the aesthetic and architectural interest of the building.	**Physical Surroundings** Granby House is located to the south side of Granby Row. To the west is Orient House, a warehouse of similar scale and mass, and to the east is a further unlisted brick warehouse. To the immediate south is the linear form of the MSJAR viaduct. These buildings abut the street frontage and contribute towards a strong enclosure of the south side of Granby Row. The north side of Granby Row is developed with a 20th century building, which is partially set back from the road frontage, resulting in a more fragmentary appearance. **Experience of the Asset** Granby Row is relatively narrow, as a secondary street in the off-centred grid of streets that form the Whitworth Street area and the height and back of pavement building line of Granby House emphasises a sense of enclosure. The building is best experienced from within Granby Row itself, with only glimpsed views available above the railway viaduct from the south. Despite the contrasting styles and materials the building has group value with the neighbouring grade II listed Orient House.

HAP Ref	Name	Photograph	Special Architectural and Historic Interest	Contribution made by Setting to Significance
1	Police and Fire Station (grade II* listed building)		The London Road Police and Fire Station (LRPFS) to the north east of the Site, was grade II* listed in 1974. It dates from 1901-06 and was designed by Woodhouse, Willoughby and Langham, who won a competition judged by Waterhouse.[17] The building occupies a large triangular site, arranged around a central courtyard, used for drill. The eye-catching Edwardian Baroque style, constructed with red brick, terracotta and brown faience, creates an impressive landmark next to Piccadilly station, with a complex roofscape of turrets, cupolas and an off-central main tower. The plan is large and irregular on a quadrilateral plan arranged around a central courtyard. The list description describes the building as *'ebullient Edwardian baroque[18]'* in style. The four storey main range has a giant round headed archway with banded surround and inner lintel lettered 'Fire and Police Station'. To the ground floor are large square windows and to the second and third floor a giant colonnaded screen. To the roofline is a balustraded parapet and end turrets are finished with baroque cupolas. The long returns to Fairfield Street and Whitworth Street are generally in similar style. The inner courtyard has iron balconies to three levels providing views over the central courtyard space. The four storey complex was designed to accommodate thirty two firemen and their families and six single men as well as ancillary functions to the police and fire station, including a coroner's court and gymnasium. The significance of the building is attributed to both its aesthetic and architectural value and its historic value as a complete example of a combined police and fire complex that accommodated the families of the staff. The list description describes the building as '*an ambitious building with much good detail of the period, in unusually complete condition*'[19].	**Physical Surroundings** The building fills an entire triangular city block, enclosed by London Road to the east, Fairfield Street to the south and Whitworth Street to the north. It is surrounded by the complex urban environment of Manchester City Centre which includes the broad mass of Piccadilly Station to the east. To the north is a single amalgamated block which has been developed with tall modern developments including Motel One during the 20th and 21st century. To the south and east are some smaller blocks which were developed with lower brick buildings during the late 20th century and some surviving traditional buildings. The Proposed Development Site is to the south of these buildings. **Experience of the Asset** The long and robust elevations of the Police and Fire Station are principally viewed from the immediately surrounding streets; in close-up views the mass and scale of the building and its decorative elevations are best experienced. In particular it is best viewed from London Road, from the north and south where the principal main entrance range is experienced. The main side elevations are visible from Whitworth and Fairfield Streets. When viewed from Fairfield Street travelling west past Piccadilly Station into the city centre the tall off-centre tower on the southern elevation forms a prominent landmark and rises above the skyline. Street clutter and trees screen views of much of the lower elevations from this vantage point, until the junction; the building is a striking landmark feature at the Fairfield Street/Whitworth Street junction. Some glimpsed views are available of the building from the middle distance; in which views of the building terminates views along narrow streets. The finer grain of junctions along the south side of Fairfield Street contrasts with the long elevation of the Police and Fire Station, contributing to the perceived scale of the building. Views of this nature include those along Pump Street and Back Acton Street. The scale, architectural style and triangular plan form enable the police and fire station to command its immediate setting. The building provides an intense level of enclosure to Whitworth Street, Fairfield Street and London Road and contributes to the sense of arrival next to the main entrance to Piccadilly station. The form is strong and assertive in the streetscape. The decorative form and profile of the building is striking and an important aspect of the experience. The curved forms of the cupolas and distinctive colours and textures of the decoration emphasise the quality and individuality of the building in the streetscape, ensuring its individuality. The building is experienced in the context of its position in central Manchester and is surrounded by a complex and variable urban cityscape including traditional and modern buildings. There is a dialogue between the building and other traditional examples to the south resulting from height, and materiality, though the scale and mass of the grade II* listed building is greater, and its emphasis is horizontal. To the east is the bulk of Piccadilly Station and to the west the Institute of Science and Technology Building.

17 Pevsner Architectural Guides Manchester (Clare Hartwell, 2001)

18 Historic England List Description: Police and Fire Station

19 Historic England List Description: Police and Fire Station

HAP Ref	Name	Photograph	Special Architectural and Historic Interest	Contribution made by Setting to Significance
8	Former Refuge Assurance Company Offices (grade II* listed building)		The former Refuge Assurance Company Offices were originally built to designs by Alfred Watehouse in 1891, before being extended in 1910, 1912 and 1932 and converted for use as a hotel in the 1990s. The building is four storeys with basement and attic and has a steel frame clad in red brick with deep brown and buff terracotta dressings and grey Dalbeattie granite to base of tower. The building is highly ornate with French Renaissance and Baroque features, including a tall, square clocktower added in 1912. The interior of the building is of similar quality, with glazed brick and terracotta and Baroque features. The list entry description describes the building as a "very conspicuous landmark, and probably the apogee of 'Manchester style' late C19 commercial architecture." The principal elevations of the building face north and west, addressing Whitworth Street and Oxford Street respectively, with a splayed corner emphasised by rich terracotta detailing and a tall domed top. The elaborate principal elevations contrast with the more restrained, functional south and east elevations which overlook the River Medlock. These elevations demonstrate less concern for architectural composition or uniformity of style and materials and hold a lower level of architectural interest. The building is a good example of a high quality Late Victorian / Edwardian office building and reflects the confidence and monetary power of the Refuge Assurance Company Ltd, which was founded in Cheshire in 1858. The spaces within the building, though now converted for use as a hotel, reflect its former use and function as offices with a large dining hall and ballroom in the basement. The building also holds associative historical value for its connection with nationally renowned architect Alfred Watehouse, as well as his son Paul Waterhouse who is responsible for the extensions in 1910 and 1912.	**Physical Surroundings** The former Refuge Assurance Company Offices is located on the east side of Oxford Street, north of the MSJAR Viaduct and south of Whitworth Street. The building forms part of a highly developed, urban context, which contains a mixture of historic and modern buildings, including tall towers. The setting of the listed building is also characterised in part by rail infrastructure associated with Manchester Oxford Road railway station, as well as the River Medlock, which runs to the west and south of the listed building before being culverted beneath Oxford Street / Oxford Road. **Experience of the Asset** The former Refuge Assurance Company Offices is primarily experienced from the west and north on Oxford Street and along Whitworth Street, where the principal elevations are visible and the architectural interest of the building is best appreciated. The tall clocktower also has wider townscape prominence and is visible in glimpses between and beyond buildings in all directions, including from the south on Oxford Road and Charles Street and east on Princess Street. Views of the building from the east and south east are largely obstructed by buildings and the MSJAR railway viaduct, though occasional glimpses of the more functional rear elevations are available, particularly along York Street. These views are less consequential than those of the principal elevations, but nevertheless serve to underline the form and scale of the building if not its architectural character. In general, the building is experienced in a highly developed, urban context alongside a mixture of historic and modern buildings, including much taller, modern towers; however, its distinct materiality and ornate detailing gives it prominence within a local context, notably in views from the north and west. As a result of a combination of its architectural distinction and decoration, high quality materiality, scale, height and massing and tall clocktower, the building has landmark value and is visually dominant and confident within its context.

HAP Ref	Name	Photograph	Special Architectural and Historic Interest	Contribution made by Setting to Significance
52	New Union Public House (grade II listed building)		New Union is a public house built in the early 19th century. It is rectangular in plan and of two-storeys, and built of red brick with white render to the ground floor. It has a broadly symmetrical frontage to Canal Street and Princess Street, and the entrance from Princess Street features an arched door surround with a key stone. It has special historic interest as an inner city public house which would have once served the local working population. In the 1950s New Union became a central meeting place for Manchester's LGBTQ+ community. It is one of the oldest LQBTQ+ establishments in England and holds historic interest as an important part of LGBTQ+ history in the area. The building is also one of the few surviving non-industrial buildings in the area and dating to this period.	**Physical Surroundings** New Union Public House is located on the northern side of Canal Street at the junction with Princess Street. The Rochdale Canal runs in an east-west direction to the south, and the building is surrounded by larger scale warehouses and industrial buildings dating to the 19th and 20th centuries. **Experience of the Asset** Historically, Canal Street was used as a meeting place for the LGBTQ+ community and is known as Manchester's Gay Village. The pub is principally experienced as the entrance point to this area from Princess Street. It retains a strong physical and visual relationship with the rest of Manchester's Gay Village, which exemplifies its historic interest and the role it has played as an important aspect of LGBTQ+ history. Beyond this, New Union is experienced as part a wider industrial quarter of the city and is surrounded by warehouses dating to the 19th and 20th century. This enables an appreciation of the building's role as an inner city public house that would have served the local working population, and contributes to an appreciation of its historic interest.
57	Rochdale Canal Lock number 87 (grade II listed building)		Rochdale Canal Lock no. 87 dates to 1804-05, built as part of the Rochdale Canal. It is built of coursed squared sandstone with wooden gates. The chamber is 14 foot wide with pairs of gates at both ends and a ladder in the centre of its south side. The canal lock principally draws significance from its special historic and functional interest as an early 19th century canal lock, surviving in its original form and structure. It also draws historic interest from its association with the Rochdale Canal, the first trans-Pennine canal route that contributed to the importance of Manchester as an industrial city. It draws some architectural interest from the survival of materials and authenticity of fabric.	**Physical Surroundings** Rochdale Canal Lock no. 87 is the fourth in a series of nine locks along a section of Rochdale Canal that connects the Rochdale Canal basin with the Bridgewater Canal basin. The canal continues in an east-west direction. **Experience of the Asset** The lock is experienced as part of a densely urbanised part of Manchester. Its materiality and form is principally appreciated in closer views from the towpath of the canal, from which it is experienced in combination with the wider length of Rochdale Canal. It has strong physical and visual relationship with waterway, which is integral to an understanding of its historic and functional interest. Canal warehouses to the west form an important part of its setting, enabling an appreciation of the industrial context of the canal lock.

HAP Ref	Name	Photograph	Special Architectural and Historic Interest	Contribution made by Setting to Significance
60	Institute of Science and Technology (grade II listed building)		The Institute of Science and Technology dates from 1895-1912 and was designed by Spalding and Cross, who also designed Victoria Square, the large scale tenement housing in Ancoats. Pevsner describes it as "a splendid expression of municipal; pride and confidence".[20] The building is designed in a French Renaissance style over five floors and is constructed of red brick with red sandstone and terracotta dressings. The main entrance on Sackville Street is emphasised with a large projecting bay, finished with an elaborate gable and framed with polygonal corner piers. The list description confirms that the interior of the building was not inspected at the time of listing. The large extension to the rear, designed in 1927, but not complete until 1957, is described by Pevsner as "a gross *anachronism by then".* The scale of the building dominates the enclosing streets, particularly Sackville Street, which is narrower than Whitworth Street, emphasising the scale of the main entrance bay.	**Physical Surroundings** The Institute building is large scale and encloses an entire block which is defined by Granby Row to the south, Coburg Street to the east, Fairfield Street/Whitworth Street to the north and Sackville Street to the west. The height and mass of the extension dominates views into the eastern end of the Conservation Area and terminates views along streets in the vicinity including Aytoun Street, Chorlton Street and Sackville Street. **Experience of the Asset** The use of brick and terracotta has a resonance with the warehouses that define the character of the area. The intense enclosure and mass of the building to Sackville Street is also consistent with key character areas within the conservation area. Those aspects of setting contribute positively to the significance of the building. In other respects the building is a specific architectural form that was designed for an institutional use. The setting to the south, enclosing Granby Row, has been eroded by the removal of the warehouses that once created an intense sense of enclosure to the street, lending the rear elevation of the Institute a far greater prominence than was originally envisaged; this elevation is viewed from Vimto Gardens.
86	Lass O' Gowrie Public House (grade II listed building)		The Lass O' Gowrie is a public house first built in the mid 19th century and altered in c. 1900. The building is set over two storeys and has a polytonal glazed terracotta frontage with lettering reading "ales and stout… Lass-O'-Gowrie… wines and spirits… bottled ales and stout", as well as other architectural features including pilaster panels, a Neo-Baroque doorway, segmental headed windows and a modillioned cornice. The Lass O' Gowrie holds historic interest as an inner city public house which would once have served the local working population of Chorlton-on-Medlock. The building is one of few surviving non-industrial buildings in the area and points to a resident community which was gradually displaced in the 20th century.	**Physical Surroundings** The Lass O' Gowrie is located on the north side of Charles Street on the corner with Pritchard Street. The River Medlock runs to the immediate east of the listed building and the MSJAR Viaduct to the north. The listed building has a highly developed and varied urban context, with traditional buildings and structures of comparable scale being set adjacent to much larger and taller modern developments, such as the Circle Square complex to the south of Charles Street. **Experience of the Asset** The proximity of the two-storey Lass O' Gowrie Public House to neighbouring tall developments, notably the Circle Square complex to the south, gives the impression of the listed building being detached from its wider historic context; however, the building holds some distinction in its modern context by way of contrast with the surrounding buildings. The loss of 19th century housing from the area reinforces this impression, although the immediate physical relationship between the public house, the adjacent roads, the River Medlock and the railway viaduct is unchanged from the mid 19th century and is therefore considered to be a positive aspect of its setting. The diminutive scale of the building and the visual obstruction caused by surrounding buildings and structures limits the spatial extent of the building's setting, which is experienced primarily from Charles Street and, to a lesser degree, Pritchard Street and Princess Street.

[20] Pevsner Architectural Guides Hartwell 2001

HAP Ref	Name	Photograph	Special Architectural and Historic Interest	Contribution made by Setting to Significance
93	Renold Building, UMIST Campus (grade II listed building)		The Renold Building is a block for lecture theatres constructed as part of the UMIST campus. It was built in 1960-62 to the designs of W. A. Gibbon and Gordon Hodkinson. It is distinctive in form and was listed for its architectural interest as the first purpose-built lecture block in an English institution of higher education, its slab-and-podium design, its innovative and efficient planning, its Modernist and sculptural design, the contrast between its materials, the remaining interior layout, the association with Cruickshank and Seward and W A Gibbon, and the survival of a large abstract interior mural by Victor Pasmore. It is of historic interest as part of the UMIST campus and has group value with Antony Hollaway's grade II listed Sculptural Wall, further east.	**Physical Surroundings** The Renold Building is located in the northern part of the former UMIST campus, on the southern side of Altrincham Street. The UMIST campus wraps around the building to the east, south and west, with a central open space on the campus to the east of the listed building. The MSJAR Viaduct is to the north of the building. **Experience of the Asset** The Renold Building is experienced as part of the wider UMIST campus. Buildings are typically in the Modernist style and form a cohesive and well defined campus layout. Buildings corresponding in style and materiality contribute to the understanding of the Renold Building's historic interest, and place the building within a context in which its development as part of the UMIST campus can be understood The architectural interest of the building is principally appreciated from within the UMIST campus itself, where its Modernist style is complemented by buildings of a similar age and materiality. In particular, the zig-zag profile and transparent stairwell, both key elements of its design, are best appreciated in views westwards from open space to the east and from Vimto Gardens to the north.
94	Manchester South Junction and Altrincham Railway Viaduct (grade II listed building)		The structure consists of a railway viaduct dating from the mid 19th century (c.1846-9) which is 1 ¾ miles long and traverses Manchester City Centre from Manchester Piccadilly into Castlefield. It is constructed from red brick with small sections of blue brick, sandstone dressings and cast iron bridges with highly decorative Gothic-style ironwork. The architectural interest of the viaduct is rooted in its repetitive, robust form and functionality, with occasional localised areas of decoration and detail, notably the numerous bridges. The structure is of historic interest as an early example of a railway viaduct dating from the second phase of railway development in Manchester in the mid 19th century. The structure is also of historic interest as it was constructed by David Bellhouse Junior, a notable Manchester builder.	**Physical Surroundings** The viaduct is continuous and its setting consists of urban development to its north and south, of varying character, height and density, and including some modern towers. **Experience of the Asset** The viaduct and its bridges are experienced in a mixture of static, dynamic and glimpsed views along its course from surrounding roads, buildings and open spaces. The viaduct is particularly prominent where it crosses major roads, such as London Road (A6), Sackville Street, Princess Street and Oxford Road / Oxford Street. The viaduct is mostly experienced in relatively short-distance views and behind other buildings and structures. However, some uninterrupted views are available from Whitworth Street West and Altrincham Street and reveal its form and length. The grade II listed building has associative relationships with other rail infrastructure and stations.

Table 4.3: Non-designated heritage assets with potential to be affected by the Proposed Development

HAP Ref	Name	Photograph	Local Significance	Contribution made by Setting to Significance
106; 99; 100; and 101	Former UMIST Campus Buildings, including: Jackson Street Mills; Wright Robinson Hall and Barnes Wallis Building; Morton Laboratory; and Mathematics and Social Sciences Building	 	This group of buildings form part of the former UMIST campus. The Jackson Steet Mill is the oldest and has origins in the early 19th century as a cotton mill, although was rebuilt in the early 20th century. It was considered viable for redevelopment and was converted and opened in 1958 as the Chemical Engineering building. The Barnes Wallis/Wright Robinson (BW/WR) Hall was built in 1963-66, the Morton Laboratory was later erected in 1966 and the Maths and Social Sciences (MSS) building was also built in 1966-68. These three components form part of the later development of the UMIST campus following earlier buildings such as the Renold Building. The BW/WR hall, Morton Laboratory and MSS building draw local significance as examples of the Modernist style and for their association with the former UMIST campus. The Barnes Wallis/Wright Robinson Hall and MSS buildings were designed by W A Gibbon, and the Morton Laboratory was built to the designs of H S Fairhurst, who also completed the conversion of Jackson Street Mills. The BW/WR Hall consists of a podium with a 15-storey tower of residence. It is built of white concrete and supported on freestanding columns, finished to a fluted effect like those of the Renold Building. The southern section of the Morton Laboratory is constructed from engineering brick and glass, with contrasting cooling plant. The MSS building comprises a 15-storey tower block with two vertical ventilation blocks extending above the main roof, making it the tallest building within UMIST campus. It consists of a grouping of blocks with expanses of precast shuttered concrete. It is windowless with the exception of circulation areas. Jackson Street Mills stylistically differentiates from these buildings as a former cotton mill. It was rebuilt in the early 20th century and its conversion in the 1950s resulted in the loss of number of original features, including its tall chimney. The legibility of it as a former mill has therefore been reduced, and its local significance principally derives from its conversion and re-use as an educational space. The buildings possess group value as components of the wider former UMIST campus.	**Physical Surroundings** This group of buildings are located in the eastern part of the former UMIST campus, to the south of Altrincham Street and west of London Road. The wider UMIST campus wraps around the buildings to the west. The MSJAR Viaduct is to the north of the group. **Experience of the Asset** The buildings are experienced as part of the wider UMIST campus. Buildings are typically in the Modernist style and form a cohesive and well defined campus layout. Buildings corresponding in style and materiality contribute to the understanding of their local significance, and their intervisibility is an important part of understanding their local significance. Beyond this, the group of buildings are experienced within a densely urbanised part of the city centre that has seen considerable redevelopment in recent years.

Contribution of the Site to the Significance of the Identified Heritage Assets

4.12 The Site is located to the south of the **Whitworth Street Conservation Area**, separated from the southern boundary of the designated area by the grade II listed Manchester South Junction and Altrincham Railway Viaduct, an existing MSCP and Charles Street. The existing arrangement of buildings and building heights means that the existing site is not clearly visible from the conservation area and does not influence the character and appearance of it. It comprises part of the varied townscape and urbanised southern setting of the conservation area that contains a range of development of varying ages, styles, height, scale and mass. The existing complex, dating from the late 20th century is not an aspect of the setting of the conservation area that contributes to its significance.

4.13 The Site is not currently visible from the **River Medlock** group (including Asia House, India House, Lancaster House and Manchester House) due to their orientation, distance, and intervening development. These grade II and grade II* listed buildings are arranged around a loop in the River Medlock, with their principal facades addressing either Princess Street or Whitworth Street. The Site constitutes an area of changed setting to the south east of these assets, beyond the railway viaduct. The existing complex does not contribute to the heritage significance of these listed buildings.

4.14 The Site is also not visible from the **northern or southern Princess Street** groupings, the **New Union Public House**, the **Rochdale Canal Lock Number 87**, the **Police and Fire Station** or the **Institute of Science and Technology**. It comprises part of the physical surroundings and setting of these assets, but occupies an area of setting that is currently visually divorced and separated from them and is neutral, neither contributing to nor detracting from the heritage significance of these grade II and grade II* assets.

4.15 **Orient House** and **Granby House** (both grade II listed) are located to the north of the Site, within the Whitworth Street Conservation Area and beyond the railway viaduct and the existing MSCP on Charles Street. Intervisibility between the existing Weston and Pendulum complex and these assets is heavily restricted to barely discernible glimpses through the arches of the viaduct and beyond the open/permeable and functional structure of the MSCP. These assets draw significance from their group value and are principally experienced and appreciated from Granby Row and from within the conservation area. The existing Site does not contribute to their significance.

4.16 The Site and existing complex of buildings is likely to be obliquely visible in rear views from the upper floors of the grade II* listed **Former Refuge Assurance Company Offices**. It is not however currently visible or appreciable in any key views of the building, including those from the principal facade on Oxford Road. The Site forms part of the physical surroundings, but is not an aspect of setting that contributes to the significance of the listed building.

4.17 The **Lass O Gowrie** public house (grade II listed) is located to the north west of the Site, fronting the western extent of Charles Street. It is separated from the Site by distance,

Princess Street and intervening buildings, including the FAC 251 building and the IBIS hotel. The Site forms part of the wider physical surroundings of the public house, but is a neutral aspect of its setting, neither contributing to, not detracting from its significance.

4.18 The grade II listed **Manchester South Junction and Altrincham Railway Viaduct (MSJAR)** traverses Manchester city centre and has an expansive urban setting. It is experienced from a wide area where longer sections of the viaduct are appreciable or where it is glimpsed between buildings. The Site and existing complex of buildings is located to the south of the viaduct, beyond the Charles Street MSCP. It is one element of the expansive setting of the viaduct and does not detract from an ability to appreciate the special architectural interest of listed structure, which is rooted in its repetitive, robust form and functionality. The Site makes a neutral contribution to the significance of the listed building.

4.19 The **Renold Building**, built as part of the UMIST campus in the early 1960s, was recently grade II listed. It is located to the east of the Site and is clearly visible from it. The existing Weston and Pendulum complex post dates the former campus and is materially and stylistically different. The Site does not share any of the sculptural or Modernist aesthetic of the Renold Building, and whilst having a visual relationship with the grade II listed building, it is not an aspect of its setting that contributes to the significance of the asset. The Site has a similar relationship with the identified **non-designated heritage assets** within the former UMIST campus. These are also located to the east and having a varying visual relationship with the existing Weston and Pendulum buildings. The existing Site is not an aspect of setting that contributes to their local significance.

5. Impact Assessment

Introduction

5.1 The impact of the Proposed Development on each affected heritage asset is described in turn in this section of the report. This assessment applies relevant legislation, national and local planning policy and guidance for the historic environment (summarised below and set out in full in **Appendix 1**).

Summary of Relevant Heritage Legislation and National Policy

5.2 Under s66(1) of The Planning (Listed Buildings and Conservation Areas) Act 1990, MCC in determining the submitted planning application has a statutory duty to have special regard to the desirability of preserving listed buildings, their setting or any features of special interest they may possess.

5.3 Whilst the setting of a conservation area is not protected by primary legislation, the National Planning Policy Framework (NPPF) does state that the setting of a designated heritage asset (including conservation areas) can contribute to its significance.

5.4 Case law has confirmed that Parliament's intention in enacting s66(1) was that decision-makers should give considerable importance and weight to the desirability of preserving the special interest and setting of listed buildings, where 'preserve' means 'to cause no harm'.[21]

5.5 Paragraph 210 of the NPPF states that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them to viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.

5.6 Paragraph 212 requires when considering the impact of development on the significance of a designated heritage asset that great weight should be given to the asset's conservation. 'Conservation' is defined by the NPPF as *"the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."*[22]

5.7 Paragraphs 214 and 215 differentiate between 'substantial' and 'less than substantial harm' and provide a framework for the consideration of harm to the significance of designated heritage assets where it arises, bearing in mind the considerable importance and weight that must be given to the statutory duties of the 1990 Act.

5.8 Paragraph 215 states *"where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."*

[21] East Northamptonshire DC v SSHCLG [2014] Civ 137 and South Lakeland DC v SsfE [1992] 2 AC 141
[22] MHCLG (2024) National Planning Policy Framework – Annex 2: Glossary

5.9 Paragraph 216 concerns non-designated heritage assets. It states *"the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."*

5.10 Paragraph 219 requires that local planning authorities look for opportunities for new development within the setting of heritage assets to better reveal their significance. It states that proposals that preserve those elements of setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

5.11 The key heritage consideration to be taken into account in assessing the Proposed Development is therefore the impact on the significance of the above identified heritage assets, as a result of development within their setting.

Assessment Approach

5.12 Current national advice from Historic England provides an appropriate framework for analysis. This includes Historic Environment Good Practice Advice (GPA) in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment (2015), which sets out the importance of good design and response to local distinctiveness for new development in the historic environment. This advice provides a checklist of factors that may influence what will make the scale, height, massing, alignment, materials and proposed use of a new development successful in its context.

5.13 Historic England's GPA 3: The Setting of Heritage Assets (Second Edition) (2017) sets out guidance relating to setting and views of heritage assets. The guidance advocates a staged approach to assessment involving identification of the affected assets and setting, an assessment of the degree to which setting and views contribute to the significance of the asset (as completed in Section 4 of this report), an assessment of the effects of the Proposed Development, exploration of ways to maximise enhancement and avoid or minimise harm and the monitoring of outcomes.

5.14 The guidance clarifies that there is a distinction between views that contribute to heritage significance and views that might be valued for reasons of landscape character or visual amenity. It states that the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting its also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.

5.15 Historic England has also published advice[23] regarding tall building development. The guidance sets out how tall buildings can support major change and regeneration while positively influencing place-shaping and conserving the historic environment. However, if a tall building is not properly located, by virtue of its size and widespread visibility, it can harm the qualities that people value about a place. The guidance advocates that

[23] Historic England (2022) Historic England Advice Note 4: Tall Buildings.

the following factors are taken into account to determine the impacts of a tall building on the historic environment: quality of places; heritage; visual; functional; environmental; and cumulative.

5.16 In accordance with the NPPF and Historic England guidance, the following judgements are based on the effect of the Proposed Development on the significance of the identified assets, rather than whether the development will be visible from them, although this is also a consideration. NPPG also clarifies that it *"is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed."*[24]

5.17 In considering whether an effect is considered to be significant, the methodology set out in the Built Heritage ES Chapter has been followed, utilising professional judgement as appropriate. As previously identified, the DMRB advises that the effect on the cultural heritage resource is not significant when the impact does not substantially diminish the heritage interest of the cultural heritage resource.[25] Whether an effect is significant is a matter of professional judgment.

Baseline

5.18 The effects of the Proposed Development are described in relation to the impact on and change from the baseline environment in November 2025, when the Study Area was most recently visited and assessed.

5.19 The baseline for the purposes of the EIA (and therefore this Heritage Assessment which is appended to the Built Heritage ES Chapter) takes into account neighbouring developments to the Site which were constructed and operational as of November 2025. Developments which were under construction at the time of the site visit are not included in the baseline for the purposes of the assessment, but are considered as cumulative schemes in the relevant section of the ES Chapter.

The Proposed Development

Location and Siting

5.20 Planning permission is sought for a complex of four buildings of 33, 24, 17 and 50 storeys, connected by lower linking blocks of eight and one storeys, and arranged in two phases (Phase A includes the eastern buildings, adjoining Sackville Street and Phase B includes the north western buildings). The Proposed Development will create 2511 new student bedrooms, with associated amenity space and enclosing a large south facing park for use by the students.

5.21 A hierarchy of buildings is proposed, with the introduction of glazed links to create visual separation. The lower blocks are rotated to emphasise the site entrance. A series of orthogonal blocks are proposed. The 33 storey north western building is orientated east to west and the south eastern 50 storey tower is orientated on a north to south alignment.

[24] DLUHC and MHCLG (2024) *Planning Practice Guidance*.
[25] Highways England (2020) The 'Design Manual for Roads and Bridges' ((LA 104 Environmental Assessment and Monitoring) and (LA 106 Cultural Heritage Assessment))

5.22 The development is car free and pedestrian and cyclist access will be provided from Charles Street.

Form and Appearance

5.23 Darker tones have been applied to the lower buildings and lighter tones to the taller tower blocks. The lower level buildings are inspired by the grid arrangement facades of the Whitworth Street Conservation Area, to the north. The use of coloured concrete pre-cast panels provides solidity and a scalloped vertical pier and profiled lintol is proposed.

5.24 The taller towers also take their influence from the local historical facades and grid. They are intended to be visually lighter when viewed across the city. The towers have a unitised curtain wall system with a combination of clear glass units, glass spandrel panels and anodised aluminium perforated veils over the ventilation door in gun metal. Fritting to the glass will help to obscure interior furniture and adds texture. An expressed anodised aluminium grid is applied, in bronze, and with a curved profile.

5.25 The patterns found in cotton weaving, calico printing and the timber framing of Garratt Hall, historically to the north of the Site, have informed the detailing on the rapid vent veils and solid panels.

Assessment of Impact on Significance

5.26 The **Whitworth Street Conservation Area** is bounded by Oxford Street, Portland Street, Abingdon Street, Bloom Street, Chorlton Street, Cobourg Street and the MSJAR Viaduct. The Site is located to the south of the designated area and is separated from it by the linear route of the MSJAR, an existing Multi Storey Car Park (MSCP) and Charles Street.

5.27 The complex of existing Weston and Pendulum buildings form part of the southern setting of the conservation area that was redeveloped during the 20th century. The level of change within this part of the city is pronounced and it does not possess the same cohesion or quality of townscape found within the Whitworth Street Conservation Area, to the north, or the other connected conservation areas of the city centre. The Site is visually and physically separated and divorced from the conservation area, with the MSJAR creating a strong and defensible southern boundary to the designated area. Although the existing site does not currently influence the character and appearance of the conservation area due to the height of the existing complex and intervening development, the Proposed Development will be visible from the designated area, given the height of buildings proposed and the arrangement and alignment of streets in this part of the city.

5.28 The Proposed Development will occupy an area already experiencing change, including the Circle Square development to the west and the former UMIST campus, established during the 1960s, to the east of the Site. It and additional land forms part of the area addressed by the North Campus / ID Manchester (now Sister) Strategic Regeneration Framework (SRF), originally published in 2017 and updated in 2023. The SRF establishes a long-term vision for the comprehensive regeneration of the former university campus, promoting its transformation into a major mixed-use innovation

district centred around research, technology, commercial workspace, residential accommodation, leisure uses and significant new public realm.

5.29 The area is identified as one of the Manchester's key strategic regeneration opportunities, with the capacity to deliver substantial employment growth, new homes, and enhanced connectivity between Piccadilly, Mayfield and the Oxford Road Corridor.

5.30 A Zone of Theoretical Visibility (ZTV) has been prepared to identify the theoretical extent of visibility of the Proposed Development. This indicates that there are greater levels of visibility from the area to the south of the Site given the lower density arrangement of development beyond the city core. Visual impact to the north is more restricted and limited to key linear routes, open spaces and adjacent to the MSJAR, due to the more compact nature and increased density of development within the city centre. However, as informed by the ZTV and supported by site visits, it is expected that the Proposed Development would be visible in southward views from Princess Street, from Sackville Street, and from within the street block to the south of Whitworth Street, defined by Sackville Street to the east and Princess Street to the west. The ZTV indicates that the Proposed Development would be visible from Venice Street, Samuel Ogden Street and through gaps between buildings. It also highlights predicted visibility from a number of open spaces within the conservation area, including from Sackville Gardens to the north of the Site, Vimto Gardens to the north east, and from the open area of surface level car parking within the loop of the River Medlock to the north of Charles Street. The extent of the development that will be visible from these and other areas will vary and will largely be restricted to the upper stages of the tall buildings. It would only be glimpsed or more visually contained from other areas.

5.31 Views north to south within the conservation area are more restricted than those east to west. It is however expected that the Proposed Development would have a visual impact in southward facing views from Princess Street and a series of verified visualisations have been prepared to illustrate this relationship and impact (Verified Visualisations 09 (a,b and c) at **Figures 5.1, 5.2 and 5.3**). Visual impact will change and evolve along the length of Princess Street, with distance and the orientation and changing alignment of the street influencing how the development is viewed.



Figure 5.1: Verified Visualisation 09a: Princess Street



Figure 5.2: Verified Visualisation 09b: Princess Street



Figure 5.3: Verified Visualisation 09c: Princess Street

5.32 It is acknowledged that Princess Street is an important route within the conservation area, that along with Whitworth Street contains a high concentration of listed buildings that create an enclosing and canyon effect. It has a strong identity and cohesive townscape created by the orthogonal warehouses that line it and the group value they possess. Modern development is currently visible from the southern extent of the street, however the extent to which the Proposed Development would visually intrude and breach the existing broad datum established by the continuous frontage of warehouses is expected to cause some harm to the character and appearance and significance of the conservation area.

5.33 The proximity of the Site to the southern boundary of the Whitworth Street Conservation Area has influenced the approach to building design, materials and the proposed colour palette. The elevations of the principal buildings are arranged as a grid to reference the strong architectural pattern that is characteristic of the warehouse buildings of the conservation area, and the use of concrete and metal in warm tones complements the red and brown tones of the brick, terracotta and faience found throughout the designated area. This ensures, that when viewed as a backdrop from within the conservation area, the buildings adopt an aesthetic that harmonises and is a contextual response. The Proposed Development resonates with the materials and colours that are characteristic of and prevalent across the conservation area and this is illustrated by Verified Visualisation 09 (b) at **Figure 5.2**.

5.34 The Whitworth Street Conservation Area, although densely developed and with many views terminated, is not experienced in isolation, but is connected to the wider city. Tall buildings already exist beyond its boundaries and are visible from it. Examples include the long vista westwards from Fairfield Street and Whitworth Street, in which existing listed buildings, including the grade II* listed Lancaster House, are viewed against a backdrop of the Deansgate Square towers. Existing views south westwards

from Granby Row and Vimto Gardens include the Faraday Tower, and the blocks comprising Circle Square. From further north on Granby Row the Unite Students Artisan Heights development is visible between breaks in the built form. The roofscape of the conservation area is not uninterrupted, the character of its setting is already influenced by taller buildings and modern development, and it is experienced and appreciated within this setting and against this backdrop.

5.35 The Proposed Development will be visible from Sackville Gardens and clearly and directly visible from Vimto Gardens and Granby Row (as shown on Verified Visualisations 1 and 2 at **Figures 5.4 and 5.5**). From these areas tall buildings will be brought closer to the conservation area and will have increased visual impact, but from areas in which modern development and tall buildings are already experienced and where the contribution made by these spaces would not be diminished or compromised by the Proposed Development. The layered composition of the scheme, created by the taller blocks at opposing corners of the site, and the intervening lower blocks creates variety and depth to the scheme in these views.



Figure 5.4: Verified Visualisation 1: Sackville Gardens



Figure 5.5: Verified Visualisation 2: Vimto Gardens

5.36 Planning Practice Guidance (PPG) is clear that, where harm arises, it is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The impact on the character and appearance and significance of the Whiteworth Street Conservation Area must also be considered 'as a whole' and as a single designated heritage asset. Taking into consideration the well defined character and appearance of the conservation area, and the extent of visual impact identified, it is concluded that there would be some harm to the significance of the designated area. This arises principally from the impact identified to Princess Street and the visual impact and disruption to the cohesiveness of the street and the collective townscape of the warehouses that line it. The level of harm is less than substantial and of a low level, given the relatively concentrated and localised effect, and the presence of existing tall buildings within the setting of the conservation area.

5.37 The Site is not currently clearly visible from the **River Medlock group** (which includes India House (grade II* listed), Lancaster House (grade II* listed), Asia House (grade II* listed) and Manchester House (grade II listed)) due to their orientation, distance, and intervening development. These grade II and grade II* listed buildings are arranged around a loop in the River Medlock, with their principal facades addressing either Princess Street or Whitworth Street. The Site constitutes an area of changed setting to the south east of these assets, beyond the railway viaduct.

5.38 The principal facades of India House and Lancaster House (both grade II* listed) face northwards and front Whitworth Street. Both are orientated away from the Site and are chiefly experienced and appreciated from Whitworth Street, from which the impressiveness of their architecture, their scale, and group value is legible. Due to the intense enclosure of the street and the scale and massing of both listed buildings, it is not expected that the Proposed Development would be visible from Whitworth Street, and that is confirmed by the ZTV, with the possible exception of a glimpsed view

between the two buildings. The Proposed Development would be more visible from the rear of these buildings, however these views already include a varied urban townscape, characterised by modern development or tall buildings, including the Maldron Hotel, Bracken House and Circle Square. These views only contribute to the listed buildings as they reveal their relationship and group value with the other shipping and packing warehouses, and their proximity to the Rochdale Canal.

5.39 There are additional considerations regarding Lancaster House. It occupies a corner location at the junction of Whitworth Street and Princess Street and has a tall and elaborate corner turret that is an expression of the Edwardian Baroque style of the building. The Proposed Development will therefore be more visible from Lancaster House, Asia House and Manchester House and the Proposed Development will appear behind the corner turret of Lancaster House to varying degrees in kinetic views and as the alignment of Princess Street changes. Both it, Asia House and Manchester House are however already experienced and appreciated in combination with modern development (such as Circle Square in southern views and Deansgate Square in longer east to west views). The Proposed Development would bring tall buildings closer to the group of listed buildings, and, for a section of Princess Street, would interrupt the silhouette of the corner turret of Lancaster House. It is not however concluded that the heritage significance of these listed buildings, invested in their historic interest as shipping and packing warehouses, their architectural interest or their group value, would be harmed.

5.40 The Site is also not currently visible from the Northern or Southern Princess Street groupings (including the grade II* listed 103 Princess Street, and the grade II listed Former Pickles Building, Brazil House, 101 Princess Street, 109 Princess Street, Basil House, Eastern House Portland House, Transact House, Central House, Rhodesia House and Lionesse House), but the Proposed Development would be. The ZTV clearly shows expected visibility from Princess Street, and this has been confirmed during site visits and by verified visualisations. The likely visual relationship between the listed buildings lining the route and the Proposed Development is shown on the Verified Visualisations included at **Figures 5.1, 5.2 and 5.3**. The assessment of the impact of the Proposed Development on the Whitworth Conservation Area raises similar considerations to the assessment of impact on the listed buildings that line Princess Street. These buildings are both of architectural and historic interest individually, but also possess group value and contribute collectively to the character and appearance and significance of the Whitworth Street Conservation Area. They are a recognisable and cohesive area of townscape that establishes a broad height datum created by the large footprint orthogonal warehouses that line the street.

5.41 As identified in describing the impact of the Proposed Development on the conservation area, the extent to which the proposed buildings are visible will vary in kinetic views from Princess Street. Due to the changing alignment of the street, the development will rise above the listed warehouses lining both the northern and southern sides of the route. The proposed buildings will breach the existing broad datum of the street and the differing heights and forms of the blocks will create a backdrop of varied scale, mass, height and appearance, but with resonance with the listed buildings in colour and simplicity of form and architecture.

5.42 It has been concluded, in relation to the Whitworth Street Conservation Area that the visual impact of the Proposed Development would disrupt the cohesiveness of the street. This is one of the defining characteristics of Princess Street and also contributes to the conservation area. It is not however concluded that this visual impact would diminish or harm the group value the listed buildings have with each other, those relationships will remain clearly legible. It would also not affect the special interest of any of the listed buildings, individually. Their historic and architectural interest would be unaffected.

5.43 The Site comprises part of the physical surroundings and setting of the **Police and Fire Station** and the **Institute of Science and Technology**, but occupies an area of setting that is currently visually divorced and separated from them and is neutral.

5.44 The scale, expressive architectural style and triangular plan form of the **Police and Fire Station** enable it to dominate its immediate setting. The massing of the building, enclosing an entire city block, results in a robust structure with a strong horizontal emphasis, which is balanced by the verticality of the low turrets and cupolas. The significance of the building lies in its high quality and expressive baroque architectural style and associated aesthetic value, as well as its historic interest as a complete example of a combined police and fire complex.

5.45 The scale, mass and height of the grade II* listed Police and Fire Station and the distance between it and the Site means that the Proposed Development would not be visible from close and key contributory views of the building from London Road. There are however elevated views of the roofscape of the listed building from the raised entrance/exit of Piccadilly Station from the top of Station Approach in which the Proposed Development would be visible.

5.46 The Police and Fire Station is a robust and prominent structure within a setting characterised by mixed urban development. The Proposed Development will integrate with the existing urban setting forming a backdrop that is partially visible. Distance creates a gap between the emerging Echo Street development and the proposed buildings have less visual impact given their increased distance from the listed building. The simple regular grid design of the proposals, with two distinct and separated towers, interspersed with lower blocks lessens the visual impact of the proposals on the Police and Fire Station. The material palette of the proposals is complementary, and, although adding to the backdrop in the elevated view from Piccadilly Station, it will not compete with the architectural interests of the grade II* listed building and its expressive detailing.

5.47 Whilst contemporary finishes are proposed which will emphasise the modernity of the buildings, the colour palette of the Proposed Development will incorporate warm tones that will harmonise with those found in the listed building.

5.48 The Police and Fire Station is experienced in the highly urbanised and complex context of Manchester City Centre. This includes a variety of modern developments including some of substantial scale and height. The Proposed Development will be seen as part of this context. The listed building is experienced from 360° due to its position occupying an entire city block. It is therefore viewed and experienced from a wide variety of positions and the Proposed Development will be visible only from

comparatively limited parts of its setting. The Proposed Development will be experienced as a backdrop; it will not conceal or impede views of the building.

5.49 Historic England confirmed the following in its January 2018 consultation response to the original planning application for the Echo Street development:

"While there would be some impact on incidental and kinetic views of the LRFS, it is a robust building that is already set within a highly urban context and we do not consider the impact of the revised proposals on its setting would be harmful."[26]

5.50 The Proposed Development would result in less visual impact than the Echo Street development and it is concluded that the significance of the Police and Fire Station would be sustained.

5.51 The **Institute of Science and Technology** (grade II listed) is also large and robust and encloses an entire city block. It is of historic and architectural interest as a purpose built educational building.

5.52 The Proposed Development will be located to the south west of the Institute of Science and Technology, beyond the MSJAR. It is not expected that the Proposed Development would be visible in principal views of the grade II listed building from Fairfield Street or Whitworth Street, rather it would be visible in south westward views from the rear of the building on Granby Row and in combination with its side elevation on Sackville Street. Verified Visualisation 6a at **Figure 5.6** illustrates the Proposed Development from a viewpoint to the south of the Institute of Science and Technology, on Sackville Street.

[26] Application ref. 118267/FO/2017 – comments provided in Committee Report dated 31 May 2018, p. 7.



Figure 5.6: Verified Visualisation 06a: Sackville Street

5.53 The Institute is a robust structure, with a substantial mass and scale. The building has architectural interest derived from its bold French Renaissance style. The Proposed Development will not compete with the scale and solidity of the Institute building and will not affect the ability to appreciate its architectural quality; it will also have no effect on the ability to appreciate its historic interest.

5.54 The Institute is experienced within a setting already characterised by the mixed modern and traditional townscape of Manchester. In setting terms, the listed building derives greatest significance from its presence within the Whitworth Street Conservation Area, its group value and the experience of its principal facade from Fairfield Street and Whitworth Street. The Proposed Development will introduce additional tall buildings within the setting of the listed building, but to the south of the listed building, beyond the conservation area and in an area already characterised by change and redevelopment. In views from Granby Row, Vimto Gardens and Sackville Street, the Proposed Development will be a simple contemporary backdrop, incorporating warm tones to harmonise with those found to the listed building and other traditional buildings in the area.

5.55 The significance of the listed building, including those aspects derived from its setting, would be sustained.

5.56 **Orient House and Granby House** (both grade II listed) are located to the north of the Site, within the Whitworth Street Conservation Area and beyond the railway viaduct and the existing MSCP on Charles Street. Intervisibility between the existing Weston and Pendulum complex and these assets is heavily restricted to barely discernible glimpses through the arches of the viaduct and beyond the open/permeable and functional structure of the MSCP. These assets draw significance from their group value and are principally experienced and appreciated from Granby Row and from

within the conservation area. The existing Site does not contribute to their significance.

5.57 Orient House and Granby House are experienced in a mixed context. The south side of Granby Row is characterised by enclosure resulting from the row of warehouses. The north side has a more fragmentary character with modern development contributing to a mixed urban grain. Whilst the Proposed Development will be visible from Sackville Street (Verified Visualisation 6a at **Figure 5.6**), the ZTV and site visits confirm that it would not be visible within the section of Granby Row that these listed buildings occupy, with the exception of the gap between them. The Proposed Development will have no impact on the experience or appreciation of the individual or collective significance of Granby House or Orient House within Granby Row. The historic and architectural qualities of the two buildings, the legibility of their historic functions and associations with other traditional buildings within their setting would not be affected. Overall, the significance of Orient House and Granby House and their setting will be sustained.

5.58 The Site and the existing complex of buildings is likely to be obliquely visible in rear views from the upper floors of the grade II* listed **Former Refuge Assurance Company Offices**. It is not however currently visible or appreciable in any key views of the building, including those from the principal facade on Oxford Road. The Site forms part of the physical surroundings, but is not an aspect of setting that contributes to the significance of the listed building.

5.59 The scale and mass of the building will restrict views of the Proposed Development from Oxford Road, from which the expansive front elevation of the grade II* listed building and its architectural interest is principally experienced and appreciated. It will however be visible from the rear of the building, and in elevated views from Oxford Road Station. Views from the rear of the building already contain a mix of traditional and modern development, including the listed warehouses of the Medlock Group, the MSJAR, the Maldron Hotel and Circle Square. Historic mapping and aerial photography also shows that historically there was a complex of buildings within the now open area of surface level car parking to the rear of the listed building. The Proposed Development will occupy this already changed setting to the rear of the listed building, separated from it by distance and intervening development.

5.60 A Verified Visualisation has been prepared to illustrate elevated views of the Proposed Development from Oxford Road Station (Verified Visualisation 12 at **Figure 5.7**). This visualisation clearly shows the dominance of the listed building from this raised vantage point, attributed to the width, height, scale and mass of the building, accentuated by its architectural interest, rich red brick and dressings and its highly articulated roofscape (with its prominent clock tower). It also shows the existing clustered grouping of tall buildings to the south, including Artisan Heights and Circle Square. The Proposed Development will sit beyond these existing buildings, with lessened visual impact due to distance and perspective. In this view the two taller blocks of the Proposed Development are partially visible, rising about the roof and southern cupola of the grade II* listed building. The simple orthogonal form of the taller blocks, the ordered grid applied, and the colour and tone proposed ensures that the Proposed Development does not dominate or detract from the significance of the

Former Refuge Assurance Company Offices in these elevated views. The Proposed Development is visually more recessive than the existing tall buildings within the setting of the listed building. Its significance would be sustained.



Figure 5.7: Verified Visualisation 12: Manchester Oxford Road Station

5.61 The grade II listed **New Union Public House** is located on the northern side of Princess Street and is principally experienced in views northwards and away from the Site. The key aspects of setting that contribute to its significance include its location within the Whitworth Street Conservation Area, where there is a concentration of former industrial buildings that reinforce its historic role as an inner city public house serving the local working population. In more recent times it has become a central meeting place for Manchester's LGBTQ+ community and it retains a strong physical and visual relationship with the rest of Manchester's Gay Village.

5.62 It is expected that the Proposed Development would be visible from the vicinity of the listed public house, in views southwards from Princess Street. It would not impede or obscure visibility of the listed building, nor would it affect aspects of its setting that contribute to its significance. The public house already occupies an area that has been influenced by modern development of increased height, scale and mass, including the neighbouring Manchester New Square development. It is not considered that the significance of the grade II listed building would be affected by the Proposed Development due to distance and the character of its existing setting.

5.63 The **Rochdale Canal Lock Number 87** principally draws significance from its special historic and functional interest as an early 19th century canal lock, surviving in its original form and composition. It is the fourth in a series of nine locks along a section of Rochdale Canal that connects the Rochdale Canal basin with the Bridgewater Canal basin. The lock is positioned below street level and although the Proposed Development will be visible from Princess Street it is not likely that it would be visible

from the asset itself. The grade II listed lock is experienced as part of a densely urbanised part of Manchester. Its materiality and form is principally appreciated in closer views from the towpath of the canal, from which it is experienced in combination with the wider continuation of the Rochdale Canal. The significance of the canal lock is invested in its fabric, functional significance and relationship it has with the Rochdale Canal. The significance of the listed structure would be sustained.

5.64 The **Lass O Gowrie public house** (grade II listed) is located to the north west of the Site, fronting the western extent of Charles Street. It is separated from the Site by distance, Princess Street and intervening buildings, including the FAC 251 building and the IBIS hotel. The Site forms part of the wider physical surroundings of the public house, but is a neutral aspect of its setting, neither contributing to, not detracting from its significance.

5.65 Verified Visualisation 6c (**Figure 5.8**) is the proposed viewpoint from the Lass O' Gowrie on Charles Street, looking eastwards towards the Proposed Development. In the visualisation the proposed north western tower, extending to 33 storeys, is clearly visible beyond the existing IBIS hotel. Views of the Lass O' Gowrie Public House from along Charles Street are important in revealing the architectural interest of the principal elevations of the building and its historic relationship with Charles Street and Pritchard Street. These views are however already characterised by modern buildings, including those of increased height, scale and mass. In this respect the listed building is experienced and appreciated in an altered setting characterised by both modern and traditional development, yet it is of distinction within its setting, by way of contrast with surrounding modern buildings.



Figure 5.8: Verified Visualisation 06c: Charles Street

5.66 The Proposed Development would not screen the listed public house or impede or interrupt contributory views of it from Charles Street. It would be clearly visible from

the asset, but would occupy an already changed setting and would not undermine or diminish the significance of the grade II listed building, invested principally in its historic interest as an inner city public house, built to serve the local working population of Chorlton-on-Medlock.

5.67 The grade II listed **Manchester South Junction and Altrincham Railway Viaduct (MSJAR)** traverses Manchester city centre and has an expansive urban setting. It is experienced from a wide area where longer sections of the viaduct are appreciable or where it is glimpsed between buildings. The Site and existing complex of buildings is located to the south of the viaduct, beyond the Charles Street MSCP. It is one element of the expansive setting of the viaduct.

5.68 The viaduct is experienced within the highly mixed environment of Manchester City Centre that includes development across a significant time depth. The Proposed Development, although clearly visible from the MSJAR, will not change the nature or character of this experience.

5.69 The Proposed Development will replace existing buildings that do not contribute to the significance or setting of the viaduct. The proposed buildings, although taller than the existing complex, have been designed to respond to context and resonate with the characteristics of the Whitworth Street Conservation Area (architecturally and in the colour and tone of the selected materials), and in doing so will also provide a suitable backdrop to the viaduct. The proposals will not dominate the linear structure as a whole or detract from an ability to appreciate the special architectural interest of the listed viaduct, which is rooted in its repetitive, robust form and functionality. The significance of the Manchester South Junction and Altrincham Railway Viaduct will be sustained.

5.70 The recently grade II listed **Renold Building** was built as part of the UMIST campus to the east of the Site in the early 1960s. The existing Weston and Pendulum complex post dates the former campus and is materially and stylistically different. The Site does not share any of the sculptural or Modernist aesthetic of the Renold Building, and whilst having a visual relationship with the grade II listed building, it is not an aspect of its setting that contributes to the significance of the asset. The Site has a similar relationship with the identified **non-designated heritage assets** within the former UMIST campus. These are also located to the east and have a varying visual relationship with the existing Weston and Pendulum buildings. The existing Site is not an aspect of setting that contributes to their local significance.

5.71 The Renold Building is distinctive in form and was listed for its architectural interest as the first purpose-built lecture block in an English institution of higher education, its slab-and-podium design, its innovative and efficient planning, its Modernist and sculptural design, the contrast between its materials, the remaining interior layout, the association with Cruickshank and Seward and W A Gibbon, and the survival of a large abstract interior mural by Victor Pasmore. It is of historic interest as part of the UMIST campus and has group value with Antony Hollaway's grade II listed Sculptural Wall, further east.

5.72 The group of non designated heritage assets (including Jackson Street Mills, Wright Robinson Hall and the Barnes Wallis Building, Morton Laboratory and the Mathematics

and Social Sciences Building) also form part of the former UMIST campus and are concentrated in the eastern part of the campus. The Jackson Steet Mills dates from the early 19th century, and the others post-date the Renold Building.

5.73 The Proposed Development, although clearly visible in views westwards from both the Renold Building and the other non-designated heritage assets within the campus, will form part of the existing varied setting of these assets that already includes buildings of increased height, scale and mass. Tall buildings of increased scale and mass will be brought closer to the assets but their individual significance, defined by both their architectural and historic interest will not be affected. The contributory aspects of their setting as part of the former UMIST campus, their group value and legibility of these relationships would be unaffected. The significance of the grade II listed Renold Building and the non-designated heritage assets within the campus would be sustained.

Statutory Duties and the NPPF

5.74 Based on our above assessment of the identified heritage assets with the potential to be affected by the Proposed Development, it is concluded that there would be no harm to the significance of the following designated heritage assets:

- Asia House
- India House
- Lancaster House
- Manchester House
- 103 Princess Street
- Former Pickles Building
- Brazil House
- 101 Princess Street
- 109 Princess Street
- Basil House
- Eastern House
- Portland House
- Transact House
- Central House
- Rhodesia House

- Lionesse House
- Orient House
- Granby House
- Police And Fire Station
- Former Refuge Assurance Company Offices
- New Union Public House
- Rochdale Canal Lock Number 87
- Institute Of Science and Technology (University of Manchester)
- Lass O Gowrie Public House
- Renold Building, UMIST Campus
- Manchester South Junction and Altrincham Railway Viaduct.

5.75 The Proposed Development will (in respect of these assets) meet the objectives of Paragraphs 210, 212, 216 and 219 of the NPPF and the requirements of s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 can be satisfied if MCC grants planning permission.

5.76 The Proposed Development will cause a degree of harm to the significance of the following heritage assets, arising from change within their setting:

- Whitworth Street Conservation Area.

5.77 The level of harm is 'less than substantial' and of a low level within this scale. As such, Paragraph 215 of the NPPF is engaged which states the following:

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

5.78 PPG confirms that public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in paragraph 8 of the NPPF.

5.79 A review of the considerable public benefits of the Proposed Development and the balancing of identified heritage harm with those public benefits as required by paragraph 215 of the NPPF is undertaken in the accompanying Planning Statement prepared by Turley, bearing in mind and having regard to the considerable importance and weight to be given to the statutory duty. [27]

[27] s66(1) Planning (Listed Buildings and Conservation Areas) Act 1990

Local Planning Policy

5.80 In accordance with Policy EN 3 of the Core Strategy DPD and Policy DC19.1 of the Unitary Development Plan, this Statement provides a description of the significance of the heritage assets with potential to be affected by the Proposed Development and an assessment of its potential impact. Less than substantial harm has been identified to the Whitworth Street Conservation Area.

5.81 In accordance with Policies CC 9 and EN 3 of the Core Strategy Development Plan Document and Policy DC19.1 of the Unitary Development Plan, the Proposed Development will sustain the significance of the historic environment, including nearby listed buildings and non designated heritage assets. The less than substantial harm identified to the Whitworth Street Conservation Area should be weighed against the public benefits of the proposals.

6. Summary and Conclusions

6.1 This Heritage Assessment is prepared by Turley Heritage on behalf of iQ Student Accommodation (the 'applicant') in connection with a full planning application for the construction of purpose-built student accommodation (PBSA) (the 'Proposed Development') on land at Weston Halls and Pendulum Hotel, 78 Sackville Street, Manchester (the 'Site').

6.2 The formal description of development is as follows:

"Phased development comprising:

(a) Partial removal of existing structures and erection of two buildings comprising purpose-built student accommodation (sui generis), one of 50 storeys and one of 17 storeys with an 8-storey link, together with associated amenity space, external landscaping, highways works, and change of use of the Pendulum Hotel to purpose-built student accommodation; and

(b) Removal of remaining existing structures and erection of two buildings comprising purpose-built student accommodation (sui generis), one of 33 storeys and one of part-24 and part-8 storeys with a 1-storey link, together with associated amenity space, external landscaping, and highways works."

6.3 The history and development of the Site can be summarised as follows:

- Mid-19th century: The Site was located within a densely developed area with industrial buildings and associated workers' housing. The Site consisted of industrial buildings associated with New Garratt Print Works.

- Late 19th century: Sustained industrial growth led to the replacement and extension of some of the earlier industrial buildings. The New Garratt Print Works were redeveloped during this time to form the Medlock Oil Works and Brook Street Soap Works.

- Mid 20th century: There had been amalgamation of units and larger buildings had emerged. The tight urban grain and domestic scale of the area to the south of the viaduct was progressively eroded during this period.

- Late 20th century: The economy in Manchester was restructured away from manufacturing and towards the service sector. The former UMIST campus was built in 1966 which resulted in considerable redevelopment to the area. The Site was cleared by 1970 and Weston Halls was built in the early 1990s.

- The recent urban context of the area has led to tall buildings being introduced along what is known as the 'Southern-Arc', which is where a collection of tall new build developments have begun to cluster. They present a high edge to the south of the city centre that captures the gateway route into Manchester via Deansgate, Oxford Road and Piccadilly stations.

6.4 There are no designated or non-designated heritage assets within the Site boundary and the Site does not form part of an area based heritage designation. There are however a number of heritage assets within the surrounding area with potential to be affected by the Proposed Development, as a result of development within their setting.

6.5 Only those heritage assets with potential to experience a significant environmental effect are assessed in the Built Heritage ES Chapter (to which this Assessment is appended). The Design Manual for Roads and Bridges ('DMRB') advises that the effect on the cultural heritage resource is not significant when the impact does not substantially diminish the heritage interest of the cultural heritage resource.[28] Whether an effect is significant is a matter of professional judgement. This Heritage Assessment is broader than the scope of the Built Heritage ES Chapter and considers any effects on the heritage significance of heritage assets (significant effects and not significant effects).

6.6 Under s66(1) of The Planning (Listed Buildings and Conservation Areas) Act 1990, MCC in determining the submitted planning application has a statutory duty to have special regard to the desirability of preserving listed buildings, their setting or any features of special interest they may possess.

6.7 Whilst the setting of a conservation area is not protected by primary legislation, the National Planning Policy Framework (NPPF) does state that the setting of a designated heritage asset (including conservation areas) can contribute to its significance.

6.8 Case law has confirmed that Parliament's intention in enacting s66(1) was that decision-makers should give considerable importance and weight to the desirability of preserving the special interest and setting of listed buildings, where 'preserve' means 'to cause no harm'.[29]

6.9 Based on an assessment of the significance and setting of identified heritage assets with the potential to be affected by the Proposed Development, it is concluded that there would be no harm to the significance of the following designated heritage assets:

- Asia House
- India House
- Lancaster House
- Manchester House
- 103 Princess Street
- Former Pickles Building
- Brazil House

[28] Highways England (2020) The 'Design Manual for Roads and Bridges' ((LA 104 Environmental Assessment and Monitoring) and (LA 106 Cultural Heritage Assessment))
[29] East Northamptonshire DC v SSHCLG [2014] Civ 137 and South Lakeland DC v SsfE [1992] 2 AC 141

- 101 Princess Street
- 109 Princess Street
- Basil House
- Eastern House
- Portland House
- Transact House
- Central House
- Rhodesia House
- Lionesse House
- Orient House
- Granby House
- Police And Fire Station
- Former Refuge Assurance Company Offices
- New Union Public House
- Rochdale Canal Lock Number 87
- Institute Of Science and Technology (University of Manchester)
- Lass O Gowrie Public House
- Renold Building, UMIST Campus
- Manchester South Junction and Altrincham Railway Viaduct.

6.10 The Proposed Development will (in respect of these assets) meet the objectives of Paragraphs 210, 212, 216 and 219 of the NPPF and the requirements of s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 can be satisfied if MCC grants planning permission.

6.11 The Proposed Development will cause a degree of harm to the significance of the following heritage asset:

- Whitworth Street Conservation Area.

6.12 The level of harm is 'less than substantial' and of a low level within this scale. As such, Paragraph 215 of the NPPF is engaged which states the following:

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

6.13 PPG confirms that public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in paragraph 8 of the NPPF.

6.14 A review of the considerable public benefits of the Proposed Development and the balancing of identified heritage harm with those public benefits as required by paragraph 215 of the NPPF is undertaken in the accompanying Planning Statement prepared by Turley, bearing in mind and having regard to the considerable importance and weight to be given to the statutory duties. [30]

6.15 In accordance with Policy EN 3 of the Core Strategy DPD and Policy DC19.1 of the Unitary Development Plan, this Statement provides a description of the significance of the heritage assets with potential to be affected by the Proposed Development and an assessment of its potential impact. Less than substantial harm has been identified to the Whitworth Street Conservation Area.

6.16 In accordance with Policies CC 9 and EN 3 of the Core Strategy Development Plan Document and Policy DC19.1 of the Unitary Development Plan, the Proposed Development will sustain the significance of the historic environment, including nearby listed buildings and non designated heritage assets. The less than substantial harm identified to the Whitworth Street Conservation Area should be weighed against the public benefits of the proposals.

[30] s66(1) Planning (Listed Buildings and Conservation Areas) Act 1990

Appendix 1: Heritage Legislation, Planning Policy and Guidance

Legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990
In determining applications for planning permission affecting the setting of statutory listed buildings, the following duty is placed on the decision maker:

"s.66 (1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

The setting of conservation areas is not protected by primary legislation. However, in determining the submitted full planning application, the following statutory duty is placed on the decision maker:

"s.72(1) In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

Case law has confirmed that Parliament's intention in enacting section 66(1) was that decision makers should give "*considerable importance and weight*" to the desirability of preserving the special interest and setting of listed buildings, where "*preserve*" means to "*to do no harm*". The presumption is therefore that development proposals should not give rise to harm to the special interest of a listed building. This duty must be borne in mind strongly when considering cases where harm may be considered to accrue, and then the balancing of such harm against public benefits as required by national planning policy.

National Planning Policy

National Planning Policy Framework (NPPF) (2025)
The National Planning Policy Framework was introduced in March 2012 as the full statement of Government planning policies covering all aspects of the planning process. The latest revised National Planning Policy Framework was published in December 2024 and amended in February 2025. It provides a statement of Government planning policies with regard to the protection of all heritage assets. One of the twelve core planning principles of the NPPF is that planning should:

"conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations."

Chapter 16 outlines the Government's guidance regarding conserving and enhancing the historic environment.

Paragraph 207 outlines the information required to support planning applications affecting heritage assets, stating that applicants should provide a description of the significance of any

heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 210 states that with regard to determining planning applications planning authorities should take account of the desirability of sustaining and enhancing the significance of the heritage assets, and putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 212 confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation and the more important the asset, the greater the weight should be. It is also confirmed that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Any harm to, or loss, of significance of a designated heritage asset should require clear and convincing justification.

Paragraph 213 confirms that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 214 states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

(i) the nature of the heritage asset prevents all reasonable uses of the site; and

(ii) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

(iii) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

(iv) the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 216 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighting applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 219 states that local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their

significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of a heritage asset should be treated favourably.

Local Policy

Places for Everyone Joint Development Plan Document, March 2024
Policy JP-P2: Heritage states:

"Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings and areas of identified archaeological, artistic and/or historic value.

Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy. Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and placemaking, and they should set out strategies for their repair and re-use. Development proposals which help safeguard the significance of and secure a sustainable future for Greater Manchester's heritage at risk will be supported in principle, provided they are not contrary to national policy or other policies in the development plan.

Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process."

This policy supersedes paragraph 2 of Policy EN 3 of the Manchester Core Strategy.

Manchester City Council: Core Strategy Development Plan Document (July 2012)

Policy CC 9 Design and Heritage
"Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments.

The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects to see in the City Centre and contribute to a coherent and integrated physical environment."

Policy EN 3 Heritage
"Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset."

Manchester City Council: Extant Unitary Development Policies

Policy DC19.1 Listed Buildings
"In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting. In giving effect to this policy, the Council will:

(a) Not grant listed building consent for the demolition of a listed building other than in the most exceptional circumstances, and in any case, not unless it is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use;

(b) Not permit a change of use of a listed building, where it would have a detrimental effect on the character or appearance of the building;

(c) Not permit any external or internal alteration or addition to a listed building where, in its opinion, there would be an adverse effect on its architectural and historic character;

(d) Seek to preserve and enhance the setting of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features;

(e) Permit demolition only where there are approved detailed plans for redevelopment and where there is evidence of a firm building contract;

(f) Not permit alterations to a listed building which would prevent the future use of any part of the building, in particular upper floors or basements, or where poor maintenance is likely to result."

National Guidance

National Planning Practice Guidance (NPPG) (2024)
Whilst not planning policy, Planning Practice Guidance provides a clear indication of the Government's approach to the application of national policy contained in the NPPF. Where

there is conflict between the guidance in NPPG and earlier documents, NPPG will take precedence.

Historic England: Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment (2015)
GPA Note 2 provides information to assist in implementing historic environment policy in the Framework and the related guidance given in NPPG. These include; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.

It provides the suggested staged approach to decision-making where there may be a potential impact on the historic environment:

(i) Understand the significance of the affected assets;

(ii) Understand the impact of the proposal on that significance;

(iii) Avoid, minimise and mitigate impact in a way that meets the objectives of the Framework;

(iv) Look for opportunities to better reveal or enhance significance;

(v) Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;

(vi) Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Guidance: Historic England Good Practice Advice in Planning Note 3 (Second Edition) (December 2017) 'The Setting of Heritage Assets'
Historic England has recently published revised guidance relating to the setting and views of heritage assets. The document gives general advice on understanding setting and how it may contribute to the significance of heritage assets. It also provides advice on how views play a part in setting. It suggests a staged approach to taking decisions on the level of the contribution which setting and related views make to the significance of heritage assets.

The guidance clarifies that there can be a distinction between views that are valued for reasons other than their contribution to heritage significance such as reasons of landscape character or visual amenity.

It states that the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. It also clarifies that the contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting.

Paragraph 9 of the guidance states that setting is not itself a heritage asset. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.

The guidance highlights a series of other considerations that can be relevant to the assessing the impact of development such as 'change over time', 'cumulative change', 'access and setting', 'buried assets and setting, 'designed settings', 'setting and urban design', and 'setting and economic viability'.

It is identified within the guidance that views which contribute more to understanding the significance of a heritage asset include the following:

1. Those where the composition within the view was a fundamental aspect of the design or function of the heritage asset.
2. Those where town- or village-scape reveals views with unplanned or unintended beauty.
3. Those with historical associations.
4. Those with cultural associations.
5. Those where relationships between the asset and other heritage assets or natural features or phenomena are particularly relevant.

As set out above, a staged approach to assessment is advocated involving identification of the assets that may be affected, assessing the degree to which setting makes a contribution to the significance of the heritage asset or allows significance to be appreciated, assessing the effects of the proposed development and exploring ways to maximise enhancement and avoid or minimise harm.

In assessing the degree to which these settings and views make a contribution to the significance of the heritage assets or allow significance to be appreciated, the key attributes of the heritage asset should be addressed and then the following considered:

1. The physical surroundings of the asset and its relationship with other assets;
2. The asset's intangible associations with its surroundings, and patterns of use;
3. The contribution made by noise, smells etc to significance; and
4. The way views allow the significance of the asset to be appreciated.

The Step 2 Checklist provides a list of potential setting attributes that may help to elucidate its contribution to significance under the headings 'The asset's physical surroundings' and 'Experience of the asset'. The Step 3 Checklist provides a list of potential attributes of a development affecting setting that may help to elucidate its implications for the significance of the heritage asset including the 'Location and siting of development', the 'Form and appearance of development', 'Wider effects of the development' and 'Permanence of the development'.

Historic England (2019) Advice Note 12, Statements of Heritage Significance: Analysing Significance in Heritage Assets

This advice note provides guidance with regard to the NPPF requirement for applicants for heritage and other consents to describe heritage significance, to help local planning authorities make decisions on the impact of proposals for change to heritage assets. It explores the assessment of heritage significance as part of a stage approach to decision-making, in which

assessing significance precedes designing the proposals. It also describes the relationship with archaeological desk-based assessments and field evaluations, as well as Design & Access Statements.

Highways England (2020) The 'Design Manual for Roads and Bridges' ((LA 104 Environmental Assessment and Monitoring) and (LA 106 Cultural Heritage Assessment)) ('DMRB')
This document sets out the requirements for assessing and reporting the effects on cultural heritage as part of the environmental assessment process of construction, operation and maintenance projects.

Historic England Advice Note 4: Tall Buildings (2022)
Historic England has recently published guidance to support planning authorities (LPAs), developers, communities and other stakeholders in dealing with tall building proposals within the legislative and planning framework relevant to the historic environment.

The guidance focuses on plan-making and the importance of a plan-led approach to tall building development, the information needed to support plan-making, and to assess and determine individual development proposals at application stage, and how to identify appropriate locations for tall buildings and define design parameters in relation to the historic environment.

The guidance underlines how it is crucial to have a good understanding of the significance of any heritage assets that may be affected by a proposal, as well as the character of the place, at the earliest possible stage. This understanding should inform the design process so that tall building development can respond effectively to the historic environment and overcome potential issues that might arise further along the application process.

It notes how many of the heritage implications that arise with proposals for tall buildings are the same as for other applications. However, tall building proposals frequently raise the following issues:

1. Location and height parameters;
2. Context and local character;
3. High quality design;
4. Significance and risk of harm to the significance of the heritage asset; and
5. Cumulative impacts.

Appendix 2: Heritage Asset Plan



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- Site
- Study Area
- Conservation Area

Listed Buildings
- I
- II*
- II
- GMAAS HER Entry - Polygon
- GMAAS HER Entry - Line
- GMAAS HER Entry - Point

CLIENT:
iQ Student Accommodation

PROJECT:
Weston Halls and Pendulum Hotel

DRAWING:
Heritage Asset Plan

PROJECT NUMBER:
03517

DRAWING NUMBER:	CHECKED BY:
GIS_100	KL
REVISION:	STATUS:
1.0	Planning
DATE:	SCALE:
December 2025	1:5,000 @ A3

Turley

Ref	Listed Building	Grade
1	Police And Fire Station	II*
2	City Police Courts	II*
3	103, Princess Street	II*
4	Asia House	II*
5	India House (including Attached Wrought Iron Gateway Linked To Lancaster House)	II*
6	Lancaster House	II*
7	Tootal, Broadhurst And Lee Building	II*
8	Former Refuge Assurance Company Offices	II*
9	The Churchill Public House	II
10	Mintierna House	II
11	Chorlton New Mill And Attached Chimney	II
12	Chorlton Old Mill	II
13	Mill On North East Corner Of Junction With Chester Street	II
14	Dalton Statue In Forecourt Of Dalton College	II
15	Former Goods Offices To Piccadilly Station	II
16	Former Manchester Ear Hospital	II
17	Minshull House	II
18	Orient House	II
19	Adult Deaf And Dumb Institute (former)	II
20	Oddfellows Hall	II
21	2, Harter Street	II
22	Drill Hall	II
23	11, Bloom Street	II
24	Canada House	II
25	Lee House	II
26	55, Faulkner Street (see Details For Further Address Information)	II
27	57, Faulkner Street	II
28	Granby House	II
29	94-98, Grosvenor Street	II
30	Former Grosvenor Picture Palace	II
31	104, Bloom Street (see Details For Further Address Information)	II
32	Ormond Building, Manchester Metropolitan University (formerly Municipal Offices)	II
33	8, Minshull Street (see Details For Further Address Information)	II
34	61, Oxford Street	II
35	St James Buildings	II
36	52 And 54, Portland Street	II
37	Nos 74-78, And No 80 (the Grey Horse Public House) And Attached Railings, Portland Street	II
38	Former Pickles Building	II
39	Basil House	II
40	113-119, Portland Street	II
41	127-133, Portland Street	II
42	44-50, Portland Street	II
43	Circus Tavern And Attached Railings	II
44	Eastern House portland House	II
45	32, Dickinson Street (see Details For Further Address Information)	II
46	110-114, Portland Street	II
47	116 And 118, Portland Street	II
48	No. 36, Princess Street, No. 94, Portland Street, And No. 75, Faulkner Street	II
49	Langley Buildings	II
50	Transact House	II
51	Central House	II
52	New Union Public House	II
53	9, Richmond Street	II
54	Rochdale Canal Boundary Wall To Canal Between Chorlton Street And Minshull Street	II
55	Rochdale Canal Lock Number 86, To East Of Chorlton Street	II
56	Boundary Wall To Rochdale Canal Between Princess Street And Sackville Street rochdale Canal Boundary Wall To Canal Street Between Princess Street And Sackville Street	II

Ref	Listed Building	Grade
57	Rochdale Canal Lock Number 87, To East Of Princess Street, With Cast Iron Footbridge Beside Street	II
58	27, Sackville Street	II
59	46, Sackville Street	II
60	Institute Of Science And Technology (university Of Manchester)	II
61	Regency House With Barclays Bank	II
62	The Ritz Dance Hall	II
63	Former Electricity Power Station	II
64	Manchester Oxford Road Station (including Platform Structures)	II
65	Bridgewater House	II
66	The Shena Simon Sixth-form College	II
67	42 And 44, Sackville Street	II
68	51 And 53, Richmond Street	II
69	Rochdale Canal Boundary Wall To Canal Between Sackville Street And Chorlton Street	II
70	Rochdale Canal Lock Number 88, To East Of Oxford Street	II
71	Brazil House	II
72	Manchester House	II
73	101, Princess Street	II
74	Rhodesia House	II
75	109, Princess Street	II
76	70 And 72, Portland Street (see Details For Further Address Information)	II
77	109 And 111, Portland Street	II
78	The Palace Theatre	II
79	59 And 61, Faulkner Street	II
80	Train Shed And Undercroft At Manchester Piccadilly Station	II
81	Former Town Hall Facade To Mabel Tylecote Building, Manchester Metropolitan University	II
82	3, Brazil Street	II
83	39, Chorlton Street	II
84	Minshull House	II
85	Chatham Mill	II
86	Lass O Gowrie Public House	II
87	Grosvenor Building, Manchester Metropolitan University Faculty Of Art And Design	II
88	Dancehouse Theatre Including Numbers 6-14	II
89	Roman Catholic Church Of St Augustine	II
90	Sculptural Wall	II
91	Former Warehouse	II
92	Lionesse House	II
93	Renold Building, Umist Campus	II
94	Manchester South Junction And Altrincham Railway Viaduct	II

Ref	GMAAS HER Entry
95	Picture House Cinema (former)
96	Textile finishing works (former)
97	The Goose public house (formerly 'Paddys Goose'; formerly Kingston public house)
98	39â41 Richmond Street
99	Wright Robinson Hall and Barnes Wallis Building
100	Chemical Engineering Pilot Plant (Morton Laboratory)
101	Mathematics and Social Sciences Building
102	The Cornerhouse
103	John Dalton College of Technology (John Dalton Building)
104	Gateway House
105	Monroes public house (36 London Road)
106	Jackson Street Mills (UMIST Campus) (now University of Manchester)
107	Guardian Underground Telephone Exchange: air intake/ emergency exit building
108	Rochdale Canal

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Heritage

Appendix 9.1: Legislation, Policy and Guidance

The assessment was performed using the London Docklands Development Corporation (LDDC) variant of the Lawson Comfort Criteria. The Lawson Criteria are well-established in the UK for quantifying wind conditions in relation to build developments and, although not a UK 'standard', the criteria are recognised by local authorities as a suitable benchmark for wind assessments.

The assessment will have due regard to the provisions of the following policy and guidance.

National Planning Policy

National Planning Policy Framework (2025)

16.10. The National Planning Policy Framework (NPFF) was revised February 2025 by the Ministry of Housing, Communities and Local Government (MHCLG). The relevant paragraphs are as follows:

Paragraph 135 of the National Planning Policy Framework states that:

"*Planning policies and decisions should ensure that developments:*

- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience*."

There is no specific planning policy guidance dealing with microclimate in terms of pedestrian comfort set out in the revised NPPF.

National Planning Practice Guidance (2021)

The NPPG identifies the potential for tall and large buildings to affect the wind microclimate. The National Design Guide (2021) states in Paragraph 71 that: "*Proposals for tall buildings (and other buildings with a significantly larger scale or bulk than their surroundings) require special consideration. This includes their […] environmental impacts, such as […] wind. These need to be resolved satisfactorily*".

Regional Planning Policy

Places for Everyone Joint Development Plan (2024)

16.12. Places for Everyone (2024) Policy JP-P-1 "Sustainable Places" states that "all development […] should be consistent with: […] comfortable and inviting, with indoor and outdoor environments: […] addressing microclimate issues such as sunlight, indoor air quality, overheating, shade, wind and shelter".

Local Planning Policy

Manchester Core Strategy (2012 – 2027)

Manchester's Local Development Framework, Core Strategy Policy EN 2 relates to Tall Buildings. Policy EN2 – Tall Buildings, which states that, by their very size, tall buildings can have a significant impact on

the local environment and its micro-climate. It is therefore expected that this impact be modelled and that submissions for tall buildings also include appropriate measures to create an attractive, pedestrian friendly local environment. This policy is still part of the Manchester Core Strategy following the adoption of the 2024 Addendum to the Manchester Core Strategy 2024.

Paragraph 12.4 supports this stating “Tall buildings by their very nature can dominate the street scene and be highly visible over long distances. They can also have an impact on the local micro-climatic conditions, for example, by creating wind tunnels. It is for these reasons that it is considered particularly important that they are designed to the highest quality, both in terms of appearance and their impact on the functioning of surrounding space.”

Appendix 9.2: Detailed Wind Microclimate Methodology

Computational Fluid Dynamics Methodology

The CFD was performed using OpenFOAM.

Meshed using a hybrid mesh of hexahedral, polyhedral, tetrahedral and prismatic elements:

- On site building edge length: 0.05m - 0.25m
- Surrounding context edge length: 0.25m - 1m

Prismatic cells were used in the boundary layer region, with 4 layers of cells growing with an expansion ratio of 1.15 and aspect ratios between 0.1 and 0.4.

The total mesh size was up to 130 million cells.

Buildings within 400m of the site were included.

The domain was 5000mx5000m, with a blockage ratio of 0.5%

The blockage ratio uses a “test section” of 600mx200m (within which detail is captured).

Run using the SST turbulence model with high Re wall functions to ensure mesh suitability.

The simulations were steady state and isothermal.

2nd order discretisation schemes were used.

Convergence was measured as the residuals of the continuity, x-velocity, y-velocity, z-velocity, k and omega equations all falling by at least 2 orders of magnitude, and by measured static pressure on the site buildings varying by less than 1% over the final 100 iterations.

The wind speed is corrected into a “gust-equivalent” mean. The gust-equivalent mean is calculated using an empirical relationship between the gust and mean ratios recorded at over 13,000 data points from wind tunnel tests. This method is found to give a significant correlation improvement over the more traditional methods based on the CFD turbulent kinetic energy field.

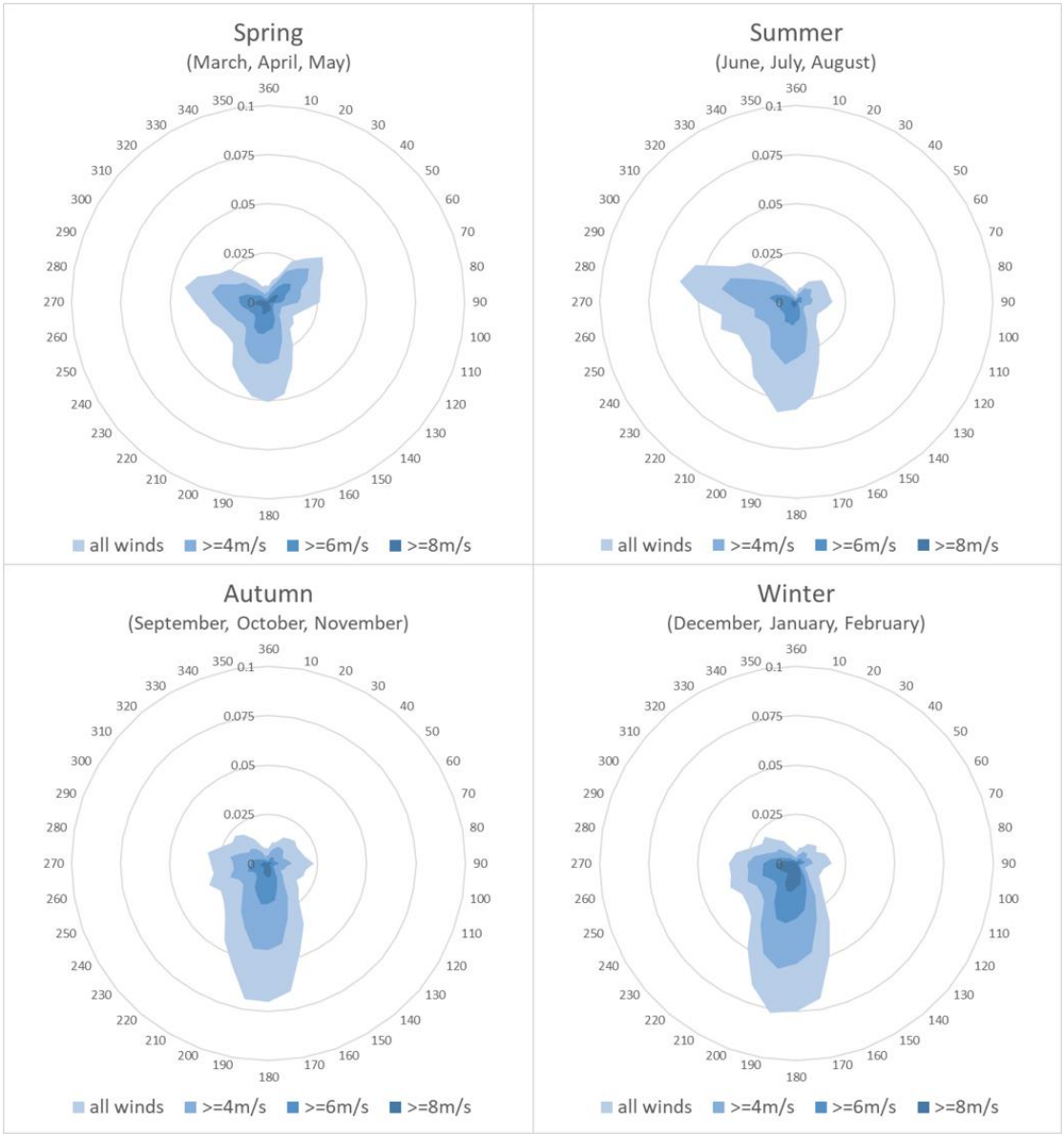
Wind Climate Methodology

The simulations were performed form 18 wind directions, spaced such that no single direction contributed more than 10% of the annual winds.

The directions tested were 0°,30°,60°,90°,120°,150°,170°,180°,190°,200°,210°,220°, 240°, 260°, 270°, 280°, 300°, 330°.

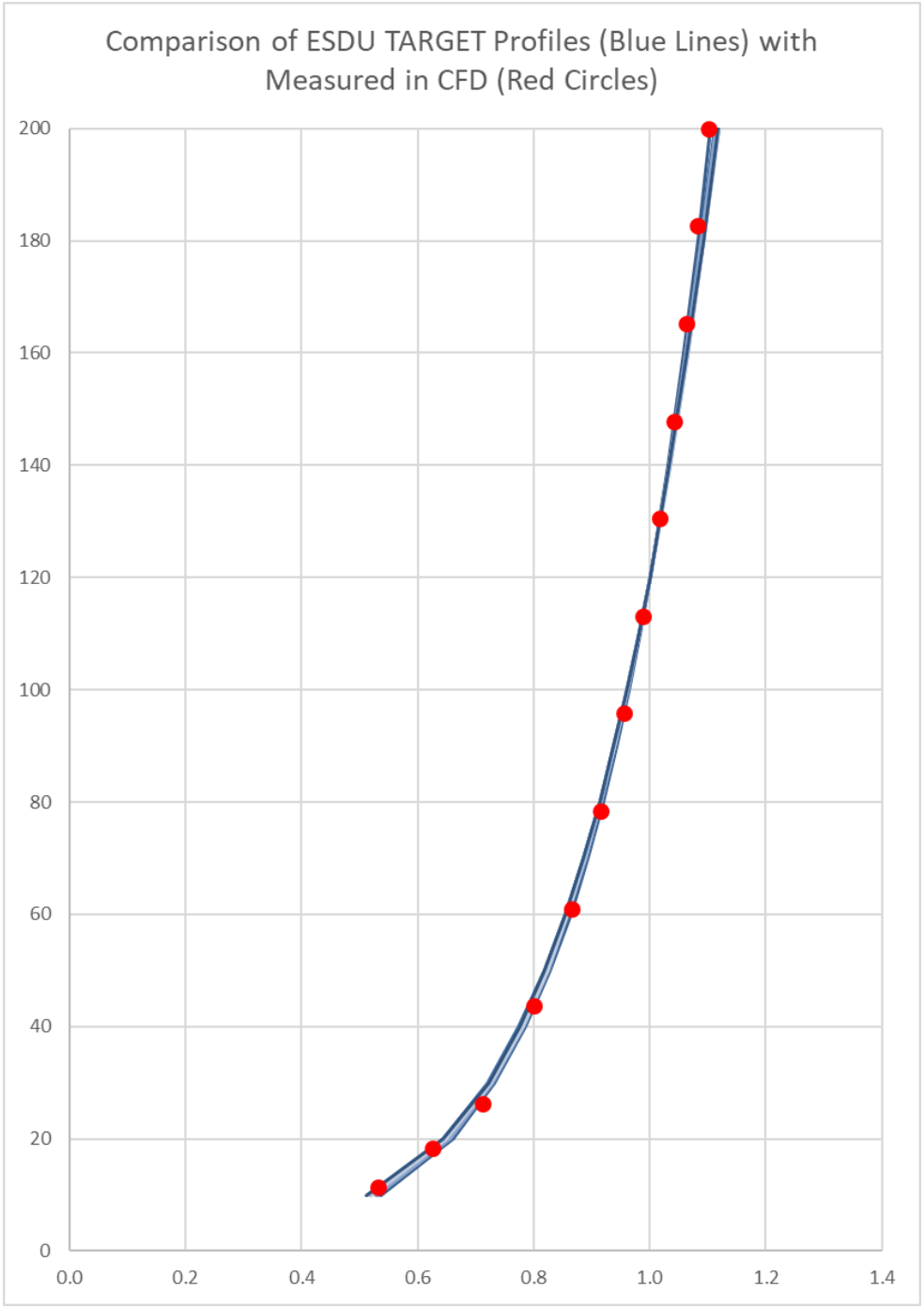
30 years of weather data for Manchester International Airport was used for this study. Seasonal wind roses for this data are shown in *Figure 1*.

Figure 1 Seasonal Wind Roses for Manchester International Airport



Target wind profiles for the site, from each wind direction, were generated using sectoral analysis of the terrain surrounding the site with ESDU 2010 Item01008 'Computer program for wind speeds and turbulent properties: flat or hilly sites in terrain with roughness changes'. The target wind profile, compared to the wind speeds measured from the CFD are shown in *Figure 2.*

Figure 2 Wind Profile (Velocity) for Central Manchester



Weston Halls and Pendulum Hotel, Manchester

Environmental Impact Assessment (EIA) Scoping Report

Applicant
iQ Student Accommodation

Our reference
03517

30 September 2025

Turley

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Document Version	Lead Author	Reviewed By	Approved By
V1 (Draft)	SM	CP	MB
V2 (Final)	SM	CP	MB

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Figure 1.1: Site Boundary Plan

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Appendix 1.1: Record of Consultation

Appendix 2.1: Preliminary Environmental Management Plan

Appendix 5.1: Phase 1 Desk Study

Appendix 8.1: Townscape and Visual Assessment Methodology

1. Introduction

Overview

1.1 iQ Student Accommodation (the 'Applicant') is preparing an application for full planning permission (the 'Application') for the redevelopment of Weston Halls and Pendulum Hotel for new purpose-built student accommodation (PBSA) (the 'Proposed Development'). The Application will be submitted to Manchester City Council (MCC) as the local planning authority (LPA).

1.2 The Applicant has instructed Turley to lead, manage and control the Environmental Impact Assessment (EIA) process for this project in line with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)[1] (the 'EIA Regulations').

1.3 The project team have developed a description of the Proposed Development (a 'High Level Development Specification'), which is outlined in **Chapter 4**. Whilst the Proposed Development continues to be refined and the development principles agreed upon, **Chapter 4** aims to provide factual and sufficient information to inform the EIA Scoping process and the preparation of this EIA Scoping Report.

1.4 In line with the above, the area to be considered for the purpose of the EIA (the 'Site') is approximately 0.72 hectares (ha) and is shown in **Figure 1.1**. The Site is considered to represent the maximum extent of all temporary and permanent works that may be required as part of the Proposed Development.

Request for a Scoping Opinion

1.5 To inform the EIA process, in accordance with Regulation 15 of the EIA Regulations, Turley requests a Scoping Opinion from MCC informed by this report.

1.6 In line with Regulation 15(2) of the EIA Regulations, this report contains the following:

- A plan sufficient to identify the land (**Figure 1.1**);
- A description of the Proposed Development, including its nature, purpose, location, and technical capacity (**Chapter 4**);
- An explanation of the likely significant effects of the development on the environment (**Technical Chapters 6 – 12**); and
- Such other information or representations as the person making the request may wish to provide or make.

1.7 This report has been prepared in line with common EIA practice, whereby the appointed project team, based on an understanding of the Site and the preliminary understanding of the Proposed Development (as set out in **Chapter 4**), have:

[1] The Town and Country Planning (EIA) Regulations 2017 No. 571 (as amended).

- Established the existing technical baseline, either through desk-top studies/reviews, surveys, and evaluation of available technical data;

- Identified the topics and effects which are unlikely to be significant, due to the absence of a receptor (due to the location of the Site) or source of an effect due to the nature of the Proposed Development (as defined in **Chapter 4**), or through the commitment to mitigation;

- Identified the effects which are likely to be significant and the sensitive receptors that will be assessed in the ES; and

- Established the methodology for assessing the effects in the ES which are likely to be significant.

1.8 The above is documented in **Chapter 5** and **Technical Chapters 6 – 12**.

1.9 The Scoping Opinion is sought on the breadth of the technical topics and associated effects to be considered within the EIA and reported in the ES, as well as the scope and methodology for assessment.

1.10 In accordance with Regulation 15(4) of the EIA Regulations, it is anticipated that the statutory timescales will be met, and that Turley will be in receipt of a Scoping Opinion no later than five weeks from the date of receipt of this request. Any deviation from this will be subject to a request from MCC and subsequent agreement by the Applicant

1.11 Furthermore, in line with Regulations 28, it is anticipated that MCC will make available this report and their corresponding EIA Scoping Opinion, with accompanying consultee comments where applicable, for public inspection, either through MCC planning portal website or by other means.

Definition of EIA

1.12 The term 'EIA' has the meaning given by Regulation 4 of the EIA Regulations, as *'a process consisting of -*

(a) the preparation of an environmental statement;

(b) any consultation, public and notification required by, or by virtue of, these Regulations or any other enactment in respect of EIA development; and

(c) the steps required under regulation 26.' (consideration of whether planning permission or subsequent consent should be granted).

1.13 Under Regulation 4, Paragraph 2 an EIA must *'identify, describe, and assess in an appropriate manner, in light of each individual case, the direct and indirect significant effects of the proposed development on the following factors -*

(a) population and human health

(b) biodiversity, with particular attention to species and habitats protected under any law that implemented Directive 92/43/EEC[2] and Directive 2009/147/EC[3];

(c) land, soil, water, air and climate;

(d) material assets, cultural heritage and the landscape; and

(e) the interaction between the factors referred to in sub-paragraphs (a) to (d)'.

1.14 EIA is a procedure that must be followed for certain types of projects before 'development consent' (i.e., planning permission) can be given. The procedure is a means of drawing together, in a systematic way, an assessment of a project's likely significant environmental effects. This helps to ensure that the importance of the predicted effects and the scope for reducing or mitigating them are properly understood by the public and the relevant Local Planning Authority (in this case, MCC) before it makes its decision.

1.15 The aim of EIA, as defined by national Planning Practice Guidance (PPG), is to *'protect the environment by ensuring that a local planning authority when deciding to grant planning permission for a project, which is likely to have significant effects on the environment, does so in the full knowledge of the likely significant effects, and takes this into account in the decision making process….' and '..also to ensure that the public are given early and effective opportunities to participate in the decision making procedures*'[4].

Requirement for EIA

1.16 The need for an EIA is recognised as the Proposed Development meets the thresholds and criteria within *Schedule 2: 10(b)* as it is above the threshold of 150 dwellings.

1.17 Whilst the applicable thresholds are met, this does not determine the requirement for EIA, but requires a subsequent stage to determine "…*likely significant effects on the environment by virtue of factors such as its nature, size or location"*, as set out in Regulation 2[5]

1.18 At this stage, a number of likely significant effects have been identified. Therefore, an EIA will be undertaken, the outputs of which will be reported in an Environmental Statement (ES). The EIA is being used as a tool to identify and manage the environmental impacts and where possible avoid, reduce or offset them as part of the design process (see further details in **Chapter 2**).

Stakeholder Engagement

1.19 Consultation is an important part of the EIA process. It is the responsibility of MCC to undertake the appropriate level of consultation, including the identification of relevant and applicable statutory and non-statutory consultees, required to inform their Scoping Opinion.

[2] OJ No. L 206, 22.7.1992, p. 7.
[3] OJ No. L 20, 26.1.2010, p. 7.
[4] Department for Levelling Up, Housing & Communities (DLUHC) and Ministry of Housing, Communities & Local Government (MHCLG), PPG, Paragraph 002 Reference ID: 4-002-20140306 [Online].
[5] https://www.legislation.gov.uk/uksi/2017/571/regulation/2.

1.20 It is anticipated that MCC will consult with the following stakeholders during the preparation of their Scoping Opinion:

- MCC (internal technical departments);
- Lead Local Flood Authority;
- Environment Agency;
- Natural England;
- National Highways;
- Historic England; and
- United Utilities.

1.21 In advance of preparing the EIA Scoping Report, consultation with a number of the above consultees has already been undertaken and continues to inform specifics of the design of the Proposed Development, baseline data collection and assessment methodologies. Where this has occurred, a summary is provided within **Appendix 1.1**.

2. Approach to EIA

Objectives

2.1 This report supports a formal request for a Scoping Opinion from MCC as to the scope and methodology for assessment to be adopted in the EIA and reported in the ES. It aims to ensure that there is a clear and agreed scope for the EIA, including the relevant baseline studies, that will be required to ensure a robust assessment of likely significant effects.

2.2 The Scoping Opinion is sought on the technical breadth of the technical topics considered within the EIA and the specific effects within each of these technical topics (**Technical Chapters 6 – 12**).

2.3 The Institute of Sustainability and Environmental Professionals (ISEP)[6] has issued guidance on the interaction of design and EIA as part of the Impact Assessment Guidelines Implementing the Mitigation Hierarchy from Concept to Construction (2024)[7].The principles of these documents have been adopted for the EIA.

Iterative Approach to Scoping

2.4 Whilst this report seeks to establish the overall framework for the EIA in relation to the technical topics and associated likely significant effects that will be subject to detailed assessment, iterative 're-scoping' will continue as the design and strategy are refined, plans and principles are developed, and additional technical work is completed. Whilst the EIA will be based on the EIA Scoping Opinion (as required by Regulation 18, (4,) (a)), it will take account of the continued understanding of environmental effects and development of primary and tertiary mitigation. This iterative 're-scoping' process will continue up until the point when the assessments within the ES are in their first draft, in advance of submission.

2.5 Any deviation between the scope of effects considered within this report and the ES will be clearly communicated in the ES. This is in accordance with the PPG[8], which states that *'…where it becomes evident during the assessment process, for example, when undertaking a baseline survey, that a particular environmental factor is absent or unlikely to be significantly affected by a proposed development, there should be no need for further assessment of that factor even though it was identified in the scoping process.'*.

2.6 It is requested that such an approach is clearly endorsed within the Scoping Opinion issued by MCC.

Approach to the Consideration of Alternatives

2.7 Schedule 4, Paragraph 2 of the EIA Regulations states that an ES should include:

"a description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the

[6] Previously known as Institute of Environmental Management and Assessment (IEMA).
[7] ISEP (previously IEMA) (2024). IEMA Impact Assessment Guidelines: Implementing the Mitigation Hierarchy from Concept to Construction.
[8] DLUHC and MHCLG, PPG, Paragraph: 038 Reference ID: 4-038-20170728 [Online].

proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects".

2.8 The PPG[9] states that "*Where alternative approaches to development have been considered, the Environmental Statement should include a description of the reasonable alternatives studied which are relevant to the proposed development and its specific characteristics and provide an indication of the main reasons for the choice made, including a comparison of the environmental effects*".

2.9 The EIA Regulations and PPG do not require an Applicant to consider alternatives but instead where reasonable alternatives have been considered by the Applicant, these should be described and an indication of the main reasons for selecting the chosen option, including a comparison of the environment effects, should be provided.

2.10 The EIA Regulations and PPG do not identify a specific methodology for the consideration of reasonable alternatives nor any associated criteria. Therefore, the methodology to be adopted will be based on professional experience of similar projects and an understanding of the Proposed Development and its characteristics as well as a focus on the delivery of a proportionate report, in line with PPG.

2.11 The consideration of alternatives has followed a two-step approach, with Step 1 completed as part of this report:

- **Step 1**: Consideration of 'factors' that constitute alternatives based on the EIA Regulations (i.e., alternative sites, alternative designs, alternative technologies and the 'do nothing' scenario) and justification / discussion of their inclusion / exclusion from further reporting; and

- **Step 2**: Qualitative appraisal of the 'factors' brought forward from Step 1 and, where appropriate, a comparison of the environmental effects.

Step 1 – Consideration of Factors

2.12 The relevant factors have been considered to determine the need for further reporting:

- **Alternative sites** – Alternative sites have not been considered by the Applicant as the Site is under the Applicant's control and is already a suitable location for PBSA (given the existing PBSA use on Site, albeit at a smaller scale than what is proposed). As such, alternative sites will not be taken forward to Step 2.

- **Alternative designs** – The design of the Proposed Development will evolve in response to stakeholder engagement, technical studies, and environmental constraints and opportunities (where present in an urban context). Therefore, alternative designs will be taken forward to Step 2.

- **Alternative technologies** – Whilst alternative technologies are available in terms of the construction of the Proposed Development, these are largely dictated by 'build-ability' and cost exercises rather than environmental-focused considerations. Furthermore, the Proposed Development is PBSA and given this alternative 'technologies' are not considered to be applicable as they would be for other types of development (i.e.

[9] DLUHC and MHCLG, PPG, Paragraph 041 Reference ID: 4-041-20170728 [Online].

industrial processes or energy generation). As a result of these factors, alternative technologies have not been considered and will not be taken forward to Step 2.

- **'Do Nothing' Scenario** – Schedule 4, Paragraph 3 of the EIA Regulations requires an ES to include a description of the relevant aspects of the current baseline environment which are likely to evolve without the implementation of development, subject to the availability of environmental information and scientific knowledge. The assessments of environmental effects presented in the ES[10] will include the determination of the Site's 'Future Baseline', being the likely condition of the Site in the absence of the Proposed Development or other development. As such, the 'do nothing' Scenario will be taken forward to Step 2.

2.13 As set out above, alternative designs and the 'do nothing' scenario will be taken forward from Step 1 into Step 2 and reported in the ES.

Study Boundaries for Data Collection

2.14 The Site, upon which baseline data has been collected is defined in **Figure 1.1**. As noted in **Chapter 1**, this is considered to be the maximum extent of all permanent and temporary works associated with the components of the Proposed Development (see **Chapter 4**).

2.15 Where required, technical specific study areas (informed by relevant best practice and guidance) will be based upon the Site (i.e. radius of searches will be from the Site).

Assessment Against a Consistent Baseline Environment

2.16 Schedule 4, Paragraph 3 states that an ES should include:

"A description of the relevant aspects of the current state of the environment (baseline scenario)…"

2.17 Likely significant effects as a result of the Proposed Development will be described in the ES in relation to the deviation from the baseline environment within the Site and / or relevant technical study areas.

2.18 For most technical topics and associated effects, the baseline environment will comprise the existing environmental characteristics and conditions based on surveys undertaken and information / data available at the time of the technical assessments. Deviation from this approach is noted under 'Assessment Scenarios' below.

2.19 The data used to inform the baseline conditions for the technical assessments reported in the ES (for those technical topics 'scoped in', see **Technical Chapters 6 – 12** for more details) will vary depending upon the timing of the survey or the date when data sources will have been accessed. It is anticipated that the baseline conditions will largely be based on data accessed or surveys / studies completed in 2025. Where relevant and robust, other data obtained from third parties may be older than 2025, though may still be appropriate and

[10] It is not deemed necessary to consider the future baseline of environmental topics scoped out of the ES given that the Proposed Development is not expected to generate likely significant effects in relation to these topics.

relevant to the baseline scenario if there have been no notable changes or is the latest available information.

2.20 A consolidated list of baseline data sources will be provided as part of the ES. The origin of all data, the dates of surveys and the dates when data sources have been accessed will be clearly outlined alongside any limitations and assumptions.

Consideration of Future Baseline

2.21 Schedule 4, Paragraph 3 states that an ES should include:

2.22 *"…an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge."*

2.23 As required by the EIA Regulations, the ES will report the future baseline scenario. This will consider potential changes to the Site and study area assuming no further development and the continuation of the existing management regime.

Identification of Sensitive Receptors

2.24 Schedule 4, Paragraph 4 states that an ES should include:

"A description of the factors specified in regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape."

2.25 Informed by baseline information and data, a series of receptors or receptor groups are identified, which are subject to likely significant effects arising from a project. These receptors are then subject to detailed assessment within the EIA.

2.26 Details of the receptors which are considered likely to be affected at this stage are set out in **Technical Chapters 6 – 12.**

Defining Mitigation and how this will be Controlled

2.27 Schedule 4, Part 7 of the EIA Regulations states that an ES should include:

'a description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases'.

2.28 Through the EIA process different types of mitigation have been / will be identified and developed and these are defined as:

- **Primary mitigation** – modifications to the location or design of the Proposed Development made during the pre-application phase that are an inherent part of the project;

- **Secondary mitigation** – actions that will require further activity in order to achieve the anticipated outcome and secured by planning condition / and or obligation; and

- **Tertiary mitigation** – actions that would occur with or without input from the EIA feeding into the design process. These include actions that will be undertaken to meet other existing legislative requirements or actions that are considered to be standard practices used to manage commonly occurring environmental effects.

2.29 The assessment of the effects of the Proposed Development within the ES will be based on the information contained within a development specification, which will include primary and tertiary mitigation. Examples of primary mitigation include the surface water drainage strategy. Examples of tertiary mitigation include the adoption of best practice measures that can be controlled via a Construction Environmental Management Plan (CEMP), or measures required by legislative requirements (e.g., the Construction (Design and Management) Regulations 2015[11])).

2.30 Primary and tertiary mitigation known at this stage is set out in the Preliminary Environmental Management Plan (PEMP) provided as **Appendix 2.1**.

2.31 Within the ES, following the conclusion of the likely significant effects based on the Proposed Development (inclusive of primary and tertiary mitigation), any further mitigation (secondary mitigation) to reduce an adverse effect or enhance a beneficial one will be identified.

2.32 Secondary or tertiary mitigation measures are only considered appropriate if there is a high level of confidence in their mechanism for implementation (by the Applicant or third party).

2.33 The ES will be supported by an Environmental Management Plan (EMP) which will detail all mitigation identified within the EIA process (including EIA Scoping) and will form Volume 3 of the ES (see 'Format of the ES'). This document will define all the environmental requirements of the Proposed Development to ensure that the impacts concluded through the EIA process can be relied upon. The EMP can be extracted by MCC to support the preparation of appropriate planning conditions / obligations attached to any planning permission, where necessary.

Consideration of Off-site Mitigation

2.34 Off-site improvements / mitigation, if required, will be considered as 'secondary mitigation' and appropriately considered within the assessment of residual effects within the ES. It is considered appropriate that secondary mitigation does not need to be within the Site as any impact will be assessed and controlled as part of a separate approval process for such works, which will be subject to its own protocols to understand any environmental issues.

2.35 Where appropriate, the EIA will consider such works as far as reasonably possible to identify any potential secondary effects and report these within the ES. The level of assessment will be based on the information available on the form, extent, and scale of such works.

[11] Construction (Design and Management) Regulations 2015 No. 51.

Information to Inform the Assessments within the ES

2.36 The technical assessments reported in the ES will be based on a series of detailed plans and overarching description of the Proposed Development, captured as part of the 'Development Specification' to be provided as part of the ES. The Development Specification will provide sufficient information to meet the requirements of the EIA Regulations and to inform the technical assessments undertaken as part of the EIA and reported in the ES.

Assessment Scenarios

2.37 The EIA will assess the likely effects arising from the Proposed Development, taking account of demolition, site preparation / enabling works, earthworks, remedial works and construction (collectively referred to as 'construction') and operational stages.

2.38 The following scenarios will be assessed where relevant to each technical topic (and likely significant effects):

- Peak construction – this will vary across technical topics and will not be attributed to a specific year, rather it will be determined at what point the worst-case effect could occur. This will be clearly defined within the technical assessments reported in the ES; and

- Operation – this will consider environmental effects associated with the full operation of the Proposed Development, once completed.

2.39 All scenarios will be considered against the existing baseline conditions as defined above (see 'Assessment Against a Consistent Baseline Environment') and considering relevant guidance.

Approach to Defining Level of Effect and Significance

2.40 The method for assessment of effects (i.e. assessment criteria) will vary somewhat across technical topics, owing to the presence of specific technical guidance prepared in isolation but the assessment of likely significant effects (and specifically the conclusions) will be based on a singular common approach.

2.41 A stepped approach will be adopted to define effects for the construction and / or operational stages of the Proposed Development, as outlined below. The steps comprise the following, which are discussed further below:

- Step 1: Define environmental sensitivity;

- Step 2: Define magnitude of change;

- Step 3: Define level of effect; and

- Step 4: Conclude on significance.

2.42 The method for assessing the level of effect varies between technical topics but in principle will be based on:

- **The environmental sensitivity (or value, importance, etc.) of a receptor** – including aspects such as adaptability, tolerance to change or recoverability from a change; and

- **The magnitude of change (or impact) from the baseline conditions** – including aspects such as probability / likelihood of occurrence, geographical extent, complexity, duration, frequency and reversibility (i.e. temporary or permanent).

2.43 Sensitivity (or value, importance, etc.) will be assessed on a scale of high, medium, low and negligible and the magnitude of change (or impact) will be assessed on a scale of large, medium, small and negligible.

2.44 Where relevant, other factors such as feedback from stakeholders, relevant legislation, international / national / regional / local standards and guidance and the inter-relationship between effects will also be considered.

2.45 The interpretation and use of the above will be set out within the assessment methodology of each technical topic within the ES.

2.46 The assignment of the level of effect will be based on professional judgement with the support of the matrix below (**Table 2.1**), which is seen as a tool to assist with the process. Whilst the matrix within **Table 2.1** provides ranges, this is to guide the competent expert and a definitive level of effect will be provided, where possible, for each effect.

Table 2.1: Matrix to support determining the level of effect

Magnitude of change (or impact)	Sensitivity (or value, importance, etc.)			
	High	Medium	Low	Negligible
Large	Major	Moderate to Major	Minor to Moderate	Negligible
Medium	Moderate to Major	Moderate	Minor	Negligible
Small	Minor to Moderate	Minor	Negligible to Minor	Negligible
Negligible	Negligible	Negligible	Negligible	Negligible

2.47 The terms set out in **Table 2.1** used to define the level of effects identified are described as follows and these can be 'beneficial' or 'adverse'[12]:

- **Major effect** – where the Proposed Development is likely to cause a considerable change from the baseline conditions and the receptor has limited adaptability, tolerance or recoverability or is of the highest sensitivity;

- **Moderate effect** – where the Proposed Development is likely to cause either a considerable change from the baseline conditions at a receptor that has a degree of

[12] And 'neutral' where relevant for townscape and visual (see **Chapter 8: Townscape and Visual**) to align with topic specific guidance.

adaptability, tolerance or recoverability or a less than considerable change at a receptor that has limited adaptability, tolerance or recoverability;

- **Minor effect** – where the Proposed Development is likely to cause a small, but noticeable change from the baseline conditions on a receptor that has limited adaptability, tolerance or recoverability or is of the highest sensitivity or a considerable change from the baseline conditions at a receptor which can adapt, is tolerant of the change and / or can recover from the change; and

- **Negligible** – where the Proposed Development is unlikely to cause a noticeable change at a receptor, despite its level of sensitivity or there is a considerable change at a receptor that is not considered sensitive to a change.

2.48 For some technical topics, relevant guidance or the nature of the effect requires that differing criteria or scales for determining the level of effect be used. For consistency within the ES, the final 'level of effect' will be reported using the terminology and conclusions set out above. This enables the conclusions of assessments across all technical topics to be understood for the decision-making process, along with allowing robust analysis and appraisal as part of the assessment of cumulative effects.

2.49 For each effect, a binary judgement will be made as to whether the effect is 'Significant' or 'Not Significant'. This determination will be based on professional judgement and / or relevant guidance and standards, where applicable. Significance will only be concluded for residual effects (i.e. following the identification of secondary mitigation or enhancement).

2.50 Effects will also be described in line with the requirements of the EIA Regulations (i.e. as direct or indirect; short (<1 year), medium (1 – 10 years) or long-term (10+ years); permanent or temporary).

2.51 Summary of effect tables that outline the likely significant effects, receptors, residual level of effect and whether this is considered to be 'Significant' or 'Not Significant' will be provided at the end of each Technical Chapter within the ES.

2.52 Cumulative effects will be considered as a single co-ordinated assessment as outlined in **Chapter 13**.

Format of the ES

2.53 The ES will comprise four volumes:

- **Volume 1: Primary Report and Supporting Graphics;**

- **Volume 2: Technical Appendices to the Primary Report;**

- **Volume 3: Environmental Management Plan;** and

- **Volume 4: Non-Technical Summary.**

Competent Expertise

2.54 Regulation 18, Paragraph 5(a) of the EIA Regulations requires the ES to be prepared by competent experts.

2.55 The EIA will be led by Turley. ISEP has awarded Turley the EIA Quality Mark in recognition of our technical quality and commitment to improvement in practice.

2.56 All technical assessments within the EIA will be undertaken by a suitably qualified project team, inclusive of a thorough technical review to assure technical credibility, followed by a subsequent procedural review by the EIA co-ordination team and EIA Project Director.

2.57 In line with the EIA Regulations, all contributors to the EIA are competent experts in EIA and this will be demonstrated in the ES with an overview of each key expert's qualifications, professional accreditations, and experience.

Interaction of the ES with Other Application Documents and Plans

2.58 The Application will be accompanied by a number of documents and plans, some of which will inform the ES and will be appended to the ES as supporting technical evidence (included as part of **Volume 2**). Other documents and plans will form standalone 'Application Documents' and where they contain information of relevance to the EIA, this will be summarised in the ES to ensure sufficient and robust data is included.

2.59 At this stage, the following documents are anticipated to be included as appendices to the ES in Volume 2:

- Heritage Statement; and
- Townscape and Visual Impact Assessment.

3. Site Context

Overview

3.1 This Chapter summarises the location of the Site and its wider setting. Technical baseline information is provided in **Chapter 0** (for those topics for which no likely significant effects are identified) and in **Technical Chapters 6 – 12** (for those technical topics for which likely significant effects have been identified).

Location

3.2 As seen in **Figure 1.1**, the Site is bound by Charles Street to the north; a hotel and a ground-level parking lot to the west; Drover Lane, and Faraday Tower and George Begg Building (both buildings associated with The University of Manchester (hereafter referred to as 'UoM')) to the south; and Sackville Street to the east.

Immediate / Wider Context

3.3 To the north of the Site beyond Charles Street is a multi-storey car park ('Charles Street Multi-Storey Car Park') which separates the Site from the Manchester Oxford Road-Manchester Piccadilly railway line, residential apartments and the wider City Centre. A bus stop is located along Charles Street, with services to West Didsbury and the Manchester Royal Infirmary.

3.4 To the west, beyond the hotel and ground-level parking, lie Princess Street (A34), further PBSA premise, commercial buildings, and the River Medlock. Another bus stop is also located along Princess Street (A34), with regular services through the City Centre and to East Didsbury.

3.5 To the south of the Site are educational facilities associated with UoM, including the George Begg Building and John Garside Building. The A57 motorway (Mancunian Way Ring Road) is located approximately 160m south.

3.6 Further educational facilities associated with UoM such as Pariser Building, The Masdar Building and Renold Building are located further to the east of the Site across Sackville Street.

Existing Uses

3.7 The Site currently comprises Weston Hall, an existing, operational student accommodation development of approximately 500 beds and Pendulum Hotel, a hotel with 117 rooms and a conference centre. The Site has no on-site parking or vehicular access.

4. High Level Development Specification

Overview of Site Preparation and Construction

4.1 Temporary fencing / hoarding will be erected around the perimeter of the Site at the outset of demolition where works are proposed. This will be on a phased basis.

4.2 Access during the demolition, enabling and construction stage will be from Charles Street. Inbound construction traffic is expected to travel off Mancunian Way onto Sackville Street then onto Charles Street and the Site. On egress from the Site, traffic is expected to turn left onto the A34 and then join the Ring Road via the westbound on ramp. A maximum of 62 daily vehicle movements are anticipated at the peak of construction. Outside of the peak construction stage, approximately 30 daily vehicle movements are anticipated.

4.3 The existing Weston Halls and Pendulum Hotel on Site will be demolished. The demolition of the existing Weston Halls and Pendulum Hotel on Site will be phased (Phase A and Phase B).

4.4 Utilities (where applicable) and below-ground services / structures (where applicable) will be retained.

4.5 The demolition of the buildings will likely comprise the following general practices:

- Internal 'soft-strip' exercise, with all waste arisings removed from the building and segregated into allocated skips for appropriate processing/recycling/disposal;
- Any hazardous materials (including asbestos, if present) will be removed, handled and disposed of in line with appropriate guidance and regulations;
- Demolition works will be undertaken using mechanical demolition techniques (i.e. no form of explosive demolition will be required) from the highest point downward. All waste arisings will be separated into allocated skips to maximise material recycling;
- Where required appropriate fencing/exclusion zones will be identified and implemented by the appointed contractor;
- Removal of all Site vegetation; and
- Removal of floor slabs, foundations, and other areas of hardstanding.

4.6 In the event that contamination is identified, a programme of mitigation or remediation work will be carried out as part of the enabling works in line with a Remediation Strategy approved by the regulators and MCC.

4.7 There is currently a basement in the existing building. At this stage there is the potential for a basement in Phase B of the Proposed Development, subject to the cut and fill exercise. Excavation works will be required for foundation design, utilities and drainage run and attenuation and sprinkler tanks. An element of cut and fill will likely be required to create development plateau levels.

4.8 Given the demolition proposed, there is likely to be a net exportation of waste off Site.

4.9 Given the existing use of the Site, the existing utilities will be utilised to serve the Site. Utilities may require upgrading and re-routing to facilitate the increase in massing of the Proposed Development. Any diversion or reinforcement of utilities will happen as part of the enabling works and any off-Site works will be the responsibility of the utility provider.

4.10 As a worst case, it is assumed that construction of the Proposed Development will require piled foundations.

4.11 The use of a tower crane/s will be required to facilitate the construction of the Proposed Development. The tower crane/s will be braced back to the structure/s, where necessary. These will be used to move load out materials, erect the superstructure, façade and roofing.

4.12 The proposed construction works will be carried out by a competent contractor that will comply with current legislation[13]. Furthermore, the proposed works will be carried out in accordance with current good environmental practice and guidance for construction. This will be captured by the Construction Environmental Management Plan (CEMP) for the project, the Contract Documents and method statements and risk assessments issued by the Contractor ahead of the works. The site security arrangements for the Proposed Development during the construction stage will be in line with the requirements set out in the Construction (Design and Management) Regulations 2015 and appropriate levels of security (personnel / CCTV) will be provided. All construction activities will be in accordance with the Considerate Constructors Scheme.

4.13 During construction, either a central compound and/or a number of satellite compounds will be required for the contractor and appointed subcontractors. At this stage it is unknown whether the compound for both phases of development will be within the Site, however this isn't anticipated to substantially change the Site boundary.

4.14 Construction working hours[14] (noisy work) will be 07:30 to 18:00 Monday to Friday; 08:30 to 14:00 on Saturday; and no noisy work on Sundays and Bank Holidays. Operations outside of these hours will be agreed with MCC.

Proposed Development

4.15 The Proposed Development is for up to 2,700 purpose built student accommodation units (Use Class Sui Generis) and associated amenity facilities, including cycles stores.

4.16 The Proposed Development will be a maximum height of up to 50 storeys (up to 191.850m AOD).

4.17 The buildings have been located to reinforce the street frontages along Charles and Sackville Street and positioned to the north and east of the Site. This creates a generous south-facing landscape space. The Proposed Development is split into two phases, each with a tower and adjoining lower-level buildings.

[13] This includes the Health and Safety at Work etc. Act 1974; the Control of Pollution Act 1974; and Construction (Design and Management) Regulations 2015.

[14] Manchester City Council. Tackle a noise problem – Noise from building sites. Available at: Noise from building sites | Tackle a noise problem | Manchester City Council [Accessed: 12/08/2025].

4.18 The Phase A tower, which will be up to 50-storeys, will be located to the south-east side of the Site. Lower-level buildings will also be provided as part of Phase A adjacent to Charles Street and Sackville Street (anticipated to range from 9 – 18 storeys).

4.19 The Phase B tower will be up to 33-storeys in height and located in the north-west corner of the Site. Lower-level buildings will also be provided as part of Phase B adjacent to Charles Street (anticipated to range from 9 – 25 storeys).

4.20 At this stage, no parking is anticipated to be provided. Vehicular, pedestrian and cyclist access to the Site will be from Charles Street, with refuse/servicing access from both Charles Street and Sackville Street. Drop off / pick up on move in and out days will be from Charles Street. The Move-In/Move-Out Strategy will be a managed system where drivers book arrival slots.

4.21 The Proposed Development will be operational 24 hours a day / 7 days a week.

4.22 The proposed landscaping will be organised into two distinct spaces, defined by the change in level at the Site. The northern section will be private in character, offering a network of both active and quiet areas. The area will be framed by planting and light-dappled trees offering both structure and a sense of enclosure. A lower woodland edge is proposed approximately 3m beneath the main garden and will be accessible via both stepped and levelled pathways. The area will include wildflower planting and small woodland trees and will accommodate an informal looping route around the Site, creating opportunities for temporary uses and flexible activities.

4.23 The proposed surface water drainage will not increase the runoff rate compared to the existing Site, will be designed in accordance with the National standards for sustainable drainage systems[15], and will include a 45% climate change allowance in accordance with the latest allowances defined by DEFRA[16]. Sustainable Drainage Systems (SuDS) will be incorporated into the surface water drainage network, in accordance with CIRIA 753 – The SuDS Manual where practical.

4.24 All lighting installations will meet Institute of Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light 2021[17].

4.25 Waste types will include general refuse, pulpable recycling, mixed recycling and food waste. It is assumed that waste collections will occur on a weekly collection by a private contractor.

4.26 The energy strategy will respond to emission reduction targets set out in Building Regulations and aspirations set out within MCC development framework by means of both passive and active measures. The development will incorporate a fabric first passive energy approach that exceeds the thermal properties set out within the Building Regulations Part L. Energy efficiency measures will be incorporated through building services to reduce the

[15] National standards for sustainable drainage systems (SuDS). https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds.
[16] For which the Irwell Management Catchment is a 45% allowance on the rainfall intensities.
[17] Institute for Lighting Professionals (2021). Guidance Note 01/21 for the Reduction of Obtrusive Light.

carbon footprint below the passive improvement stage, using all electric heat generation plant with no combustion, heat recovery systems and high efficacy controllable lighting.

Timescales

4.27 Demolition, Site preparation and construction of the Proposed Development is anticipated to commence in 2027, with Phase A construction being completed over 3.5 years and opening for the Academic Year 2030/31. Phase B construction is anticipated to commence in 2030, being completed over 3.5 years and opening for the Academic Year 2033/34.

5. Technical Topics which are Not Significant

Introduction

5.1 As part of the EIA process and based on the information available to date, there are several technical topics for which a further detailed assessment as part of the EIA is not justified and these topics (and related effects) will not be reported within the ES (i.e., 'scoped out').

5.2 The technical topics for which no likely significant environmental effects have been identified are:

- Archaeology;
- Transport;
- Air Quality;
- Noise and Vibration;
- Water Environment;
- Ground Conditions and Contamination;
- Biodiversity;
- Lighting;
- Major Accidents and/or Disasters; and
- Waste.

5.3 The technical topics listed above are considered in turn below in this Chapter, with a factual evidence base provided. Where mitigation has been used to inform this judgement, the identified mitigation has been captured within the PEMP provided in **Appendix 2.1**.

5.4 The other technical topics outlined within this EIA Scoping Report also identify effects that are unlikely / not significant. These are reported in **Chapters 6 – 12**.

Archaeology

Technical Baseline

5.5 Baseline data has been gathered for all heritage assets within the Site and a 250m buffer, from Historic England and the Manchester Historic Environment Record (HER) maintained by the Greater Manchester Archaeological Advisory Service (GMAAS). An archaeological desk-based assessment is being produced to support the detailed application.

5.6 There are no designated heritage assets recorded within the Site. There is one non-designated heritage asset recorded by the HER within the Site - the site of New Garratt Print Works (HER ref 19094.1.0). There is a further non-designated heritage asset recorded

adjacent to the northern boundary of the Site - the site of Old Garratt Print Works (HER ref 19093.1.0).

5.7 These buildings are shown on the Bancks & Co's plan of Manchester 1832[18], which shows the River Medlock flowing through the Site. The 'Old Garret Print Works' (HER ref 19093.1.0) is depicted on the northern bank of the river at the junction of two unnamed roads in the east of the Site, and another 'Print Works' (HER ref. 19094.1.0) is depicted on the southern bank of the river. The river forms the boundary between the township of Manchester and the township of Chorlton upon Medlock.

5.8 On Joseph Adshead's illustrated maps of the township of Manchester 1851[19], the northern half of the Site is shown with various warehouses and places of business, industrial buildings and residential houses fronting Brook Street to the west, Charles Street to the north and Zara Street to the east, with the river still flowing through. There are warehouse buildings shown at the location of the Old Garret Print Works; however, they are not labelled as such. The viaduct (List Entry Number 1200837) is also depicted to the north of the Site.

5.9 The river was culverted in the late 1960s to early 1970s when the entirety of the Site was cleared of the historic buildings to construct the buildings currently extant on the Site. The level of truncation that the construction of the Pendulum Hotel and Weston Hall would have had on any archaeological evidence within their footprints is unknown due to the presence of lower ground floors within each building, which are known to be to a depth of c.3m below ground level across much of the Site, and the unknown depth of the archaeological remains, especially the waterwheel pit(s).

5.10 There is a potential that areas which have been subject to less truncation by modern development may include archaeological remains associated with the late 18th and 19th century buildings. Due to the historic course of the River Medlock the Site has the potential to include waterlogged deposits with archaeological interest.

Effects Unlikely/Not Significant

Impact on archaeological and palaeoenvironmental remains

5.11 Direct effects of the Proposed Development may arise from construction of the proposed building and associated groundworks. Demolition and construction activities are likely to result in direct impacts on archaeology where intrusive ground works interact with known or potential archaeological deposits.

5.12 There is potential within the Site for the remains of 18th and 19th century buildings and structures related to the New Garratt Print Works (HER ref 19094.1.0), the Old Garratt Print Works (HER ref 19093.1.0) and other residential, warehouse and industrial buildings which were shown on historic mapping to be present within the Site until their clearance in the late 1960s ahead of the construction of the current buildings.

[18] Bancks & Co. 1832 *Plan of Manchester and Salford*. Available at: https://www.digitalcollections.manchester.ac.uk/view/PR-C-00017-00070-MANCHESTER-00056/1

[19] J. Adshead 1851 *Township of Manchester no.7: Oxford Ward (part 2)*. Available at: https://www.digitalcollections.manchester.ac.uk/view/PR-C-00017-00070-MANCHESTER-00022/7

5.13 There is potential within the Site for waterlogged deposits in the former course of the River Medlock which was present within the Site until it was culverted in the late 1960s for the construction of the current buildings.

5.14 The heritage significance of these remains is likely to be up to moderate, deriving from their potential to yield evidence of past human activity worthy of expert investigation[20] and to inform the research objectives for the industrial period as identified in the North West Regional Research Framework[21].

5.15 The Proposed Development may result in an up to total loss of archaeological and palaeoenvironmental remains which may be present within the Site. The level of truncation from the construction of the extant buildings across the Site is unknown, however, it is considered that the presence of a lower ground floor to a depth of c.3m below ground level across much of the western half of the Site is likely to have removed all but the deepest archaeological remains. There may also be 20th century demolition layers or construction levelling deposits overlying the archaeological and palaeoenvironmental remains which would reduce the likelihood of the Proposed Development impacting those remains.

5.16 There is likely less truncation in the eastern half of the Site, as the lower ground floor does not extend to this side. There are also small areas outside of the footprint of the existing buildings which may have had less truncation. The proposed buildings are largely to be located within the footprint of the existing buildings, except for two small areas along the northern boundary where the proposed western building extends to the north of the footprint of Weston Halls. Whilst the construction methodology is currently unknown, it is likely that the proposed buildings will have piled foundations, along with the associated utility trenches, which have localised below-ground impacts.

5.17 Therefore, the impact on archaeological and palaeoenvironmental remains, specifically New Garratt Print Works; Old Garret Print Works; other surviving 18th and 19th century buildings; and waterlogged deposits from original course of River Medlock are not considered to be significant and will not be considered further in the EIA or reported in the ES. These impacts (which are not considered to be significant) will be assessed in a desk-based assessment to be submitted as part of the Application. Further evaluation or mitigation may be required to confirm the presence or absence of archaeological remains, their function, date, and heritage significance, which would be agreed with GMAAS.

Transport

Technical Baseline

5.18 The Site is located in Manchester city centre, currently operating as a c.500 bed PBSA (Weston Hall) and 117 bed hotel (Pendulum Hotel). The Site has no on-site parking or vehicular access and is bounded by Charles Street to the north (two-way traffic) and Sackville Street to the west (one-way northbound with southbound cycle lane). On-street parking is

[20] Planning Practice Guidance: Historic Environment, Paragraph: 006 Reference ID: 18a-006-20190723, Available at: https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment

[21] The North West England Regional Research Framework, 2020. Available at: https://researchframeworks.org/nwrf/

available on Sackville Street (pay & display with 2-hour maximum stay) and Charles Street has a Single Yellow line with waiting restrictions between 0800-2000 hours.

5.19 Baseline traffic information has been established through GMTU/MCC/DfT regular monitoring counts for the A34 Princess Street, supplemented by on-site observations of highway network characteristics and TRICS database analysis (versions 7.11.4 and 8.25.6) for existing land use trip generation. The A34 Princess Street carries 6,964 vehicles per day (Annual Average Daily two-way flow) including 191 HGVs (including buses). Traffic trends analysis demonstrates a general reduction over time due to improved public transport provision, reduced car parking availability from development of former car park sites, and behavioural changes including working from home patterns and increased online shopping. Post-COVID traffic levels remain significantly below 2019 levels, and for this reason no growth factors have been applied to baseline traffic flows as future traffic levels are not expected to rise.

5.20 Based on TRICS analysis, current land uses generate 191 two-way vehicle movements per day (93 arrivals, 97 departures) and 5 HGV movements per day (3 arrivals, 2 departures). The hotel component generates proportionally more traffic per bedroom than student accommodation, particularly for taxi movements and servicing activities. Five-year accident data (to June 2025) from TfGM shows zero recorded accidents on Sackville Street and 4 'slight' severity accidents on A34 Princess Street at junctions with Charles Street (3 accidents) and Sackville Street (1 accident). This represents a low accident rate of less than one per year, reflecting the 20mph speed limit that applies to all roads within the Inner Relief Road.

5.21 The Site benefits from excellent sustainable transport links with Piccadilly Rail Station (national rail services), Metrolink light rail and numerous bus services within 5-10 minutes walk, representing the highest category of GM Accessibility Levels. The area has appropriate pedestrian and cycling infrastructure including footways to appropriate standards, controlled crossing points, 20mph speed limits that reduce intimidation effects compared to 30mph zones, Advance Cycle Stoplines at signal junctions, on-street cycle parking on Charles Street, and a Starling Hire Bike station on Princess Street. There is also an on-street disabled parking bay on Sackville Street adjacent to the Site.

Effects Unlikely/Not Significant

Predicted construction and operational traffic

5.22 Access during the demolition, enabling and construction stage will be from Charles Street. Inbound construction traffic is expected to travel off the Inner Relief Road, Mancunian Way onto Sackville Street then onto Charles Street and the Site. On egress from the Site traffic is expected to turn left to head west and join the A34 Princess Street before joining Mancunian Way via the westbound on-ramp. A maximum of 62 daily vehicle movements are anticipated at the peak period of construction. Outside of the peak period construction traffic is more typically forecast at approximately 30 daily vehicle movements a day. We expect that there could be typically 2 articulated HGVs per day 40 rigid HGVs and 20 van type arrivals during the busiest period. We do not propose to have contractor parking on site.

5.23 TRICS analysis for the proposed PBSA development (up to 2,700 beds) indicates 275 two-way vehicle movements per day (135 arrivals, 140 departures) and 6 HGV movements per day (3 arrivals, 3 departures). When deducting the existing land use generation (191 movements/day), the net operational increase is 84 two-way vehicle movements per day

with zero net HGV increase. This net increase reflects that hotels typically generate more vehicle activity per bedroom than student accommodation. Traffic distribution is expected to be 70% via Charles Street (given the Site's frontage and two-way traffic capacity) and 30% via Sackville Street (primarily for drop-off, pick-up and use of on-street parking bays).

Relevant criteria used when considering the 'significance' of environmental effects from traffic

5.24 The evaluation follows the ISEP (formerly IEMA) 'Guidelines for the Environmental Assessment of Traffic and Movement'[22], which identifies potential traffic-related environmental effects as severance of communities, road vehicle driver and passenger delay, non-motorised user delay, non-motorised amenity, fear and intimidation on and by road users, road user and pedestrian safety, and hazardous/large loads.

5.25 ISEP guidance provides screening rules to identify when traffic effects warrant further detailed assessment: Rule 1 suggests including highway links where traffic flows will increase by more than 30% (or HGV flows increase by more than 30%), and Rule 2 suggests including highway links of high sensitivity where traffic flows increase by 10% or more. These rules provide guidance on when the potential for environmental effects may arise and require further evaluation, with each effect having its own specific assessment criteria. Given the urban commercial context, no highway links are considered of high sensitivity.

Environmental effects arising from construction stage traffic

5.26 Construction traffic increases on the A34 Princess Street represent less than 1% increase in total traffic (62/6964) and 21% increase in HGV flows (40/191) during the busiest construction period and for much of construction these flows are notably lower. These increases are well below the ISEP screening thresholds and, when considered against the specific criteria for each environmental effect including factors such as the existing urban context, baseline traffic volumes, and the temporary nature of construction activities, will not result in significant environmental impacts. The existing road network already accommodates significant traffic volumes and the modest additional flows will not materially affect severance, delay, amenity, safety or other environmental effects.

5.27 A Construction Environmental Management Plan (CEMP) will provide mitigation covering construction vehicle routing to avoid sensitive routes, safety training for drivers and banksmen, environmental mitigation measures including noise mitigation and dust suppression, street cleaning, and communication and consultation with the council and neighbouring properties.

5.28 As such, construction transport effects are not considered significant and will not be considered further in the EIA or reported in the ES.

Environmental effects arising from operational stage traffic

5.29 The operational traffic increases represent a small percentage of existing traffic flows, with the A34 Princess Street experiencing less than 1% increase (30/6,964) and local streets estimated to be well below the ISEP screening thresholds based on observed traffic levels. When considered against the specific assessment criteria for each environmental effect, including the existing urban commercial context, established traffic patterns, excellent sustainable transport accessibility and the modest scale of increase, these traffic changes will not result in significant environmental impacts. The Proposed Development represents a

[22] iema-report-environmental-assessment-of-traffic-and-movement-rev07-july-2023.pdf

change in land use intensity rather than a fundamental change in transport character, with the area already accommodating similar levels of activity through the existing hotel and student accommodation uses.

5.30 Mitigation measures will include a Framework Travel Plan developed into a detailed Travel Plan prior to occupation with a dedicated Travel Plan Co-ordinator responsible for implementation and monitoring. The Applicant will operate a cycle hire scheme providing 'Free to Hire' bikes available to students on an unlimited basis. A Student Move-In/Move-Out Strategy will be implemented prior to occupation, developed from a Framework Strategy into a detailed Implementation Plan submitted to MCC prior to occupation.

5.31 As such, operational transport effects are not considered significant and will not be considered further in the EIA or reported in the ES.

Air Quality

Technical Baseline

5.32 The Site is situated within the Greater Manchester Combined Authority (GMCA) Air Quality Management Area (AQMA)[23]. The GMCA are responsible for reporting air quality monitoring on behalf of the 10 Local Authorities of the Greater Manchester area, including Manchester City Council (MCC), in which the Site is situated.

5.33 Traffic emissions from Sackville Street and Charles Street are expected to be minimal, given the assumed low vehicle flows along these routes. Higher pollutant concentrations may occur in proximity to the A34 Princess Street and the A57(M), where traffic volumes are likely to be significantly greater.

5.34 Although the Manchester Piccadilly to Manchester Deansgate railway line, which according to the LAQM TG.22 guidance, has a high number of diesel locomotives. However, as the site is more than 30m of the railway tracks and the background annual mean NO_2 concentration is below 25µg/m³ there is no requirement to assess the emissions as part of the assessment.

5.35 Monitoring of NO_2, particulate matter with an aerodynamic diameter of less than 10µm (PM_{10}) and particulate matter with an aerodynamic diameter of less than 2.5µm ($PM_{2.5}$) concentrations is undertaken by MCC in the vicinity of the Site. The closest monitoring location is MA72NO, which is an urban background monitor, and this recorded 24.0µg/m^3 in 2024. This is located approximately 245m south-east of the proposed development boundary.

5.36 Predictions of NO_2, PM_{10} and $PM_{2.5}$ concentrations on a 1km by 1km grid basis have been produced by the Department for Environment, Food and Rural Affairs (DEFRA)[24]. These maps cover the entire of the UK to assist Local Authorities (LAs) in their "Review and Assessment" of air quality. Review of data for the grid square containing the Site indicated pollutant concentrations are below the relevant criteria.

5.37 There are several student residential receptors, and commercial receptors, located in the vicinity of the Site, including Vita Student Circle Square - Student Accommodation

[23] DEFRA (https://uk-air.defra.gov.uk/aqma/details?aqma_ref=36#1132) [Accessed: 05/09/2025]
[24] DEFRA Local Air Quality Management webpages (http://laqm.defra.gov.uk/review-and-assessment/tools/background-maps.html) [Accessed: 05/09/2025].

Manchester on Noble Way and Fletcher House - iQ Student Accommodation Manchester on Fairfield Street.

5.38 There are no ecologically sensitive areas located within 1km of the Site.

Effects Unlikely/Not Significant

Nuisance and disturbance as a result of dust from demolition and construction activities

5.39 Demolition and construction activities have the potential to result in nuisance and or adverse health effects due to dust deposition arising from on-site construction activities, resulting in the soiling of surfaces; visible dust plumes and elevated PM_{10} concentrations as a result of dust generating activities on-site. It is anticipated that dust and particulate matter emission produced during construction activities would be controlled through the implementation of a CEMP. This CEMP will be informed by the Institute of Air Quality Management[25] (IAQM) guidance and would include prevention measures, such as screening stockpiles of materials, deployment of windbreak netting and dampening exposed soils as appropriate and set out requirements for ongoing monitoring and liaison with the local community, and MCC. Non-Road Mobile Machinery (NRMM) will be those with electric powertrains, specifically battery-electric and hybrid-electric systems, where possible.

5.40 These tertiary mitigation measures are considered an integral part of the Proposed Development and considered as part of the Environmental Management Plan and are already defined in the PEMP.

5.41 Therefore, nuisance and disturbance as a result of dust from construction activities to existing residential receptors is not considered to be significant and will not be considered further in the EIA or reported in the ES.

Impact of pollutants from road traffic on users of the Proposed Development

5.42 The Proposed Development is currently situated in an AQMA, and therefore proposed sensitive receptors (i.e. the future PBSA users) may be exposed to elevated pollutant levels. Given the urban context of the Site and the fact the Proposed Development is within an AQMA, it will be necessary for the Proposed Development to include appropriate façade specification and ventilation strategy, to ensure internal air quality conditions are achieved. Although the specifics of this is yet unknown, such measures are commonly used with urban schemes such as this. This primary mitigation is an integral part of the Proposed Development design.

5.43 Therefore, the impact of pollutants on proposed receptors will be suitably mitigated and is considered to be not significant. This will not be considered further in the EIA or reported in the ES.

Changes to pollutant concentrations resulting from traffic generated by the Proposed Development during construction

5.44 As per **Chapter 4**, construction vehicles will travel off Mancunian Way, onto Sackville Street, and then onto Charles Street to access the Site. This route is strategically planned to manage the flow of heavy vehicles and minimise disruption to surrounding areas. The use of a main thoroughfare like Mancunian Way helps to funnel traffic away from smaller, residential

[25] Institute of Air Quality Management (2024). Guidance on the Assessment of Dust from Demolition and Construction. Available at: Construction-Dust-Guidance-Jan-2024.pdf [Accessed: 04/09/2025].

streets. Upon leaving the Site, vehicles will turn left onto the A34 and then join the Ring Road via the westbound on-ramp. This route is also designed to direct construction traffic onto major roads, thereby reducing the impact on local traffic and air quality. Although it is acknowledged the development may exceed the IAQM criteria for when a detailed assessment of vehicle emissions is required, this does not conclude a significant effect is likely. Construction traffic would be temporary (over a 3.5-year period) and therefore reversible upon completion of the construction stage. Furthermore, construction traffic will vary throughout the construction stage, with greater traffic levels associated with various construction activities. With the implementation of a Construction Travel Plan (to be secured by planning condition), this will ensure construction vehicles take a route which minimises exposure to sensitive receptors, as set out in **Chapter 4**. These tertiary mitigation measures are considered an integral part of the Proposed Development.

5.45 Therefore, changes to pollutant concentrations during construction are not considered to be significant and will not be considered further in the EIA or reported in the ES.

Changes to pollutant concentrations resulting from traffic and building emissions generated by the Proposed Development during operation

5.46 During operation, no parking will be provided on Site so vehicle movements will be minimal and are not expected to exceed IAQM criteria of 100 vehicle movements per day.

5.47 The Proposed Development will utilise an all-electric heating system, eliminating on-site combustion.

5.48 Therefore, it is concluded that there will be no long-term air quality impacts from the operational stage.

Noise and Vibration

Technical Baseline

5.49 The baseline acoustics environment has not been subject to a baseline noise survey; however, the noise environment of the Site is likely to be mainly influenced by road traffic on Princess Street and Sackville Street. Although the A57(M) is located to the south of the Site, due to the setback and intervening buildings, it will have less of an influence. Noise from the railway line to the north, and plant associated with the surrounding uses will also be of consideration.

5.50 A baseline noise survey will be undertaken at positions representative of proposed receptor locations, to establish noise levels from the existing sources above. The survey will be undertaken at various heights representative of the development, where possible, to capture noise from the A57(M), which although further away, may have some influence at higher levels of the Proposed Development where intervening buildings provide less screening.

Effects Unlikely/Not Significant

Noise and vibration during demolition and construction activities

5.51 Noise and vibration emissions are typically produced during demolition and construction activities, which can result in annoyance and disturbance to nearby receptors. Noise and vibration will be controlled through the implementation of a CEMP (to be secured by

planning condition). The CEMP will be informed by British Standard 5228 Part 1[26] and 2[27] and will include mitigation measures, such as low noise emission plant, localised screening, siting equipment away from receptors, and set out requirements for ongoing monitoring and liaison with the local community, and MCC. These measures would reduce the noise level experienced at the receptor. These tertiary measures are considered an integral part of the Proposed Development and considered as part of the Environmental Management Plan and are already defined in the PEMP.

5.52 In regard to noise produced by vehicles associated with demolition and construction, it is currently anticipated there would be a maximum of 62 daily vehicle movements during peak construction, reducing to 30 daily vehicle movements outside of this peak period. In accordance with DMRB LA111[28], an increase in the basic noise level (BNL) of 3 dB may result in a moderate impact at the nearest receptors. This equates to a doubling in traffic on a road. As the demolition and construction period will be short term, and road traffic will already exist on these roads, a significant impact is unlikely. Furthermore, a Construction Travel Plan (to be secured by planning condition) will be formulated to ensure construction vehicles take a route which minimises exposure to sensitive receptors, as set out in **Chapter 4**. These tertiary mitigation measures are considered an integral part of the Proposed Development.

5.53 Therefore, noise and vibration during demolition and construction activities is not considered to be significant and will not be considered further in the EIA or reported in the ES.

Impact of existing noise on future users of the Proposed Development

5.54 Noise from road and rail traffic, as well as plant noise, may cause an impact on the Proposed Development. As part of the development design, a suitable façade design specification will be formulated to ensure proposed receptors will be adequately protected, following the guideline noise levels within BS 8233[29], and agreed with MCC. This will include an appropriate glazing and ventilation specification, as required, and take account of the source with most influence on the façade of interest. This is standard practice for all residential buildings in a city centre.

5.55 Therefore, the impact of noise on future users of the Proposed Development will be suitably mitigated and is considered to be not significant. This will not be considered further in the EIA or reported in the ES.

Impact of noise generated by the Proposed Development on existing and proposed sensitive receptors

5.56 During operation, the only noise sources as a result of the Proposed Development are likely to be road traffic and plant. No parking will be provided on Site so vehicle movements will be minimal. Although there may be periods at the beginning and end of term when traffic levels would be elevated, due to students arriving and leaving campus, when considered over an

[26] British Standard 5228-1: 2009+A1:2014. Code of practice for noise and vibration control on construction and open sites - Noise

[27] British Standard 5228-2: 2009+A1:2014. Code of practice for noise and vibration control on construction and open sites - Vibration

[28] Design Manual for Roads and Bridges (DMRB) LA 111 Noise and Vibration. May 2020.

[29] British Standard 8233:2014. Guidance on sound insulation and noise reduction for buildings.

18-hour period ($L_{A10,18hour}$), as is required for noise assessments, the traffic levels would still be minimal.

5.57 Therefore, only noise from plant will be a concern. Plant noise limits will be established based on background sound levels captured during baseline surveys, following the guidance of BS 4142[30]. These limits will be agreed with MCC and integrated into the development design to ensure that plant noise does not give rise to significant effects on existing and proposed receptors.

5.58 Therefore, the impact of noise on existing and proposed sensitive receptors will be suitably mitigated and is considered to be not significant. This will not be considered further in the EIA or reported in the ES.

Impact of vibration on existing and proposed sensitive receptors

5.59 There are no sources of vibration in close proximity to the Site, in which this may be a concern. The Proposed Development, once operational, will also not produce vibration.

5.60 The impact of vibration on existing and proposed sensitive receptors during operation is therefore not considered to be significant and will not be considered further in the EIA or reported in the ES.

Water Environment

Technical Baseline

5.61 The Site is occupied by an existing hotel building which takes up a large part of the footprint of the existing site area. The existing Site catchment consists of roofs, external hardstanding and soft landscaping.

5.62 The River Medlock can be seen in **Figure 5.1** and is routed along the southern boundary of Site. The Medlock meanders generally in a westerly direction over the width of the Site and is culverted along the southern boundary. The river is culverted between the A6 London Road and the A34 Princess Street.

5.63 Based on the Environment Agency's Flood Map for Planning[31], the Site is located in Flood Zone 2 as shown in Error! Reference source not found. which is defined as having a medium r isk of flooding from rivers and seas, with an Annual Exceedance Probability (AEP) of flooding between 0.1% and 1%.

5.64 The existing Site is also defined as having a low risk of surface water flooding which is primary due to low lying areas of the existing site. Small pockets of external surface water flooding are highlighted within the flood risk maps for planning

5.65 The risk of groundwater flooding for the Site is deemed to be unlikely

5.66 There is a risk of flooding from reservoirs as with a large part of Manchester City Centre

[30] British Standard 4142:2014+A1:2019. Methods for rating and assessing industrial and commercial sound.

[31] Environment Agency (2025) Flood Map for Planning. Available at: https://flood-map-for-planning.service.gov.uk [Accessed: 18th September 2025].

Flood Risk Vulnerability & Flood Zone Compatibility

5.67 Annex 3 of the NPPF defines the type and nature of different development classification in the context of their flood risk vulnerability. The existing hotel building would be defined as more vulnerable under the definition of 'Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs, and hotels.'

Flood Risk Assessments: Climate Change Allowances

5.68 The Site lies within the Irwell Management Catchment, as defined by the Department for Environment, Food and Rural Affairs (Defra) Peak Rainfall Climate Change Allowances map [32].

5.69 A full summary of flood risk to the site based on EA flood risk data and the SFRA is available below in **Table 5.1**.

Table 5.1: Summary of Flood Risk

Source Of Flooding	Risk to the Site
FLUVIAL (RIVER)	Medium
PLUVIAL (SURFACE WATER)	Low
TIDAL	Negligible
RESERVOIR	Low-Medium
GROUNDWATER	Low
INFRASTRUCTURE	Low

Effects Unlikely/Not Significant

5.70 The Proposed Development falls within the category of more vulnerable under the definition of 'Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs, and hotels.'.

5.71 More Vulnerable development is appropriate in Flood Zone 2 and does not require an exception test.

5.72 As noted in the baseline section the existing Site lies within the Irwell Management Catchment which defines the climate change allowances to be applied to rainfall intensity and peak river flow.

5.73 The Proposed Development is considered to have a minimum lifetime of 100 years, as it is a residential development, meaning that the use of the 2070s epoch applies. To comply with the guidance, the surface water drainage system will be designed based on a 45% climate change allowance to the 1% annual exceedance rainfall event and designed to ensure there is no increase in flood risk elsewhere and that the development is designed to mitigate surface water flooding.

5.74 Floor levels will be set to ensure that they provide suitable freeboard above the 2080s central allowance of 35% which is applicable to more vulnerable developments.

[32] Defra (2025) Climate Change Allowances. Available at: Climate change allowances for peak rainfall [Accessed: 18th September 2025].

Impacts on water quality during construction

5.75 The CEMP for the Proposed Development will be prepared and then implemented during the construction stage. This will set out any temporary surface water management that would need to be put in place by the contractor during construction and define how surface water will be collected, treated and discharged including pollution prevention devices.

5.76 A flood risk activity permit (FRAP) will need to be applied for through the Environment Agency (EA) for activities within 8m of a main river. The EA will expect to see measures in place for any requirements to surface water management during construction.

5.77 Examples of temporary surface water management techniques to control water quality during construction are:

- Filter drains or bunds to the perimeter of the site to capture surface water run-off from leaving the Site;
- COSHH requirements including bunds around material storage areas and spill kits; and
- Silt traps for surface water run-off prior to off-site disposal.

5.78 Although the specific mitigation is unclear at this time, it is clear that mitigation can occur and resolve potentially occurring effects. Therefore, impacts on water quality during construction is not considered to be significant and will not be considered further in the EIA or reported in the ES.

Increased risk of flooding during construction

5.79 The CEMP for the Proposed Development will be prepared and then implemented during the construction stage. This will set out any temporary surface water management that would need to be put in place by the contractor during construction and define how surface water will be collected, treated and discharged including pollution prevention devices.

5.80 A flood risk activity permit (FRAP) will need to be applied for through the Environment Agency (EA) for activities within 8m of a main river. The EA will expect to see measures in place for any requirements to surface water management during construction to mitigate flood risk. The Bespoke Permit will identify all risks associated with the works and define appropriate mitigation measures for all receptors that could be at risk.

5.81 Examples of temporary surface water management techniques to control water quality during construction are:

- Filter drains or bunds to the perimeter of the site to prevent surface water run-off from leaving the site uncontrolled;
- Given the nature of a construction site there will likely be unmade permeable ground following demolition and removal of existing hardstanding areas. Some surface water could be expected to natural percolate over time; and
- Some standing water may be tolerated on the site over more intense storm durations.

5.82 The duration of the works will be limited compared to the lifetime of the development. Therefore the associated flood risk over the relatively short lifetime of the construction stage

means that the flood risk during construction would only be based on present day without the need to factor in the effects of climate change.

5.83 Therefore, the risk of flooding during construction is not considered to be significant and will not be considered further in the EIA or reported in the ES.

Increased risk of flooding during operation

5.84 With respect to flood risk from rivers and sea, although the Site is located in Flood Zone 2 it is recognised that the existing Hotel building is located almost entirely within Flood Zone 2 and would be classified as the same flood risk vulnerability as the Proposed Development as "More Vulnerable".

5.85 The Manchester Salford and Trafford Strategic Flood Risk Assessment (2011)[33] provides advice on mitigation measures to be incorporated into the scheme design such as raising of floor levels 600mm above the 1% AEP plus climate change allowance.

5.86 The Design Team will engage with both the Environment Agency and the Lead Local Flood Authority to agree mitigation measures appropriate for the Proposed Development which will inform the levels strategy, finished floor levels and place of safety in the event of a breach of the flood defences, without which these stakeholders, as Statutory Consultees will have the power to lodge an objection to the development.

5.87 In addition, the Proposed Development will be designed to ensure surface water flooding is not increased at the Site, or elsewhere, accounting for climate change. The Proposed Development will also take into account the National Standards for Sustainable Drainage Systems when developing the surface water drainage design. With respect to climate change allowances, the Proposed Development will be designed with the resilience to cope with increases in precipitation frequency and intensity which may give rise to increased incidences of surface water flooding events.

5.88 The drainage strategy for the Proposed Development will be the primary means to control the quality and quantity of surface water runoff from the Proposed Development in line with Natonal Standards for SuDS and local policy requirements. The strategy will consider the options available for the management of surface water runoff in line with the drainage hierarchy, which will include minimising at source (i.e., using sustainable drainage systems (SuDS)) through to attenuation and discharge to the River Medlock if possible.

5.89 The drainage strategy for the Proposed Development will be designed so that any additional demand for foul water drainage associated with a new resident population at the Site will be adequately accommodated, thereby avoiding incidences of foul water flooding. This will be undertaken in consultation with United Utilities who typically comment on new developments at the planning application stage and who will need to be consulted with for existing sewer capacity assessments and any new drainage connections.

5.90 To support this, a Flood Risk Assessment and Drainage Strategy will be submitted with the planning application.

[33] JBA Consulting (March 2011). Available at: Strategic Flood Risk Assessment (SFRA) | Manchester City Council (Accessed 18th September 2025)

5.91 In view of the above, the design of the Proposed Development will ensure inherent design measures to safeguard against the risk of fluvial flooding as well as surface water flooding risks. The design of the Proposed Development will assess the effects at the Site and elsewhere, accounting for climate change.

5.92 Therefore, the risk of flooding during operation is not considered to be significant and will not be considered further in the EIA or reported in the ES.

Increased potable water demand

5.93 The Site is currently operational as a PBSA development/hotel, and therefore there will be some potable water usage already, that the Proposed Development will present an uplift to.

5.94 The Site is located in the Manchester City Centre where the potable water network is very likely to have a capacity for new development. This will be confirmed with United Utilities as the design progresses and estimated utility demands have been confirmed with the design team. Given the City Centre location, access to potable water is likely easily accessible. Once utility information has been obtained, further review of connection to local potable water network can be undertaken. Risk to contamination to the potable water supply is low as a standard water connection will be undertaken following the New Roads & Street Works Act 1991.

5.95 Therefore, the increased potable water demand is not considered to be significant and will not be considered further within the EIA and reported within the ES.

Ground Conditions and Contamination

Technical Baseline

5.96 A Phase 1 Desk Study[34] (**Appendix 5.1**) has been completed for the Site and provides a full discussion of the contamination and geotechnical risks on-Site. A summary of the findings is presented below.

Geology

5.97 The Site is noted to be underlain with sandstone of the Chester Formation of the Sherwood Sandstone Group.

5.98 The Phase 1 Desk Study notes of a fault (East Manchester Fault) located approximately 40m north-east of the Site.

5.99 Historical ground investigation (presented within **Appendix 5.1**) has recorded Made ground deposits of silty and sandy clay with brick pieces by the eastern Site boundary, present to the full depth of 6.25mbgl (likely due to an infilled basement or the re-routed River Medlock). A BGS Historical Borehole Record (dated 1944) is located approximately 90m south of the Site and records deposits of brown clay down to 3.05m where rockhead of a soft red sandstone is encountered.

5.100 No significant geological hazards are identified within the Envirocheck Report (within **Appendix 5.1**).

[34] Solmek (2025). Phase 1: Desk Study. Weston Hall, Manchester. iQ Student Accommodation. September 2025.

Hydrology and Hydrogeology

5.101 The geology beneath the Site is classified as a Principal Aquifer. The overlying drift is classified as a Secondary Aquifer – Undifferentiated.

5.102 The groundwater vulnerability at the Site is classified as Secondary Superficial Aquifer – low vulnerability.

Coal mining

5.103 The Site does not lie within a Development High Risk Area defined by the Coal Authority but lies within a Coal Mining Reporting Area.

5.104 The Coal Mining Search Report (Appendix D of **Appendix 5.1**) notes that the Site is situated in an area where no seams have been worked within the likely zone of physical influence on the surface. The report concludes that given the absence of shallow coal seams within influencing distance to the surface and the Site's location outside a Development High Risk Area, no further investigation into historical coal mining is required.

Contamination

5.105 The report notes that the ground conditions on-Site are likely to be made ground comprising areas of both topsoil and hardstanding, with surface deposits expected to be underlain by further made ground (likely to consist of construction / demolition waste).

5.106 Made ground is assumed to be deepest at the southern Site boundary, as well as the possible infilled riverbed of the River Medlock that curves around the Site. Historic UMIST tunnels have also been recorded on-Site (Appendix G of **Appendix 5.1**); however, the infilling and current route of the river is currently unknown.

5.107 The drift deposits on-Site are likely to comprise glacial till (clay) deposits overlying a sandstone, siltstone and mudstone bedrock.

Radon

5.108 Radon is a natural radioactive gas which enters buildings from the ground. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average concentration is at or above the Action Level of 200 becquerels per cubic metre.

5.109 The Phase 1 Desk Study notes that the Site is in an area where less than 1% of homes are at or above the Action Level. Therefore, no radon protection measures will be required for the new buildings or extensions on the Site.

Unexploded Ordnance

5.110 Zetica online unexploded ordnance (UXO) mapping[35] shows the Site to be at moderate risk from UXO.

5.111 With the Site having undergone redevelopment several times post WWII (given the existing student accommodation and hotel and conference centre on-Site), it is considered unlikely that UXO would be encountered.

[35] Risk Maps. Available at: https://zeticauxo.com/guidance/risk-maps/

Effects Unlikely/Not Significant

Potential release of existing ground contamination and accidental release of new contamination during construction and operation

5.112 As set out above and in **Appendix 5.1**, whilst there is a moderate risk of contamination on Site, this is not complex contamination and will be remediated prior to construction.

5.113 Risks to human health during construction are required to be managed under the Health and Safety at Work Act and are typically mitigated by applying good working practices set out in the CEMP. Site workers will be made aware of the possibility of encountering contamination through toolbox talks and good standards of personal hygiene, including welfare facilities on-site and the use of appropriate levels of personal protective equipment (PPE), will be enforced by the Principal Contractor as per CDM[36] requirements. This will be included in the CEMP, to be secured by planning condition.

5.114 There is also the potential for accidental spillages during the construction stage. The management of waste and potential pollutants used on-site will be controlled through the CEMP, which will detail the required mitigation measures. This will include best practice measures, including (where applicable): bunded storage; designated wheel washing areas; settling basins; covering stockpiles of materials to prevent dust and runoff; dampening exposed soils as appropriate; and set out requirements for ongoing monitoring and liaison (with the local community, the Environment Agency and MCC as appropriate).

5.115 Overall, the potential release of existing ground contamination and accidental release of new contamination is not considered to be significant and will not be considered further in the EIA or reported in the ES.

Potential release of hazardous ground gases during construction and operation

5.116 The Site is in an area where less than 1% of homes have radon concentrations above the Action Level. Therefore, radon protection measures would not be required for new homes on the Site and the effect is not considered to be significant and will not be considered further in the EIA or reported in the ES.

Risk of unexploded ordnance (UXO) during construction and operation

5.117 An online search has shown that the Site may have a moderate risk of UXO, due to its location in Manchester City Centre which was affected by air raids during WWII. However, the Site has undergone development post WWII hence it is considered unlikely that any UXO is present on the Site. A geotechnical desk study prior to construction will determine if a UXO risk assessment by specialists is required. In the event that a risk assessment by UXO specialists is required and conducted, the necessary tertiary mitigation measures will be present within the risk assessment.

5.118 Tertiary mitigation measures (at medium risk of UXO areas) include a UXO specialist on-site and Site-specific Unexploded Ordnance awareness briefings to all personnel conducting intrusive works.

5.119 Nevertheless, any risk mitigation required as part of any future developments will be assessed as part of the Construction Design and Management Regulations 2015 and will be

[36] The Construction (Design and Management) Regulations 2015

incorporated into the Construction Phase Plan, Method Statements and Health and Safety Plans and the Construction Environmental Management Plan (CEMP).

5.120 UXO poses a risk during construction, when the ground has the potential to be disturbed, but is not a potential risk during operation of the Proposed Development.

5.121 The risk is therefore not considered significant during construction and operation and will not be considered further in the EIA or reported in the ES.

Encountering unstable ground conditions during construction and operation

5.122 It is assumed that ground stability during construction will be assessed and managed through the Principal Contractor. This will include all necessary groundworks being implemented in order to provide suitable construction platform(s) (i.e. removal of any compressible/unstable ground encountered) during enabling works and/or construction, in line with relevant standards and building regulations including CIRIA Report C572: Treated ground engineering properties and performance; British Research Establishment document FB75: Building on Fill – Geotechnical Aspects and BS 6031:2009: Code of Practice for Earthworks. These measures will be documented within the CEMP.

5.123 It is assumed that any unstable ground encountered during construction will be dealt with at the time of construction, and that no effects of unstable ground will be present during operation of the Proposed Development.

5.124 The risk associated with unstable ground during construction and operation is therefore not considered significant and will not be considered further in the EIA or reported in the ES.

Biodiversity

Technical Baseline

5.125 The Site is comprised of hardstanding and buildings, with limited vegetation including mown grass and shrubs. The Site is subject to anthropogenic disturbance, with light pollution at all hours and little connectivity to diverse habitat in the wider environment.

5.126 There are no internationally designated sites within 10km, nationally designated sites within 5km, and locally designated sites within 2km of the Site. The Ashton Canal Site of Biological Importance (SBI) and Rochdale Canal Stott's Lane to Ducie Basin SBI are located to the northeast of the Site (approximately 500m) and separated from the Site by existing urban development with no habitat connectivity. The River Medlock runs adjacent to the south of the Site.

Effects Unlikely/Not Significant

Disturbance to designated sites, habitats and protected species

5.127 As set out above, there are two non-statutory designated sites (both waterways) and the River Medlock which could potentially be affected by debris and dust pollution during demolition and construction, albeit the two SBIs are separated by existing urban development. As set out under 'Water Environment' and 'Air Quality' above, a number of measures will be implemented through the CEMP to avoid pollution to waterways and dust.

5.128 The Site contains limited habitat for wildlife. The habitat to be removed is considered to be of low value and will be replaced with features of higher value, including trees and wildflower planting, as set out in **Chapter 4**.

5.129 The Site offers some limited suitable nesting habitats for birds, however due to the heavy urban disturbance on the Site the features are considered to be suboptimal and unlikely to be used. If nesting birds are found to be present during demolition and construction, a general licence issued by Natural England will be sought. This will be confirmed in the CEMP.

5.130 There are minimal nearby commuting features for bats, and the 24 hour lighting and noise disturbance at the Site is considered likely to negate any commuting potential outside of rare occurrences for more disturbance resistant common pipistrelle species. Bat roosting surveys will be undertaken to identify the presence of roosting features. Should a bat roost be identified during the development works, an ecologist will be notified and development works paused for further surveys and a licence obtained (if surveys confirm this is required). This will be set out in the CEMP.

5.131 No other protected species are likely to be present on Site.

5.132 Overall, effects to designated sites, habitats and protected species are not considered to be significant and will not be considered further in the EIA or reported in the ES.

Lighting

Technical Baseline

5.133 There are some lighting installations on-Site, associated with the existing Weston Hall building / use (as a student accommodation), Pendulum Hotel and the on-Site conference centre.

5.134 In the surrounding area, there is street lighting along Charles Street (to the north) and Sackville Street (to the east), along with lighting associated with vehicles using these roads. The surrounding developments (in particular, the nearby education facilities, hotel and existing car parking spaces) will also produce some lighting from external lighting and interiors being lit.

5.135 Given the city centre location of the Site, it is likely that the area surrounding the Site would be classified as an 'E4' Environmental Zone (high ambient brightness) lighting environmental zone[37], which would result in some light spill onto the unlit Site.

[37] NLIPI (2007). What are lighting environmental zones? Available at: https://www.lrc.rpi.edu/programs/NLPIP/lightingAnswers/lightPollution/environmentalZones.asp [Accessed: 08/09/2025].

Effects Unlikely/Not Significant

Disturbance due to obtrusive light during construction

5.136 Light pollution (or obtrusive light) comprises any adverse effects of artificial lighting including glare[38], light trespass[39]/spill[40] and sky glow[41], occurring as a result of temporary construction activities associated with the Proposed Development. The nature of the effect and its significance is relative to the existing baseline conditions (i.e. lighting environment experienced by existing receptor) and general proximity to potential light sources, where the greatest effect is felt by receptors adjacent to, or in close proximity to a light source (i.e. within 50m).

5.137 Lighting will be required during construction activities in order to provide a safe working environment, however this will be within the context of a high-brightness City Centre area. Nonetheless, potential adverse effects arising from temporary construction lighting will be controlled through a series of best practice measures, in line with lighting industry standards and guidance including the CIE publication 'Technical Report Document 129[42] and BS EN 12464-2:2014[43], incorporated as part of a CEMP. The following measures are proposed in order to control Light Spill, Glare and Sky Glow effects and thus manage light pollution:

- Where practicable, construction lighting in the Site would be designed to comply with Environmental Zone E4 in accordance with the ILP Guidance Note GN01[44];
- Illuminance levels arising from temporary lighting to be designed in accordance with BS EN 12464-2: 2014 and CIE 129;
- Placement of temporary lighting required to ensure safe working conditions and to maintain security, to have due regard of sensitive receptors (i.e. occupied residential premises);
- Lighting to be directed so as avoid unnecessary Light Spill outside of construction areas and to ensure that the light distribution is toward the task area;
- Lighting to be switched off when not required for safe working conditions and Site security;
- Use of light shields/baffles to control upward light to within the maximum 15% set out in the ILP Guidance Note GN01, where possible;

[38] The uncomfortable brightness of the light source against a dark background which results in dazzling the observer, which may cause nuisance to a specific receptor.
[39] The spilling of light beyond the boundary of a property, which may cause nuisance to others.
[40] The unwanted spillage of light onto adjacent areas which may affect sensitive receptors (particularly residential properties and ecological sites).
[41] The direct upward spill of light into the sky, which can cause a glowing effect and is often seen above cities when viewed from a dark area.
[42] CIE - Technical Report Document 129 (1998) Guide for Lighting Exterior Work Areas.
[43] British Standards (2014) BS EN 12464-2 – Lighting of Work Places – Part 2: Outdoor Work Places.
[44] Institute of Lighting Professionals (ILP) (2021) Guidance Notes for the Reduction of Obtrusive Light (GN01).

- Lighting to be kept at 0° tilt to avoid Sky Glow, where practicable; and
- Light dimming and automatic switch off would be used (where appropriate).

5.138 These tertiary mitigation measures will be identified within the CEMP to be adopted and continually managed as part of the EMP. This is considered to be an integral part of the Proposed Development and will be submitted to MCC by the contractor, for approval prior to commencement of construction activities.

5.139 Given the above, disturbance to nearby residents due to obtrusive light during construction is considered unlikely to be significant and will not be considered further in the EIA or reported in the ES.

Disturbance to residential receptors due to obtrusive light during operation

5.140 Operational lighting will be required for the Proposed Development to ensure a safe environment. However, obtrusive operational lighting can have adverse effects on sensitive receptors (principally in relation to nuisance to residents) located in close proximity to the Site).

5.141 The nearest residential properties are located to the west of the Site along Princess Street (A34) at circa 40m away. Other residential receptors are also located along Granby Row to the north.

5.142 Obtrusive light can be avoided through appropriate lighting design in line with best practice, guidance and standards, including but not limited to: ILP's PLG04[45]; ILP Guidance Note GN01[46]; British Standard 5489-1:2020[47]; BS EN 13201-2 – Road lighting[48], and BS EN 12464-2 – Lighting of Work Places[49]. Measures to mitigate effects from obtrusive light, as set out in the identified guidance, include the selection of the correct type of luminaire, the use of shields, hoods (as required), as well as the design and positioning of lights (e.g. power, orientation, and height of the luminaire).

5.143 Overall, when considering the City Centre location and baseline lighting, disturbance to nearby residents due to obtrusive light during operation are considered unlikely to be significant and will not be considered further in the EIA or reported in the ES.

Major Accidents and/or Disasters

Technical Baseline

5.144 The Site does not fall within any consultation distances for which the Health and Safety Executive (HSE) need to be consulted for.

[45] Institute of Lighting Professionals (ILP) PLG04 Guidance on Undertaking Environmental Lighting Impact Assessment (2013)
[46] ILP Guidance Note 01/21 The Reduction of Obtrusive Light (2021)
[47] British Standard (2020). 5489-1:2020 Design of road lighting. Lighting of roads and public amenity areas. Code of practice.
[48] BS EN 13201-2:2015 Road Lighting Performance Requirements (2016)
[49] BS EN 12464-2:2014 Light and Lighting – lighting of work places. Outdoor work Places (2014)

5.145 There are four Control of Major Accident Hazard (COMAH) sites[50] within 3 miles (approximately 4.8km) of the Site as follows:

- Evonik Chemicals Limited, a lower tier COMAH site. Activities at this site include chemical manufacture/production and/or disposal (general);
- Tennants Distribution Limited, a lower tier COMAH site. Activities at this site include chemical installations (distribution);
- Calor Gas Limited, a lower tier COMAH site. Activities include fuel storage or distribution; and
- Kinaxia Logisitics and Fulfillment Limited, a lower tier COMAH site. Activities include wholesale and retail storage and distribution (excluding fuel).

5.146 None of the above listed COMAH sites are located within 1km of the Site.

Effects Unlikely/Not Significant

5.147 As detailed within Schedule 4, Paragraphs 5 and 8 of the EIA Regulations, there is the requirement to consider the risk of major accidents and/or disasters relevant to the Proposed Development.

5.148 Although there is the potential for a wide range of major accidents and disasters that could occur, the probability, likelihood and frequency is very low, often due to the management of a risk under established legislative requirements or during the design process.

5.149 The EIA Regulations do not specify the need for the consideration of natural disasters; however, for completeness these have been considered.

5.150 The factors that have been considered include the understanding of the likelihood of a risk event occurring, the consequence of such an event and the mitigation identified to control / manage risks to be 'As Low As Reasonably Practicable' (ALARP). ALARP describes the level to which stakeholders (such as the HSE) expect to see risks controlled, taking account of being 'reasonably practicable' (i.e. weighing a risk against the effort, time and money needed to control it).

5.151 The probability, frequency and likelihood of natural disasters arising from climatic occurrences (i.e. hurricanes) are considered to be very low due to the natural climatic condition of the UK within the global climate system. Specific geological events (e.g. earthquakes, tsunamis, volcanic incidents) are also considered to be very low due to the general absence of required geological conditions (i.e. area of tectonic plate interaction) within or in close proximity to the UK. Although earthquakes have occurred within the UK, the magnitude of such events has generally been low. Overall, risks are considered to be ALARP.

5.152 Following a qualitative appraisal of major accidents and/or disasters that were relevant to the Proposed Development, the following have been considered further and are presented in **Table 5.2**. Based on the evidence provided within **Table 5.2**, the likelihood of events with a

[50] Public information on establishments subject to COMAH 2015. Available at: https://notifications.hse.gov.uk/COMAH2015/Search.aspx

significant consequence is considered to be ALARP and will not be considered further in the EIA or reported in the ES.

Table 5.2: Appraisal of major accidents and/or disasters

Major Accidents and/or Disasters	Appraisal
Major accidents associated with COMAH sites	Considering the distance between the Site and COMAH sites and, the risk posed to these by the construction or operation of the Proposed Development is considered to be ALARP.
Major accidents during construction works	With respect to construction activities on-Site, good practice working measures will be put in place as part of the CEMP in line with the Construction (Design and Management) Regulations 2015[51] and other health and safety regulations. With these measures in place, risks associated with construction works are considered to be ALARP.
A major accident caused by ground subsidence and associated structural/building collapse	All earthworks and foundation design will be in accordance with relevant industry guidance, including but not limited to CIRIA Report C572: Treated ground engineering properties and performance[52], British Research Establishment document FB75: Building on Fill - Geotechnical Aspects[53] and British Standard 6031:2009: Code of Practice for Earthworks[54], thereby negating the probability and likelihood of any significant effect. Therefore, risks associated with ground subsidence and associated structural/building collage is considered to be ALARP.
Major flood event caused by an extreme weather event	As described under 'Flood Risk and Drainage', the Site is largely located within Flood Zone 2 (i.e. a medium risk of flooding from rivers and seas). Overall, it was concluded that the risk of flooding is not considered to be ALARP.
Major accidents on the local road network	The risk of accidents on the road network is considered under 'Transport' above. The management of the road network and the enforcement of stringent safety standards during the construction and operational stages reduces the risk, both in terms of the frequency and likelihood to a low level. With such measures in place, the risk is considered to be ALARP.

[51] The Construction (Design and Management) Regulations 2015. Available at: https://www.legislation.gov.uk/uksi/2015/51/contents

[52] CIRIA (2002). Report C572: Treated ground engineering properties and performance.

[53] British Research Establishment (2015). FB75: Building on Fill - Geotechnical Aspects. 3rd Edition.

[54] British Standard (2009). 6031:2009: Code of Practice for Earthworks.

Major Accidents and/or Disasters	Appraisal
Accidents arising from fire, arson, vandalism or terrorism	The risks associated with technological failures and accidents will be reduced through appropriate design of the Proposed Development, including the use of fire alarms. Targeted acts of vandalism, arson or terrorism cannot be fully mitigated, but the adoption of appropriate security measures at the construction and operational stages, such as security lighting and on-Site security, will help to minimise the likelihood of such events occurring. The required emergency producers/practices (i.e. Fire Emergency Evacuation Plan (FEEP)) or apparatus/instruments (i.e. smoke detectors/sprinklers) required by law for the uses as part of the Proposed Development will be in place. In addition, the buildings will be designed, in line with Building Regulations Approved Document B: Fire Safety, with appropriate fire preventative measures (i.e. fire doors, extinguishers etc.) and all external façades and materials will meet the necessary fire resistance standards set out within Building Regulations and by law. Given this, the potential risks are considered to be ALARP.
Major accident as a result of UXOs	The risk of UXO is considered under 'Ground Conditions and Contamination', which concludes the risk is considered to be ALARP.

5.153 Based on the evidence provided within **Table 5.2**, effects related to the risk of major accidents and/or disasters are not considered to be significant and will not be assessed within the EIA or reported on in the ES.

Waste

Technical Baseline

5.154 The Site currently comprises the existing Weston Halls student accommodation and Pendulum Hotel and there is likely to be existing waste generating uses on-site associated with the student accommodation and hotel use.

Effects Unlikely/Not Significant

Waste generation during demolition and construction

5.155 Sources of waste during the construction stage are assumed to relate to demolition materials from the demolition of the existing buildings on-Site and construction materials (including packaging). If required, the remedial solution may require removal of hazardous substances[55] which will require specialist removal. All such works will be undertaken by an appointed contractor and disposed of by the contractor in line with relevant regulations and legislation requirements.

[55] The Hazardous Waste (England and Wales) Regulations 2005, No. 894.

5.156 Any waste considered to be hazardous, arising from demolition or remedial activities, will be handled, processed and removed from the Site by suitability qualified contractors, all being undertaken in line with The Hazardous Waste (England and Wales) Regulations 2005.

5.157 It is anticipated that generic waste produced during demolition and construction would be controlled through the implementation of a CEMP, secured by planning condition. The CEMP will be informed by the waste provisions of the Environmental Protection Act 1990[56] and the Environmental Protection (Duty of Care) Regulations 1991[57] and will set out the principles and legal requirements relating to waste, including any hazardous waste that is encountered and required to be exported off-site for disposal.

5.158 The CEMP will also describe how materials will be managed efficiently and disposed of legally during construction. It will also outline the aims, objectives and on-going management responsibilities, including management practices, to be implemented during the construction stage, and will set targets for the reduction, diversion from landfill and reuse of waste.

5.159 Therefore, the effects of waste generated during demolition and construction on waste facilities is considered unlikely to be significant and will not be considered further in the ES.

Waste generated during operation

5.160 Waste generated during the operational stage is anticipated to include generic waste streams arising from the residents.

5.161 British Standard (BS) 5906:2005 Waste Management in Building – Code of Practice suggests that the weekly waste arisings from an 'domestic' use is equal to the number of dwellings x [(70 litres x average number of bedrooms) + 30]. On this basis, the Proposed Development would be considered to generate approximately 270,000 litres (l) (circa 270m^3) a week, approximately 14,040,000 l (circa 14,040m^3) per annum (assuming 52 weeks per year). It should be noted that this does not take account of any waste arising reused, recycled or diverted from landfill by another means.

5.162 Nevertheless, the Proposed Development will be designed in order to take account of appropriate provision for waste storage and handling facilities/areas, inclusive of areas for segregation of waste and recycling. In addition, it is assumed that all waste storage/handling facilities will be designed in accordance with British Standard (BS) 5906:2005 Waste Management in Building – Code of Practice[58]. The Application will include a Waste Management Strategy which will set out the principles, strategy and targets for the management and storage of waste and maximise recycling, in accordance with MCC established policy.

5.163 Therefore, effects related to operational waste generation on waste facilities are considered unlikely to be significant and will not be considered further in the ES.

[56] Environmental Protection Act 1990 No. 43 Available at: https://www.legislation.gov.uk/ukpga/1990/43/contents

[57] Environmental Protection (Duty of Care) Regulations 1991 No. 2839. Available at: https://www.legislation.gov.uk/uksi/1991/2839/made#:~:text=The%20duty%20requires%20such%20persons,person%20or%20to%20a%20person

[58] BSI (2005). BS 5906:2005. Waste management in buildings. Code of practice. 30 December 2005.

6. Socio-economics and Human Health

Technical Baseline

6.1 The Site is located within the local authority of Manchester, which is defined for the purposes of the assessment of socio-economic and human health effects as the 'Local Impact Area'. Manchester is situated within the wider Greater Manchester area, which forms the 'Wider Impact Area' for the purposes of the assessment.

6.2 The Office for National Statistics' (ONS) 2023 Business Register & Employment Survey (BRES) estimated that as of 2023, Manchester accommodated a total of 457,000 workforce jobs, which is approximately 31% of the 1.48 million jobs recorded in the Greater Manchester (GM) area[59] as a whole[60]. Some 9,000 people were employed in the construction sector in Manchester; this equates to 2% of total employment, which is lower than the sector's proportionate contribution to the total workforce in GM (5%). Key employment sectors in Manchester include professional, scientific & technical services (accommodating 64,000 jobs, 14% of employment); health (53,000, 12%); business administration & support services (50,000, 11%); and education (42,000, 9%).

6.3 Over the year April 2024 – March 2025, the average economic activity rate amongst the working-age (aged 16-64) resident population of Manchester was the same as recorded in GM (both at 75%); the rates in both areas were, however, lower than England as a whole (79%)[61]. Working-age employment rates were lower locally (69%) than the GM (72%) and national (76%) rates. However, it is noted that Manchester also accommodates a larger proportionate population of full-time students aged 16 and older (c. 78,800, accounting for 18% of this age-group locally) than the wider GM area (9%) and England (8%)[62].

6.4 As of July 2025, there were circa 25,700 people claiming out-of-work benefits in Manchester principally for the reason of being unemployed[63], accounting for 6.3% of working-age residents, a higher proportion than in GM as a whole (5.0%) and nationally (4.1%). Analysis of ONS data regarding Jobseeker's Allowance (JSA) claimants[64] – a subset of the overall claimant count – indicates that 140 people were specifically seeking employment in construction-related trades in Manchester in July 2025, rising to c. 595 at the scale of GM.

6.5 The NHS 'Find a GP' online search tool[65] identifies numerous GP surgeries which are accessible from the Site, the closest being The Doc's Surgery (c. 0.3 miles travel distance). A further 7 GP surgeries are identified within a one-mile radius of the Site[66].

[59] 'Greater Manchester' is consistent with the ten local authority districts comprising the Greater Manchester Combined Authority (GMCA).
[60] ONS via Nomis (2025) Business Register and Employment Survey: 2023.
[61] ONS via Nomis (2025) Annual Population Survey: April 2024 – June 2025
[62] ONS via Nomis (2025) Census 2021: TS066 - Economic activity status
[63] ONS via Nomis (2025). Claimant Count: July 2025
[64] ONS via Nomis (2025). Jobseeker's allowance: July 2025
[65] NHS (2025). 'Find a GP' [Online]. Available at: https://www.nhs.uk/service-search/find-a-gp
[66] Other surgeries identified within one-mile travel distance are: Vallance Medical, Brunswick Medical Practice, Cornbrook Medical Practice – Boundary Surgery, Ancoats Urban Village Medical Practice, City Health Centre, The Arch Medical Practice and New Islington Medical Practice.

6.6 As outlined in NHS Healthy Urban Development Unit (HUDU) guidance[67], the Royal College of GPs recommends that a ratio of one GP (assumed FTE) per 1,800 registered patients is a suitable benchmark to consider the capacity of primary healthcare facilities[68]. Application of this ratio to the current staff and patient numbers at the surgeries identified above[69] suggests that, apart from Ancoats Urban Village Medical Practice, all are operating over their indicative capacity; the identified surgeries currently provide an aggregate of one GP per c. 2,975 patients. Ancoats Urban Village Medical Practice would appear to have indicative capacity to accommodate an additional 2,617 patients based on this measure.

6.7 The Office for Health Improvement & Disparities' (OHID) Public Health Outcomes Framework[70] (PHOF) provides an overview of health outcomes and determinants of physical and mental health in Manchester and GM in comparison to nationally. Key indicators are summarised as follows:

- Average male (75.2 years) and female (79.9 years) life expectancies in Manchester are lower than across GM as a whole (respectively 77.5 and 81.3 years). However, the GM figure for both men and women is lower than recorded nationally (respectively 79.3 and 83.2 years).
- The adult overweight rate (including obesity) in Manchester (61%) is lower than the rate both in GM (67%) and nationally (65%). Childhood obesity (Year 6) is, however, notably higher in Manchester (27%) than in GM (24%) and nationally (22%).
- Adult physical activity[71] rates in Manchester (65%) are slightly higher than in GM (64%), but slightly lower than recorded nationally (67%).
- Hospital admissions for alcohol-related conditions are higher in Manchester than in GM and nationally.
- The proportion of children (aged under 16) in relative low-income families is almost twice as high in Manchester (41%) than in England as a whole (22%).
- The suicide rate in Manchester (14.2 per 100,000 residents) is higher than in England as a whole (10.7 per 100,000).

Proposed Scope of Assessment

6.8 The below sets out the proposed scope of assessment based on an understanding of the characteristics of the Site, surrounding area and the Proposed Development (**Chapter 4**). Where environmental effects are considered unlikely to be 'significant', an appropriate evidence base has been provided to justify the 'scoping out' of these effects ensuring the EIA and ES only assess those effects considered 'likely' to be significant, at this stage.

[67] Healthy Urban Development Unit (2009) HUDU Planning Contribution Model: Guidance Notes
[68] Note that this is only an indicative measure of healthcare capacity, and cannot account for site-specific factors, such as the floorspace, age, quality and configuration of individual facilities.
[69] NHS Digital (2025) General Practice Workforce: July 2025
[70] Office for Health Improvement & Disparities (2025) Public Health Outcomes Framework: Manchester / GM
[71] A physically active person is defined as one who undertakes a minimum of 150 minutes of moderate physical activity per week (e.g. brisk walking; cycling for travel or leisure; playing individual or team sports; gym exercises; gardening).

Effects Unlikely/Not Significant

6.9 The following effects are considered unlikely to be significant and therefore will not be considered further within the EIA or reported in the ES. A factual evidence base has been provided below to support this. Where mitigation has been used to inform this judgement, the identified mitigation has been captured within the Preliminary Environmental Management Plan (PEMP) provided in **Appendix 2.1**.

Access to primary healthcare facilities

6.10 Strong, vibrant, sustainable and cohesive communities require good quality, accessible public services and infrastructure. Access to primary healthcare facilities (e.g. GP services) has a direct beneficial effect on human health and is vital towards ensuring that health outcomes and priorities are achieved.

6.11 It is anticipated that the uplift of circa 2,200 new PBSA apartments resulting from the Proposed Development (which will deliver a total of up to 2,700 bedspaces, replacing the existing c. 500 bedspaces in Weston Halls) will accommodate a net uplift of 2,200 residents (and up to 2,700 in total). As outlined within HUDU guidance[72], the Royal College of GPs recommend a ratio of 1,800 registered patients per (assumed full-time equivalent, FTE) GP is suitable for the planning and commissioning of primary healthcare services. This therefore suggests that the Proposed Development could generate an uplift in demand for just over one GP in the locality.

6.12 Whilst likely to generate an adverse effect, in the context of supply in Manchester the scale of effect is considered to be small in magnitude and therefore is not anticipated to be significant.

6.13 Therefore, access to primary healthcare facilities for Proposed Development residents and patients at existing local healthcare facilities will not be considered further in the EIA or reported in the ES.

Social cohesion and inclusive design

6.14 Developments should connect with existing communities (e.g. through layouts and access points which avoid physical barriers and severance) and land-uses and spaces should encourage social interaction, taking into account principles of inclusive and age-friendly design.

6.15 The Site is currently occupied by students within existing PBSA bedspaces in Weston Hall and guests at Pendulum Hotel. The nature of PBSA means that residents naturally live on short-term contracts, and therefore construction will commence at a point in the academic year to result in minimal impact on and displacement of existing residents. As such, construction works will be conducted once all existing residents have vacated the building. All construction activities will be in accordance with the Considerate Constructors Scheme, meaning that measures will be put in place so as to far as possible minimise health and environmental disturbances (e.g. noise and air quality impacts) and any other loss of amenity for local residents and businesses.

6.16 The Site's location to the south east of Manchester City Centre on Sackville Street and within a short travel distance to the Oxford Road corridor (which already accommodates a high density of higher/further education-related facilities and housing and other services for

[72] NHS Healthy Urban Development Unit (2009) HUDU Planning Contribution Model: Guidance Notes

students) will enable coherent integration with existing residential and commercial areas and transport links. The local provision of commercial, leisure and other amenity spaces will therefore be accessible for future Site users (i.e. residents, workers and visitors).

6.17 Landscaping / open space will be provided including garden and terrace. Student amenity space will also be provided. Overall, these features will contribute to the amenity of residents by delivering spaces to socialise.

6.18 Therefore, social cohesion and inclusive design for Proposed Development residents, visitors and workers and the existing local communities is not considered to be significant and will not be considered further in the EIA or reported in the ES.

Crime reduction and community safety

6.19 Sites should be kept secure during demolition and construction to ensure that potential for crime and anti-social behaviour is minimised. Once operational, developments should incorporate design elements and site management measures to help 'design out' crime, to help people feel secure, again minimising the potential for crime and anti-social behaviour.

6.20 Site security arrangements during the construction stage will be in line with the requirements set out in the Construction (Design and Management) Regulations 2015[73] and appropriate levels of security (personnel / CCTV) will be provided.

6.21 The design of the Proposed Development will be informed by 'Secure by Design' principles and appropriate design. Once operational, site management measures (including appropriate lighting and digital entry systems at each building) will be implemented to ensure that the potential for crime and anti-social behaviour is minimised, and the Proposed Development will have on-site security staff present 24 hours a day.

6.22 Therefore, crime reduction and community safety for Proposed Development residents, visitors and workers and the existing local communities is not considered to be significant and will not be considered further in the EIA or reported in the ES.

Access to healthy food

6.23 Access to healthy and nutritious food can improve diet and prevent chronic diseases related to obesity. Healthy food options should be available and easily accessible to those using and working at new developments to enable and promote healthy lifestyles.

6.24 Numerous existing healthy food options will also be accessible from the Site; a wide range of options in terms of supermarkets and food stores are located along the Oxford Road corridor and in Manchester City Centre and surrounds. Local provision includes SPAR Princess Street (accessible in under 5 minutes' walk from the Site), and a large ALDI supermarket is also located within a 20-minute walk (under one mile travel distance) to the north-east from the Site at Urban Exchange Retail Park.

6.25 Therefore, access to healthy food for the Proposed Development residents is not considered to be significant and will not be considered further in the EIA or reported in the ES.

[73] Secretary of State (2015). Construction (Design and Management) Regulations 2015.

Access to active and sustainable travel options

6.26 Active travel and sustainable travel options should be accessible to those living and working at and otherwise using new developments to enable and promote healthy and sustainable lifestyles, through facilitating physical activity and zero / low emissions transport, such as walking, cycling and public transport options.

6.27 The Proposed Development is located within a short walking distance to Oxford Road, a main corridor for Manchester's bus network; it is therefore possible to access direct and connecting services to the rest of the city, GM and beyond. Manchester Piccadilly Station is also located within a 5-10minute walk (c. 0.4 miles travel distance) to the north east of the Site, enabling travel to a wide range of local and national destinations. The train station also has a Metrolink tram stop, which provides links across GM and numerous local bus routes are also accessible from the station.

6.28 The Oxford Road corridor is also well-served by active travel infrastructure and accommodates one of city's primary north-south cycle routes. The Proposed Development will encourage travel by foot and bike by enhancing public realm within the Site and coherent connections to adjacent blocks. There will be no vehicle parking delivered on Site, further encouraging uptake of active travel. In terms of provision for disabled parking, the current intention is for the on-street parking surrounding the Site – which includes a disabled bay – to be used. Cycle parking will be provided on site.

6.29 The Proposed Development's location will therefore result in good access to active travel and sustainable travel options for the residential population and will also be accessible to all others working and visiting the Site.

6.30 Whilst likely to generate a beneficial effect through enhancing the number of residents, workers and visitors for whom active and sustainable travel options are available and through contributing towards an improved environment for existing local communities, the scale of effect is not anticipated to be significant.

6.31 Therefore, access to active and sustainable travel options for Proposed Development residents, visitors and workers and existing local communities will not be considered further in the EIA or reported in the ES in the context of the topic of socio-economics and human health.

6.32 It should be noted that a technical assessment of effects relating to active and sustainable travel options has also been conducted through the consideration of the topic of Transport (see **Chapter 5**).

Access to open space and sports and recreation facilities

6.33 Providing secure, convenient and attractive open / green space, public amenity space and facilities for sports and leisure activities can lead to increased levels of physical activity and reduce levels of heart disease, strokes and other ill-health problems that are associated with both sedentary occupations and stressful lifestyles. There is also a growing body of evidence that access to open spaces and facilities for exercise is important in helping to maintain and/or improve mental health[74].

[74] NHS Healthy Urban Development Unit (2019) Rapid Health Impact Assessment Tool (4th Edition)

6.34 There are no existing open spaces which will be lost due to the Proposed Development. As set out above, the Proposed Development will deliver new high quality public realm and open space and recreation facilities.

6.35 A range of existing sports and recreation facilities and open spaces are located within a 10 – 15 minute walking distance from the Site – including gyms, indoor and outdoor sports courts and pitches (e.g. Sugden Sports Centre) and public green and open space (e.g. Mayfield Park) – which will be available to future Site residents for fitness, leisure and relaxation purposes.

6.36 Therefore, access to open space and sports and recreation facilities for the Proposed Development residents is not considered to be significant and will not be considered further in the EIA or reported in the ES.

Access to training opportunities

6.37 Employment and income are key determinants of personal and societal socio-economic and physical and mental health and wellbeing, whilst unemployment is known to be a significant contributor to poverty, illness and a reduction in personal and social esteem. New development can improve people's access to training opportunities; for example, through delivering apprenticeships and other employment and training programmes during the construction stage and on-Site once operational.

6.38 The Proposed Development could deliver opportunities for people to access training (such as apprenticeships and/or placements during construction and at on-Site employment uses, which will be dependent on construction contractors and the Proposed Development's future occupiers).

6.39 It is, however, considered that these are likely to comprise only a limited proportion of the total jobs supported during the construction and operational stages. As such, whilst a beneficial effect which could help meet local needs for apprenticeship opportunities, their delivery is anticipated to be of a scale which would be unlikely to be significant.

6.40 Therefore, access to training opportunities for the labour force will not be considered further in the EIA or reported in the ES.

Employment generated during the operational stage

6.41 Sustained employment, such as that provided by the operation of businesses and other services, is a key determinant of societal socio-economic health, and provides wider physical and mental health benefits for the worker. Unemployment is known to be a significant contributor to poverty, illness and a reduction in personal and social esteem, and therefore the reduction in unemployment is often held as a key economic objective. New development can improve people's access to employment opportunities, for example, through the opening of new work opportunities at on-site occupiers once operational.

6.42 The operations of the Proposed Development will deliver new employment opportunities, for example, associated with building management (e.g. concierge, maintenance, cleaning and security).

6.43 It is, however, understood that the number of jobs created will be small in scale relative to recent employment trends locally. As such, whilst a beneficial effect which could contribute towards creating employment opportunities, their delivery is anticipated to be of a scale which is be unlikely to be significant.

6.44 Therefore, employment generated during the operational stage for the labour force is not considered to be significant and will not be considered further in the EIA or reported in the ES.

Effects Likely/Significant

6.45 **Table 6.1** outlines the effects (and associated receptor[s]) that are considered to be likely and significant and therefore will be assessed within the EIA and reported in the ES.

Table 6.1: Potential Likely Significant Effects and Sensitive Receptors

Effect	Receptor(s)	Applicable Stage(s)
Employment generated	Labour force	Construction
Provision of PBSA	Students requiring accommodation	Operation

Assessment Methodology of Effects Likely/Significant

6.46 The following background surveys/studies have been/will be completed.

Table 6.2: Background Surveys/Studies

Survey/Study/Analysis/ Evaluation	Overview	Date of Completion
Completed		
Desk-based study of publicly accessible socio-economic and human health data	Data obtained to understand prevailing socio-economic and human health conditions	September 2025
Pending		
Further desk-based study of publicly accessible socio-economic and human health data related to effects scoped into the assessment	Data obtained to understand prevailing socio-economic and human health conditions	October/November 2025
Economic impact modelling	Exercise to determine net additional economic impact, thereby informing the magnitude of relevant effects	October/November 2025

6.47 Appropriate study areas will be defined, which – in the absence of formal guidance – will be based on an understanding of relevant local and wider economic geographies and a consideration of the extent to which socio-economic and human health effects are likely to be contained therein. A local impact area will be defined to cover the administrative area of Manchester, with a wider impact area defined to cover the Greater Manchester area. These

are established geographical areas that also reflect existing patterns of labour force containment, recorded by the 2021 Census[75].

6.48 Best practice and methodological guidance will be drawn upon as appropriate to inform key elements of the assessment, including the Additionality Guide[76] and Institute of Sustainability and Environmental Professionals (ISEP) guidance for the effective scoping of human health[77] and determining significance in EIA[78]. Net additional economic impacts of employment will be presented, accounting for a range of economic additionality factors such as leakage[79], displacement[80] and multiplier effects[81]. Provision of PBSA will be considered in the context of current supply and demand for bedspaces in Manchester.

6.49 The sensitivity of receptors will be determined by way of observed change in receptors locally compared to local, regional and national trends. Through observation of a receptor's capacity for change relative to wider comparator areas and/or national standards, the sensitivity of receptors locally will be observed. Consideration will also be given to the priority attributed to specific receptors in strategy and policy terms, particularly in the case of qualitative receptors and those where quantitative evidence is not available. The assignment of sensitivity will be based on professional judgement.

6.50 Once the sensitivity of the receptor has been identified, the change attributable to the Proposed Development will be benchmarked against the observed rate of change in the corresponding social, economic or health-related baseline. This will allow a relative assessment of the magnitude of change that is attributable to the Proposed Development to be conducted.

6.51 The assessment of likely significant effects to sensitive receptors will consider the sensitivity of the receptor (on a scale of high, medium, low and negligible) and the magnitude of change (on a scale of large, medium, small and negligible) to determine the level of effect on a scale of major, moderate, minor and negligible. Significant effects will be determined following this through professional judgment.

Limitations and Assumptions

6.52 To ensure transparency within the EIA process, the following limitations and assumptions have been identified:

- The assessment is desk-based and therefore reliant on data and information obtained from a variety of official published sources (such as the ONS's 2021 Census[82] and BRES[83]). No further verification of these sources will be undertaken (unless otherwise

[75] ONS via Nomis (2025) Census 2021
[76] Homes & Communities Agency (2014) Additionality Guide (4th Edition)
[77] ISEP (2022) Effective Scoping of Human Health in Environmental Impact Assessment
[78] ISEP (2022) Determining Significance for Human Health in Environmental Impact Assessment
[79] The measure of the extent to which impacts (such as employment) will occur outside of the defined local and wider impact areas.
[80] The measure of the extent to which the Proposed Development will lead to existing businesses or employees within the defined local and wider impact areas relocating activities to the Proposed Development, as opposed to the attraction of new investment and employment arising from the Proposed Development.
[81] The measure of further economic activity (such as employment, expenditure or income) associated with supply chain expenditure, additional local income (from employment) and longer-term expenditure effects.
[82] ONS via Nomis (2025) Census 2021
[83] ONS via Nomis (2025) Business Register and Employment Survey: 2023

stated in the ES). Each data source has methodological limitations related to data collection and surveys only represent the socio-economic context at a specific point in time;

- The future baseline will draw upon employment forecasts produced by Experian[84]. There are known uncertainties to using such trend-based forecasts (especially in the current context of economic uncertainty caused by factors such as inflationary pressures, the cost-of-living crisis and global conflict. However, the use of such forecasts is considered appropriate for drawing conclusions about how the economy and labour market might change in the future; and

- Where necessary, professional and realistic assumptions will be made and applied, such as those relating to the economic additionality factors of leakage, displacement and multiplier effects.

[84] Experian (2025). Local Market Forecasts Quarterly: June 2025

7. Built Heritage

Technical Baseline

7.1 During the mid to late 19th and early 20th century, the Site contained a dense arrangement of industrial uses, including small scale informal works, mills and engineering works. Historic mapping from the mid 19th century shows a combination of a timber/saw mill and ropewalk in the northern part of the Site, close to Charles Street, with the large scale New Garratt Print Works to the south. This comprised a range of bleaching and dye rooms and associated facilities, arranged around and a bend in the River Medlock and accessed from the former Green Lane.

7.2 Over time the composition and arrangement of uses changed as these industries evolved and the character of this part of the city gradually changed. By the mid 20th century, the majority of the mills and works remained, though there had been amalgamation of units and larger buildings had emerged.

7.3 Between 1950 and 1969, the Mancunian Way was built to the south of the Site, and much of the dense townscape in the area surrounding it had been cleared. During this period the Medlock was culverted and the Manchester University former UMIST campus was built. The Site was cleared by 1970 and the existing Weston Hall and Pendulum Hotel were built in the late 20th century.

7.4 There are no designated or non-designated heritage assets within the Site, there are however large numbers within the surrounding area, particularly to the north, where there is a concentration of listed buildings within the Whitworth Street Conservation Area.

7.5 The Site is approximately 50m from the southern boundary of the Whitworth Street Conservation Area. The conservation area was first designated in September 1974 and was extended to include an area bounded by Whitworth Street, London Road and the Oxford Road Railway Viaduct in June 1985. The southern boundary of the conservation area is formed by the railway viaduct that connects Piccadilly and Oxford Road Stations.

7.6 MCC describes the conservation area as “uniquely Mancunian in character”. Its character results from the concentration of textile warehouses erected between 1850 and 1920; the distinctive architecture of which arose from their function and the expression of the owners’ wealth. The development of the conservation area is closely linked to the Ancoats area of Manchester. The cotton mills provided a need for warehouses to store their products which led to specially designed buildings being built nearer the centre of the city. By the mid-19th century, ‘Manchester had become the largest textile centre in the world’ which increased the demand for warehousing larger than ever before. This led to the development of warehouses along Princess Street, Whitworth Street and Oxford Road.

7.7 Key characteristics of the conservation area include the following:

- Generally consistent street pattern and sense of enclosure formed by the dense pattern of former warehouses. The grain of the street pattern is largely defined by Whitworth Street and Princess Street that form the principal east-west and north-south routes respectively.

- The warehouses that are so characteristic of the area were typically of a grand scale with their distinctive architecture expressing the wealth of the owners.

- The majority of the blocks formed by the street pattern are occupied by a single orthogonal building. Front elevations tend to maintain a very clear formal relationship with the street frontage with secondary elevations to the side and rear. This pattern is particularly pronounced with the later, Edwardian warehouses. The sense of enclosure throughout most of the conservation area is particularly high due to the height of the warehouses and narrow width of the grid like street pattern.

- The quality of architecture is also high. The architectural language is generally classical, rather than Venetian Gothic, as in other parts of the city centre. However, the style and degree of decoration varies considerably from the mid to late Victorian buildings to the later more flamboyant Edwardian additions. Changes in the use of elevational materials contribute to the distinctiveness of the different phases of warehouse construction.

- The longer east-west routes, including Whitworth Street, Granby Row and Fairfield Street provide long vistas. The height and mass of key buildings, such as the Palace Hotel and Institute of Science and Technology, create important landmarks.

- Topography is relatively consistent, with subtle changes, such as that associated with the River Medlock on Oxford Road, providing expansive views to the prominent rear elevations of the sequence of warehouses that enclose the southern side of Whitworth Street.

- The overwhelming density of the conservation area is a function of the narrow streets, complex street pattern, massing of the buildings and limited open space. Sackville Gardens and Vimto Park are the only two landscaped spaces within the conservation area.

7.8 The grade II listed Manchester South Junction and Altrincham Railway Viaduct (HAP 94), located approximately 55m to the north of the Site at its closest point[85], dates from the mid-19th century (c.1846-9) and traverses the city centre from Manchester Piccadilly into Castlefield. It is principally constructed of red brick and blue brick with sandstone dressings and cast iron bridges in decorative Gothic-style ironwork. The linear extent of the structure means that it has an expansive setting characterised by the mixed cityscape of Manchester and comprising both traditional and modern buildings and infrastructure.

7.9 Beyond the viaduct, further north, are Granby House (grade II listed) (HAP 28) and Orient House (grade II listed) (HAP 18). Both are substantial orthogonal packing or shipping warehouses, dating to the early 20th century. Orient House is a steel frame building with a classical façade of white terracotta and side elevations in glass curtain walling. Granby House is of red brick construction with bands of white stone dressings. Both buildings front and are principally experienced from Granby Row, as an integral part of the Whitworth Street Conservation Area.

[85] Due to the linear nature of the asset and point data for listed buildings, the location for the viaduct as show on the Heritage Asset Plan (HAP 94) is over 500m to the west of the Site.

7.10 Further west there are a number of other listed buildings, including the grade II* listed Former Refuge Assurance Company Offices (HAP 8) and the grade II listed Lass O' Gowrie Public House (HAP 86). To the north east is the grade II listed Institute of Science and Technology (HAP 60). The Renold Building of the former UMIST campus, to the east of the Site was recently grade II listed (HAP 93).

Proposed Scope of Assessment

7.11 The below sets out the proposed scope of assessment based on the heritage significance and setting of heritage asset receptors with potential to be affected, an understanding of the characteristics of the Site, surrounding area and the Proposed Development (**Chapter 4**). Where environmental effects are considered unlikely to be 'significant', an appropriate evidence base has been provided to justify the 'scoping out' of these effects ensuring the EIA and ES only assess those effects considered 'likely' to be significant, at this stage.

7.12 A 500m Study Area has been defined following site visits and inspections of relevant heritage assets, their setting, and relationship with the Site, undertaken by suitably qualified heritage professionals, and supported by a review of a Zone of Theoretical Visibility (ZTV) prepared by Simpson Haugh Architects[86] taking into account:

- The nature and scope of the Proposed Development;
- The proximity of heritage assets to the Proposed Development;
- The degree of inter-visibility between the heritage assets and the Site taking into consideration, for instance, changes in topography as well as interposing townscape and landscape features and seasonal changes; and
- The significance of the relevant heritage assets and the contribution made by their setting, including any known historic or functional relationships.

7.13 A Heritage Assessment will accompany the Built Heritage ES Chapter and will include an assessment of the significance and setting of all built heritage assets within the Study Area with potential to be affected by the Proposed Development (effects that are significant and not significant). These and all other heritage assets within the Study Area are identified on the HAP provided at **Figure 7.1**. Only those assets with potential to experience a significant environmental effect will be considered within the ES Chapter.

Effects Unlikely/Not Significant

7.14 The following effects are considered unlikely to be significant and therefore will not be considered further within the EIA or reported in the ES. A factual evidence base has been provided below to support this. Where mitigation has been used to inform this judgement, the identified mitigation has been captured within the PEMP provided in **Appendix 2.1**.

[86] An initial Zone of Theoretical Visibility (ZTV) was prepared using VU.CITY and by SimpsonHaugh Architects. The building heights used for the ZTV testing were based on preliminary massing provided by SimpsonHaugh in August 2025, which included two distinct plots with proposed building heights ranging from 30 +G to 48 +G storeys. While the heights and massing are at an early stage of design, these principles are expected to be carried forward as the scheme develops. A more detailed ZTV will be undertaken using GIS and LiDAR data once the detailed design is fixed.

Impact on the significance of designated heritage assets as a result of change within their setting

7.15 The Proposed Development would be experienced to varying degrees within the setting of a large number of designated heritage assets throughout the Study Area and with a varied impact on their heritage significance. The level of impact is influenced by factors such as those identified at paragraph 7.12.

7.16 In many instances, it is concluded that designated heritage assets do not have the potential to experience significant environmental effects due to expected limited intervisibility between them and the Proposed Development (as informed by site visits and a ZTV). In other cases, the heritage significance of the asset is such that setting makes only a limited contribution to significance, or the contribution made by its setting would either not be affected by the Proposed Development, or affected to a limited degree, due to its proposed siting, scale, massing or other design considerations. These judgements are underpinned by an understanding of the heritage significance of the identified assets and the contribution of setting, and the Site, to that significance. The designated heritage assets in **Table 7.1** are unlikely to experience significant environmental effects.

Table 7.1: Designated heritage assets within the Study Area unlikely to experience Significant Environmental Effects

HAP Ref	Designation	Name
1	Grade II* listed building	Police and Fire Station
2	Grade II* listed building	City Police Courts
3	Grade II* listed building	103 Princess Street
7	Grade II* listed building	Tootal, Broadhurst and Lee Building
9	Grade II listed building	The Churchill Public House
10	Grade II listed building	Mintierna House
11	Grade II listed building	Chorlton New Mill and attached chimney
12	Grade II listed building	Chorlton Old Mill
13	Grade II listed building	Mill on north east corner of junction with Chester Street
14	Grade II listed building	Dalton Statue in forecourt of Dalton College
15	Grade II listed building	Former Goods Offices to Piccadilly Station
16	Grade II listed building	Former Manchester Ear Hospital
17	Grade II listed building	Minshull House
19	Grade II listed building	Adult Deaf and Dumb Institute
20	Grade II listed building	Oddfellows Hall
21	Grade II listed building	2 Harter Street
22	Grade II listed building	Drill Hall
23	Grade II listed building	11 Bloom Street

HAP Ref	Designation	Name
24	Grade II listed building	Canada House
25	Grade II listed building	Lee House
26	Grade II listed building	55 Faulkner Street
27	Grade II listed building	57 Faulkner Street
29	Grade II listed building	94-98 Grosvenor Street
30	Grade II listed building	Former Grosvenor Picture Palace
31	Grade II listed building	104 Bloom Street
32	Grade II listed building	Ormond Building, Manchester Metropolitan University
33	Grade II listed building	8 Minshull Street
34	Grade II listed building	61 Oxford Street
35	Grade II listed building	St James Buildings
36	Grade II listed building	52 and 54 Portland Street
37	Grade II listed building	Nos 74-78 and no. 80 (The Grey Horse Public House) and attached railings, Portland Street
38	Grade II listed building	Former Pickles Building
39	Grade II listed building	Basil House
40	Grade II listed building	113-119 Portland Street
41	Grade II listed building	127-133 Portland Street
42	Grade II listed building	44-50 Portland Street
43	Grade II listed building	Circus Tavern and Attached Railings
44	Grade II listed building	Eastern House Portland House
45	Grade II listed building	32 Dickinson Street
46	Grade II listed building	110-114 Portland Street
47	Grade II listed building	116 And 118 Portland Street
48	Grade II listed building	No. 36 Princess Street, no. 94 Portland Street, and no. 75 Faulkner STREET
49	Grade II listed building	Langley Buildings
50	Grade II listed building	Transact House
51	Grade II listed building	Central House
52	Grade II listed building	New Union Public House
53	Grade II listed building	9 Richmond Street
54	Grade II listed building	Rochdale Canal Boundary Wall to canal between Chorlton Street and Minshull Street

HAP Ref	Designation	Name
55	Grade II listed building	Rochdale Canal Lock no. 86, to east of Chorlton Street
56	Grade II listed building	Boundary Wall to Rochdale Canal between Princess Street and Sackville Street
57	Grade II listed building	Rochdale Canal Lock no. 87, to east of Princess Street, with cast iron footbridge beside street
58	Grade II listed building	27 Sackville Street
59	Grade II listed building	46 Sackville Street
61	Grade II listed building	Regency House with Barclays Bank
62	Grade II listed building	The Ritz Dance Hall
63	Grade II listed building	Former Electricity Power Station
64	Grade II listed building	Manchester Oxford Road Station
65	Grade II listed building	Bridgewater House
66	Grade II listed building	The Shena Simon Sixth-Form College
67	Grade II listed building	42 and 44 Sackville Street
68	Grade II listed building	51 and 53 Richmond Street
69	Grade II listed building	Rochdale Canal Boundary Wall to canal between Sackville Street And Chorlton Street
70	Grade II listed building	Rochdale Canal Lock no. 88, to east of Oxford Street
71	Grade II listed building	Brazil House
73	Grade II listed building	101 Princess Street
74	Grade II listed building	Rhodesia House
75	Grade II listed building	109 Princess Street
76	Grade II listed building	70 and 72 Portland Street
77	Grade II listed building	109 and 111 Portland Street
78	Grade II listed building	The Palace Theatre
79	Grade II listed building	59 and 61 Faulkner Street
80	Grade II listed building	Train Shed and Undercroft at Manchester Piccadilly Station
81	Grade II listed building	Former Town Hall Facade to Mabel Tylecote Building
82	Grade II listed building	3 Brazil Street
83	Grade II listed building	39 Chorlton Street
84	Grade II listed building	Minshull House
85	Grade II listed building	Chatham Mill
87	Grade II listed building	Grosvenor Building

HAP Ref	Designation	Name
88	Grade II listed building	Dancehouse Theatre including nos. 6-14
89	Grade II listed building	Roman Catholic Church of St Augustine
90	Grade II listed building	Sculptural Wall
91	Grade II listed building	Former Warehouse
92	Grade II listed building	Lionesse House

7.17 The impact of the Proposed Development on the heritage significance of these heritage assets, during the construction or operation stages, is unlikely to be significant, and will not be considered further within the EIA or reported in the ES.

Impact on the significance of non-designated heritage assets as a result of change within their setting

7.18 The Greater Manchester Historic Environment Record (HER) was consulted on 16th September 2025 to identify any additional assets which may have sufficient local interest to be considered non-designated heritage assets. **Table 7.2** below identifies those HER entries within the Study Area which are unlikely to experience significant environmental effects due to:

- The nature and scope of the Proposed Development;
- The proximity of non-designated heritage assets to the Proposed Development;
- The degree of inter-visibility between the non-designated heritage assets and the Site taking into consideration, for instance, changes in topography and interposing townscape and landscape features (informed by site visits and a ZTV); and
- The significance of the relevant non-designated heritage assets and the contribution made by setting, including historic or functional relations.

Table 7.2: Assets on the HER within the Study Area unlikely to experience Significant Environmental Effects

HAP Ref	Name
95	Picture House Cinema (former)
96	Textile finishing works (former)
97	The Goose public house (formerly 'Paddys Goose'; formerly Kingston public house)
98	39-41 Richmond Street
102	The Cornerhouse
103	John Dalton College of Technology (John Dalton Building)
104	Gateway House

HAP Ref	Name
105	Monroes public house (36 London Road)
107	Guardian Underground Telephone Exchange: air intake/ emergency exit building
108	Rochdale Canal

7.19 The impact of the Proposed Development on the heritage significance of these non-designated heritage assets, during the construction or operation stages, is unlikely to be significant, and will not be considered further within the EIA or reported in the ES

Effects Likely/Significant

7.20 **Table 7.3** outlines the effects (and associated receptor[s]) that are considered to be likely and significant and therefore will be assessed within the EIA and reported in the ES.

Table 7.3: Potential Likely Significant Effects and Sensitive Receptors

Effect	Receptor(s)	Applicable Stage(s)
Impact on the heritage significance (character and appearance) of conservation areas	Whitworth Street Conservation Area	Construction/Operation
Impact on the heritage significance of listed buildings, as a result of change within their setting	Former Refuge Assurance Company Offices (grade II* listed building) Manchester South Junction and Altrincham Railway Viaduct (grade II listed building) Orient House (grade II listed building) Granby House (grade II listed building) Lass O' Gowrie Public House (grade II listed building) Renold Building, UMIST Campus (grade II listed building) India House (grade II* listed building) Lancaster House (grade II* listed building) Asia House (grade II* listed building) Manchester House (grade II listed building) Institute of Science and Technology (grade II listed building)	Construction/Operation
Impact on the heritage significance of non-designated heritage assets, as	Jackson Street Mills (UMIST Campus) Wright Robinson Hall and Barnes Wallis Building Chemical Engineering Pilot Plan (Morton Laboratory)	Construction/Operation

Effect	Receptor(s)	Applicable Stage(s)
a result of change within their setting	Mathematics and Social Sciences Building	

Assessment Methodology of Effects Likely/Significant

7.21 The following background surveys/studies have been/will be completed.

Table 7.4: Background Surveys/Studies

Survey/Study/Analysis/ Evaluation	Overview	Date of Completion
Completed		
ZTV	Modelling of ZTV based on preliminary massing provided by SimpsonHaugh in August 2025, which included two distinct plots with proposed building heights ranging from 30 +G to 48 +G storeys. A more detailed ZTV will be undertaken using GIS and LiDAR data once the detailed design is fixed.	August 2025
Pending		
Heritage Assessment (full)	Detailed assessment of the heritage significance of designated and non-designated heritage assets within a 500m study area with the potential to be affected by the Proposed Development and assessment of the potential impacts of the Proposed Development on their significance.	October/November 2025

7.22 In the absence of specific prescribed criteria for the assessment of impacts on built heritage[87] the methodology for establishing the relative value or importance of heritage assets, the magnitude of impact and the significance of effect is drawn from the Design Manual for Roads and Bridges (DMRB).[88] The following documents also provide relevant guidance:

[87] There is no agreed methodology for assessing the impact on heritage assets for an ES. Historic England, for example, has not provided any guidance. This approach is an accepted methodology and, although the guidance relates to roads and bridges, the principles in relation to assessing impacts of development on heritage assets applies for other types of development.
[88] Highways England (2020) The 'Design Manual for Roads and Bridges' ((LA 104 Environmental Assessment and Monitoring) and (LA 106 Cultural Heritage Assessment) ('DMRB')

- Historic England (2015) Good Practice Advice Note 2, Managing Significance in Decision Taking in the Historic Environment[89];
- Historic England (2017) Good Practice Advice Note 3, The Setting of Heritage Assets[90];
- Historic England (2019) Advice Note 12, Statements of Heritage Significance[91];
- Historic England (2008) Conservation Principles, Policies and Guidance; and
- IHBC, CIfA & IEMA (2021) Principles of Cultural Heritage Impact Assessment.

7.23 The assessment will consider both the construction and operational stages and will be based upon plans and a series of agreed key design assumptions as set out in **Chapter 4**. The Built Heritage ES Chapter will take into account the findings of the Townscape and Visual Impact Assessment (TVIA) and ES Chapter to ensure integration of approach and assessment.

7.24 The assessment of likely significant effects to sensitive receptors will consider the sensitivity of the receptor (on a scale of high, medium, low and negligible) and the magnitude of change (on a scale of large, medium, small and negligible) to determine the level of effect on a scale of major, moderate, minor and negligible. Significant effects will be determined following this through professional judgment, informed by an understanding of the heritage significance of these assets and having regard to the DMRB which advises that the effect on the cultural heritage resource is not significant when the impact does not substantially diminish the heritage interest of the cultural heritage resource.

7.25 The above categories for magnitude of change and level of effect vary from the terminology used in the DMRB. To achieve consistency in reporting across the ES, the ES terminology has been adopted (emboldened) with the equivalent DMRB terminology provided in **Tables 7.5 – 7.7** below.

Determining the Sensitivity of the Receptor

7.26 The heritage significance (sensitivity) of the heritage assets (receptors) will be defined on the basis of **Table 7.5**, which has been informed by the DMRB, and a clear understanding and appreciation of heritage significance to be set out in the Heritage Assessment. This will be undertaken in accordance with Historic England guidance and informed by site visits, research and professional judgement.

7.27 The ES terminology used in **Table 7.5** is consistent with the terminology used within the DMRB but the latter has a five-point scale with the additional category of 'very high'. As there are no assets within the 'very high' category (e.g. World Heritage Sites), this category has been omitted from the methodology.

[89] Historic England (2015) Historic Environment Good Practice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment

[90] Historic England (2017) Historic Environment Good Practice in Planning Note 3: The Setting of Heritage Assets

[91] Historic England (2019) Advice Note 12, Statements of Heritage Significance: Analysing Significance in Heritage Assets

Table 7.5: Determining the Sensitivity of the Receptor

Sensitivity	DMRB Definition	Asset Type
High	High importance and rarity, national scale and limited potential for substitution	Scheduled monuments with standing remains Registered battlefields Grade I and II* listed buildings Other listed buildings that can be shown to have exceptional qualities in their fabric or historical association not adequately reflected in the listing grade Grade I and II* registered parks and gardens Conservation areas containing very important buildings
Medium	Medium or high importance and rarity, regional scale, limited potential for substitution	Grade II listed buildings Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical association Grade II registered parks and gardens Conservation areas containing important buildings Historic townscape or built-up areas with historic integrity in their buildings, or built settings (e.g. including street furniture and other structures)
Low	Low or medium importance and rarity, local scale	'Locally listed' buildings and landscapes Historic (unlisted) buildings of modest quality in their fabric or historical association Historic townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures)
Negligible	Very low importance and rarity, local scale	Assets of no architectural or historic note; buildings of an intrusive character

Determining the Magnitude of Change

7.28 The magnitude of change is the change experienced from the current baseline conditions by the sensitive receptor. The magnitude of change to heritage assets is assessed as outlined in the criteria in **Table 7.6** which draws upon Table 3.4N of the DMRB.

Table 7.6: The Magnitude of Change to Heritage Assets

Magnitude of Change (Impact)		DMRB Definition	Application to the Built Environment
Large/Major	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements.	Change to key elements of the heritage asset, such that the asset is totally altered and much of its heritage significance is lost or enhanced. Substantial change within the setting of a heritage asset leading to considerable loss or enhancement of heritage significance of the asset.
	Beneficial	Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.	
Medium/Moderate	Adverse	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements.	Change to many key elements of the heritage asset, such that the asset is clearly modified and there is some loss or enhancement of heritage significance. Change within the setting of a heritage asset leading to some loss or enhancement of heritage significance of the asset.
	Beneficial	Benefit to, or addition of, key characteristics, features or elements, improvement of attribute quality.	
Small/Minor	Adverse	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements.	Changes to key elements of the heritage asset, such that the asset is slightly altered and there is some loss or enhancement of heritage significance. Change within the setting of a heritage asset leading to a slight loss or enhancement of heritage significance of the heritage asset.
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring.	
Negligible	Adverse	Very minor loss or detrimental alteration to one	Slight changes to elements of a heritage asset or within its

Magnitude of Change (Impact)		DMRB Definition	Application to the Built Environment
		or more characteristics, features or elements.	setting that hardly affect the heritage significance of the asset.
	Beneficial	Very minor benefit or positive addition to one or more characteristics, features or elements.	

Determining the Level of Effect

7.29 The level of effect to heritage assets is quantified based upon the particular heritage significance of the asset, the contribution made by its setting, and the nature and level of the effect of the Proposed Development on that significance. A detailed discussion will be set out within the accompanying Heritage Assessment to determine the level of effect, using **Table 7.7** as a tool to assist with this process.

7.30 **Table 7.7** is informed by the Significance Matrix at Table 3.8.1 in the DMRB. The DMRB terminology is provided in brackets after the ES terminology. Whilst the matrix provides ranges, the level of effect is confirmed as a single level and not a range, informed by professional judgement.

Table 7.7: Criteria for Determining the Significance of Effect on Heritage Asset Receptors

Magnitude of change (or impact)	Sensitivity (or value, importance, etc.)			
	High	**Medium**	**Low**	**Negligible**
Large (Major)	**Major** (Large or very large)	**Moderate to major** (Moderate or large)	**Minor to moderate** (Slight to moderate)	**Negligible** (Slight)
Medium (Moderate)	**Moderate to major** (Moderate or large)	**Moderate** (Moderate)	**Minor** (Slight)	**Negligible** (Neutral or slight)
Small (Minor)	**Minor to moderate** (Slight or moderate)	**Minor** (Slight)	**Negligible to minor** (Neutral or slight)	**Negligible** (Neutral or slight)
Negligible	**Negligible** (Slight)	**Negligible** (Neutral or slight)	**Negligible** (Neutral or slight)	**Negligible** (Neutral)

7.31 A full Heritage Assessment will be appended to the ES and will provide additional detail in relation to baseline and the heritage significance of heritage assets which are unlikely to experience a significant effect. This will be prepared in accordance with NPPF Paragraph 207

and relevant Historic England guidance on '*Managing Significance in Decision Taking in the Historic Environment,*[92]' '*The Setting of Heritage Assets*[93]' and '*Statements of Heritage Significance.*'[94]

Limitations and Assumptions

7.32 To ensure transparency within the EIA process, the following limitations and assumptions have been identified:

- The assessment of effects will be undertaken on the basis of information supplied on the construction period, design of the Proposed Development and estimated completion date;
- The assessment relies upon information obtained from the National Heritage List for England (NHLE), from MCC's website, and from the HER database (consulted 16th September 2025). It is assumed that these resources provide an up-to-date record of known heritage assets within the area; and
- The visibility of the Site and the potential extent of visibility of the Proposed Development have been informed by an initial Zone of Theoretical Visibility (ZTV) analysis, prepared using VU.CITY and by SimpsonHaugh Architects. The building heights used for the ZTV testing were based on preliminary massing provided by SimpsonHaugh in August 2025, which included two distinct plots with proposed building heights ranging from 30 +G to 48 +G storeys. While the heights and massing are at an early stage of design, these principles are expected to be carried forward as the scheme develops. A more detailed ZTV will be undertaken using GIS and LiDAR data once the detailed design is fixed.

[92] Historic England (2015) Historic Environment Good Practice Advice in Planning Note 2, Managing Significance in Decision Taking in the Historic Environment. Swindon, Historic England.
[93] Historic England (2017) Historic Environment Good Practice Advice in Planning Note 3, The Setting of Heritage Assets (2nd edition). Swindon, Historic England.
[94] Historic England (2019) Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12. Swindon, Historic England.

8. Townscape and Visual

Technical Baseline

8.1 The Site is located to the south east of Manchester City Centre, within the City Centre Campus of the University of Manchester, directly adjacent to a strategic area of regeneration known as Sister (formerly ID Manchester). A Site location plan and study areas is shown in **Figure 8.1**

8.2 The Site currently comprises of a mixed-use building constructed in the 1990s in an architectural style that is typical of that time built using brick and concrete facades which are consistent with institutional buildings within the area. The 4-5 storey building has a fragmented form, consisting of multiple rectangular and trapezoidal wings arranged in a radial pattern around a central corridor. Three wings extend northward toward Charles Street, while two wings extend southward toward Drover Lane and the Pendulum Hotel. An additional two wings project eastward toward Sackville Street. Landscaped courtyards and open spaces are located between the wings some with grassed or paved surfaces.

8.3 The building uses include student accommodation and a nursery (within the northern portion of the building in Weston Hall), and conference halls and a hotel accommodation (within the southern half of the building Pendulum Hotel).

8.4 The Site is not located within an area covered by a townscape designation; however, it lies in close proximity to the Whitworth Conservation Area, approximately 60m to the north. Several listed buildings are also located nearby, including Granby House (Grade II) and Orient House (Grade II), both situated to the north of the Site within the Whitworth Conservation Area, beyond the Altrincham Railway Viaduct (Grade II). The Lass O' Gowrie Public House (Grade II) is located approximately 90m to the west of the Site, beyond the River Medlock. Renold House (Grade II) is located approximately 60m to the east of the Site within the university campus. The full extent of designations relevant to townscape value in the local area is illustrated on the Designations Plan provided at **Figure 8.2**.

8.5 The Site and its study area are identified by Natural England as lying within National Character Area (NCA) 55 – The Manchester Conurbation.

8.6 The NCA covers a vast expanse of urban areas and includes a number of settlements which have grown and come together to form the Manchester conurbation including Manchester City Centre, Salford, Stockport, Sale, Ashton-under Lyne, Swinton, Altrincham, Stretford, Prestwich, Cheadle Hulme, Denton and Droylsden.

8.7 The Site lies within an urban townscape setting and reflects the identity of the urban characteristics described above.

8.8 As part of the evidence base to the Local Development Framework, MCC prepared an urban characterisation study[95] to identify the varied character across the city. The study sets out

[95] John Whyard (November 2010) Local Development Framework: Strategic Level City - Wide Urban Characterisation for Core Strategy

the historical evolution of the city, identifies broad character areas before describing the underlying natural form, urban form as well as use, activity and movement for each area.

8.9 An Extract from the Strategic Level City-Wide Urban Characterisation for Core Strategy (November 2010) is included in **Figure 8.3**, the Site Location is indicated as a red dot.

8.10 The Site sits within an area that is predominantly characterised by the university buildings and associated ancillary uses.

8.11 To the north west of the Townscape Study Area (500m) is the Whitworth Conservation Area which comprises a series of large Edwardian and Victorian buildings set out in a general grid like arrangement, it is traversed by the Rochdale Canal and permeated with pedestrian and vehicular routes, public realm and urban parks including Sackville Park and Vimto Gardens.

8.12 The north and west, beyond the university campus' and the Whitworth Street Conservation Area is the city centre comprising a mixture of former industrial warehouse converted to office uses interspersed with more contemporary residential development.

8.13 To the south east beyond the Mancunian Way, is the residential area of Ardwick, characterised by a generally finer urban grain with rectilinear blocks defined by narrow residential streets arranged in a grid pattern; this portion of the townscape is predominately residential terraces in small scale plots. This area is bordered by Upper Brook Street and pedestrians and road users on Ardwick Green South (A6) both of which are key commuter roads into the city.

8.14 In order to define townscape character receptors at a scale appropriate to the Site and surrounding context, a townscape character assessment has been undertaken as part of the baseline townscape assessment. This identified local townscape character areas (TCAs) in the area surrounding the Site.

8.15 The TCAs are local areas of townscape which share common qualities and characteristics and provide a finer grained analysis to that set out in the Strategic Level City-Wide Urban Characterisation for the Core Strategy (November 2010)[96] and the National Landscape Character Assessment. In this process, local level changes in characteristics that relate to physical elements or features and historic development, alongside how a place is experienced, have been considered. The TCAs are largely characterised by the mix of land uses and scale of existing development.

8.16 The Townscape Study Area (**Figure 8.1**) for assessment of potential impacts of the Proposed Development on townscape character has been defined as the area within 500m radius from the centre of the Site. This is the area within which the Proposed Development has the potential to have a significant direct or indirect effect on townscape character. Although the Proposed Development would be visible from some townscape areas beyond 500m from the Site, it would be a background feature and at this distance would not significantly alter the key characteristics or character of the townscape itself.

[96] John Whyard (November 2010) Local Development Framework: Strategic Level City -Wide Urban Characterisation for Core Strategy

8.17 Within the Townscape Study Area, four TCAs which share common features and characteristics have been identified. These TCAs are illustrated at **Figure 8.4** and listed below:

- TCA1 – University Buildings, Living and Ancillary Uses;
- TCA2 – Whitworth Conservation Area (includes part of George Street Conservation Area);
- TCA3 - Residential area of Ardwick; and
- TCA4 – Manchester City Centre.

8.18 Views and visual amenity within the Site and its setting are urban in character and generally contained by surrounding built form of varying heights and style.

8.19 The visibility of the Site and the potential extent of visibility of the Proposed Development have been informed by an initial Zone of Theoretical Visibility (ZTV) analysis, prepared using VU.CITY and prepared by SimpsonHaugh Architects. The building heights used for the ZTV testing were based on preliminary massing provided by SimpsonHaugh in August 2025, which included two distinct plots with proposed building heights ranging from 30 +G to 48 +G storeys. While the heights and massing are at an early stage of design, these principles are expected to be carried forward as the scheme develops. Therefore, the ZTV is considered appropriate for this stage of initial analysis. A more detailed ZTV will be undertaken using GIS and LiDAR data once the detailed design is fixed.

8.20 The ZTV demonstrates that the greatest change to views would be experienced from those streets located close to the Site and some key public spaces/ pedestrian routes within and around this part of the City.

8.21 The ZTV also demonstrates that the Proposed Development would be visible in long distance views towards the city centre from roads and public spaces at distances of 2km or more. However, in distances greater than 1km from the Site, the Proposed Development would form a small or very small element in the background of the view and would form part of a wider panorama of the city centre which is already characterised by modern tall buildings. As such, at distances of over 1km from the Site the changes to views and visual amenity resulting from the Proposed Development would result in only a small or very small change to the character and appearance of the view and therefore not likely to result in significant visual effects. An area 1km radius from the Site (**Figure 8.1**) was therefore identified as a suitable study area for the visual impact assessment (the Visual Study Area).

8.22 The following townscape and visual receptors within the townscape and visual study areas have been identified as having potential to be affected by the Proposed Development:

Townscape receptors (500m Study Area)

- TCA1 – University Buildings, Living and Ancillary Uses;
- TCA2 – Whitworth Conservation Area (includes part/small portion of George Street Conservation Area);

- TCA3 - Ardwick Residential and Commercial Areas; and
- TCA4 – Manchester City Centre.

Visual receptors (1km Study Area)

Public open spaces

- Open Space users in Sackville Park;
- Open Space users in Vimto Gardens;
- Open Space users in Gartside Gardens;
- Open Space users in Ardwick Green park; and
- Open Space users in St Peters Square.

Local Surrounding Routes

- Pedestrian and road users immediately adjacent to the Site (Sackville Street, Charles Street and the pedestrian link along the southern Site boundary); and
- Residents and road users within Ardwick (Mawson Road).

Main Arrivals and Arterial Routes

- Pedestrians on the station approach to Piccadilly Station;
- Pedestrians and Road users Princess Street (A34);
- Pedestrians and road users on Upper Brook Street (A34);
- Pedestrians and road users on Ardwick Green South (A6); and
- Road users on the Mancunian Way.

8.23 In order to illustrate the effects on views experienced by the identified visual receptors, a series of Representative Viewpoints (RVs) have been identified and the locations are set out in **Figure 8.5.** The location of RVs have been reviewed in correspondence with Heritage Consultants from Turley Heritage. **Table 8.1** provides a list of the RVs, identifies the type of visualisation that will be prepared to inform the assessment and provides commentary on why the views have been chosen and the visual receptor they represent.

Table 8.1: Representative Viewpoint Locations

Number	Location	Visualisation Type	Commentary
RV1	Sackville Park	Type 4: Rendered photomontage	Representative of open space users of Sackville Park and TCA 2
RV2	Vimto Gardens	Type 4: Rendered photomontage	Representative of open space users of Vimto Gardens and TCA 2

Number	Location	Visualisation Type	Commentary
RV3	Gartside Gardens	Type 4: Photowire	Representative of open space users of Gartside Gardens
RV4	Ardwick Green Park	Type 4: Photowire	Representative of open space users of Ardwick Green Park
RV5	St Peters Square	Type 4: Photowire	Representative of open space users of St Peters Square
RV6a	Sackville Street	Type 4: Rendered photomontage	Representative of users of Sackville Street and TCA 2
RV6b	Sackville Street	Type 4: Rendered photomontage	Representative of users of Sackville Street and TCA 2
RV6c	Charles Street	Type 4: Rendered photomontage	Representative of users of Charles Street and TCA 1
RV6d	Locally walked route to the south of the Site	Type 4: Rendered photomontage	Representative of users of the locally walked route to the south of the Site and TCA 1
RV7	Mawson Road	Type 4: Rendered photomontage	Representative of the residential views and views from the routes throughout the area of Ardwick and TCA 3
RV8	Station approach to Piccadilly Station	Type 4: Rendered photomontage	Representative of the views experienced from the station approach, Piccadilly Station and TCA 4
RV9a	Princess Street	Type 4: Photowire	Representative of users of Princess Street
RV9b	Princess Street	Type 4: Rendered photomontage	Representative of users of Princess Street and TCA 2
RV9c	Princess Street	Type 4: Rendered photomontage	Representative of users of Princess Street and TCA 2
RV10a	Upper Brook Street	Type 4: Photowire	Representative of users of Upper Brook Street
RV10b	Upper Brook Street	Type 4: Photowire	Representative of users of Upper Brook Street
RV10c	Upper Brook Street	Type 4: Rendered photomontage	Representative of users of Upper Brook Street and TCA 1
RV11	Ardwick Green South	Type 4: Photowire	Representative of users of Ardwick Green South

Proposed Scope of Assessment

8.24 The below sets out the proposed scope of assessment based on an understanding of the characteristics of the Site, surrounding area (within the respective Townscape Study Area and Visual Study Area), and the Proposed Development (**Chapter 4**) and an analysis of the ZTV from VUcity. Where environmental effects are considered unlikely to be 'significant', an appropriate evidence base has been provided to justify the 'scoping out' of these effects ensuring the EIA and ES only assess those effects considered 'likely' to be significant, at this stage.

Effects Unlikely/Not Significant

8.25 The following effects are considered unlikely to be significant and therefore will not be considered further within the EIA or reported in the ES. A factual evidence base has been provided below to support this. Where mitigation has been used to inform this judgement, the identified mitigation has been captured within the PEMP provided in **Appendix 2.1**.

8.26 Whilst effects considered unlikely to be significant will not be reported in the ES, a standalone Townscape and Visual Impact Assessment (TVIA) report will be prepared as an appendix to the ES to document the effects for **all** the townscape and visual receptors (i.e including all likely effects – both significant and not significant).

Changes to townscape and visual environment during demolition and construction

8.27 During the construction stage of the Proposed Development gradual and temporary changes to the townscape and visual environment will occur due to further enclosure of the Site with hoardings/fencing; presence of material stockpiles; movement of plant and other construction vehicles; the presence and use of tower cranes; and, the progressive construction of elements present within the Site. Many development sites are under construction in the City Centre of Manchester and construction sites are a common characteristic of the urban environment. The general townscape and visual effects associated with the demolition and construction stage would be characteristic of the Site's city centre location in an area experiencing widespread renewal with associated large-scale demolition and construction activities.

8.28 In general terms, and based on professional experience and judgement, the demolition and construction effects of the Proposed Development would be no greater in size or scale or geographical extent than that expected at the operational stage but would be of temporary duration. The effects on townscape and visual receptors during the construction stage are likely to be generally perceived as adverse in contrast to the effects following completion which are likely to be beneficial or neutral. This is due to the incomplete nature of buildings during the construction stage, the presence and operation of construction activities and temporary structures and the increased noise, traffic and dust associated with the construction works. These effects would be managed and mitigated through measures set out in the CEMP (further detailed elsewhere in this EIA Scoping Report) including the use of site hoardings installed on the perimeter of the Site prior to construction, management of construction traffic and control of working hours. Due to these confirmed mitigation measures, the temporary nature of construction works and the current baseline of the Site, which is influenced by ongoing construction works, the perceived changes to townscape character and visual amenity are not likely to be significant and will not be considered further in the EIA or reported in the ES.

Changes to townscape character of: TCA3 - Ardwick Residential and Commercial Areas; TCA4 – Manchester City Centre during operation

8.29 There would be no direct effect on the townscape character or townscape features of TCA3 and TCA4, and indirect effects on townscape character arising from visibility of the Proposed Development would not be sufficient to change the key characteristics or prevailing townscape character of these areas. This is due to the enclosure of this character area by the existing built form, the distance of the Site from this area and by the existing presence of taller buildings in the background context of this area.

8.30 Therefore, changes to townscape character (TCA 3 and 4) due to the introduction of the Proposed Development is not considered to be significant and will not be considered further in the EIA or reported in the ES.

Changes to visual environment for visual receptors beyond 1km from the Site

8.31 The Proposed Development would be visible from some viewpoints beyond 1km, however in these views the Proposed Development would appear as a small element in the background of the view, seen alongside other built form in the City Centre of a similar scale and character. Where visible this would generally be from roads or areas of open space where the Proposed Development would be read as part of the wider city skyline to the background of views. The Proposed Development would not significantly alter the character, quality or amenity of these long-distance views and the effect would therefore not be considered as significant.

8.32 Therefore, the effects on visual amenity for visual receptors beyond 1km from the Site is not considered to be significant and will not be considered further in the EIA or reported in the ES.

Changes to visual environment for some visual receptors within 1km of the Site during operation

8.33 Effects are not considered significant on the visual receptors listed below as the Proposed Development would: be partially obscured; occupy a small extent of the views; and/or, would be read in context with surrounding features of a similar character and/or appearance and would not significantly change the character or quality of the view.

8.34 The changes as a result of the Proposed Development would not result in a significant change to the quality or appearance of the views experienced by the following visual receptors:

- Open Space users in Sackville Park;
- Open Space users in Vimto Gardens;
- Open Space users in Gartside Gardens;
- Open Space users in Ardwick Green;
- Open Space users in St Peters Square;
- Pedestrians on the station approach to Piccadilly Station;
- Residents and road users within Ardwick (Mawson Road);

- Pedestrians and Road users Princess Street (A34);
- Pedestrians and road users on Upper Brook Street (A34);
- Pedestrians and road users on Ardwick Green South (A6); and
- Road users on the Mancunian Way.

8.35 Therefore, the effects on visual amenity on the above visual receptors is not considered to be significant and will not be considered further in the EIA or reported in the ES.

Effects Likely/Significant

8.36 **Table 8.2** outlines the effects (and associated receptor[s]) that are considered to be likely and significant and therefore will be assessed within the EIA and reported in the ES.

Table 8.2: Potential Likely Significant Effects and Sensitive Receptors

Effect	Receptor(s)	Applicable Stage(s)
Change in character of the townscape	TCA 1 – University Buildings, Living and Ancillary Uses	Operation
	TCA 2 – Whitworth Conservation Area	
Change to character of the view and visual amenity	Pedestrian and road users immediately adjacent to the Site (Sackville Street, Charles Street and the pedestrian link along the southern Site boundary)	Operation

Assessment Methodology of Effects Likely/Significant

8.37 The following background surveys/studies have been/will be completed.

Table 8.3: Background Surveys/Studies

Survey/Study/Analysis/ Evaluation	Overview	Date of Completion
Completed		
Zone of Theoretical Visibility (ZTV) in VU city	Initial VU city modelling of ZTV based on anticipated height of Proposed Development	August 2025
Initial desktop Baseline Townscape and Visual Appraisal (findings as set out above)	Initial desktop appraisal of Site and study area to identify baseline situation of townscape and visual receptors	August 2025
Initial site survey and analysis of townscape and visual context	Initial site survey and analysis of the Site and surrounding context	August 2025
Pending		
Zone of Theoretical Visibility (ZTV)	Modelling of ZTV based on maximum anticipated height of Proposed Development	October-November 2025
Site visit	Detailed site visit to record the Site and surrounding context's townscape features and confirm the key visual receptors identified in the desk study. Travel through the study area and prepare a photographic record of the area.	October 2025
Preparation of verified views	Capturing of surveyed photography and preparation of survey verified photomontage (rendered) and wireline visualisations.	October-November 2025
Townscape and Visual Impact Assessment	Standalone report documenting the baseline townscape and visual conditions and an assessment of effects on all townscape and visual receptors as a result of the Proposed Development. This will be appended to the ES.	October-November 2025

8.38 The following methodology for the assessment of townscape and visual effects is proposed:

- The assessment methodology is drawn from the Guidelines for Landscape and Visual Impact Assessment (GLVIA), 3rd Edition[97]. The details of the methodology is set out in **Appendix 8.1** and is to be agreed with the Design/Conservation Officers at MCC;

- The assessment of effects will be based on the deviation from the current baseline conditions of the existing townscape character and visual receptors of the Site and the surrounding area established through the baseline Townscape and Visual Appraisal;

- A standalone TVIA report will be prepared as an appendix to the ES to inform the assessment process, determine which effects on receptors will be significant and document the assessment of both significant and non-significant effects. The visual assessment will be supported by an assessment of representative views, to assist with the interpretation of the effects on visual receptors;

- Visualisations of the Proposed Development will be prepared for all of the above representative viewpoints. These will be used to inform the assessment of effects on the identified townscape and visual receptors within the standalone TVIA which will form an appendix to the ES chapter on townscape and visual effects. Some of the representative views will also be used to support the assessment of effects for the receptors with significant effects considered in the ES chapter on Townscape and Visual effects;

- Representative viewpoint photography with visualisations of the Proposed Development will be prepared to support the ES and TVIA appendix. These will be prepared in accordance with the Landscape Institutes Technical Guidance Note 06/19[98]. Both GLVIA3 and the Technical Information Note 06/19 recommend a proportionate approach to the assessment of views and type of supporting visualisation required, in relation to the scale of development proposed and the sensitivity of the visual receptors;

- The Proposed Development will be considered, along with an assessment of the 'sensitivity' of the identified townscape character receptor or visual receptor. This will be determined by establishing the 'value' of the townscape or view and 'susceptibility to change' of the receptor in relation to the Proposed Development. Following this, the potential magnitude of 'change' from the baseline conditions as a result of the Proposed Development is predicted and assessed. The methodology and approach in undertaking this impact assessment is based upon informed and reasoned professional judgement, taking into account a combination of quantitative and qualitative factors; and

- The assessment of likely significant effects to sensitive receptors will consider the sensitivity of the receptor (on a scale of high, medium, low and negligible) and the magnitude of change (on a scale of large, medium, small and negligible) to determine the level of effect on a scale of major, moderate, minor and negligible. Significant effects will be determined following this through professional judgment.

[97] Landscape Institute and the Institute of Environmental Management and Assessment's Guidelines for Landscape and Visual Impact Assessment (GLVIA), 3rd Edition

[98] Landscape Institute (2019) Technical Guidance Note 06/19 on the Visual Representation of Development Proposals

Limitations and Assumptions

8.39 To ensure transparency within the EIA process, the following limitations and assumptions have been identified:

- In considering the effects of the Proposed Development upon the townscape character areas and visual receptors, the assessment will be based on the detailed layout plans submitted for approval, the visualisations of the Proposed Development and the information on the Proposed Development contained within the development specification in the ES. This approach will allow for a balanced assessment that considers all the relevant material and allows for judgements to be made on design quality and associated mitigation measures;

- In regard to the visual assessment, the assessment will not attempt to predict the visual effects of seasonal changes throughout the year, or the difference between day and nighttime effects, but describes the 'worst case' position in terms of the view when the Proposed Development would be most visible i.e. daytime views in the winter (when trees would have lost their leaves); and

- Whilst a selection of RVs will be provided and further evaluation of the kinetic experience of visual receptors will be undertaken, not every available view within the study area will be illustrated and professional judgement will be used to assess the effects of the Proposed Development and when defining effects which are and are not significant.

9. Wind Microclimate

Technical Baseline

9.1 Wind data (~30 years) has been collected for Manchester International Airport, which is representative of the Manchester metropolitan area. Winds in Manchester are predominantly from the south-west, with a secondary peak from the north-west. There is also a seasonal peak from the north-east in the spring season.

9.2 Baseline conditions are expected to range between suitable for sitting, standing and leisure walking in the windiest season.

Proposed Scope of Assessment

9.3 The below sets out the proposed scope of assessment based on an understanding of the characteristics of the Site, surrounding area and the Proposed Development (**Chapter 4**). Where environmental effects are considered unlikely to be 'significant', an appropriate evidence base has been provided to justify the 'scoping out' of these effects ensuring the EIA and ES only assess those effects considered 'likely' to be significant, at this stage.

Effects Unlikely/Not Significant

9.4 No effects which are unlikely or not significant have been identified to date.

Effects Likely/Significant

9.5 **Table 9.1** outlines the effects (and associated receptor[s]) that are considered to be likely and significant and therefore will be assessed within the EIA and reported in the ES.

Table 9.1: Potential Likely Significant Effects and Sensitive Receptors

Effect	Receptor(s)	Applicable Stage(s)
Exceedance of criteria (Lawson) for pedestrian safety	Thoroughfares, entrances, waiting areas and recreational spaces within and around the Site	Operation[99]
Exceedance of criteria (Lawson) for pedestrian comfort		Operation[100]

9.6 During the construction stage, construction of the Proposed Development will occur gradually. In the first instance, there is considered to be limited opportunity for accelerated wind due to channelling or downdraughts. Nonetheless, as the built form (specifically the massing) of the Proposed Development gradually occurs there will be instances where accelerated wind conditions may occur, albeit these will be gradual over the course of the construction stage. As the massing nears completion, the level of effect is likely to be similar

[99] Operational effects will be used as a representation of a worst-case construction effect (see Paragraph 9.6) within the assessment of cumulative effects, specifically effect interactions (see **Chapter 13**).

[100] As above footnote.

to that being considered/assessed (see scenarios below). In instances where mitigation measures are required to ensure appropriate wind conditions at the operational stage, the timing will need careful evaluation.

9.7 Assuming the timely implementation of mitigation, the resulting level of effect during construction would be less than reported at the operational stage. Therefore, it is considered that an assessment of operational effects would represent an appropriate approximation of a worst-case scenario during construction. Therefore, for the purpose of the EIA and ES, only the operational stage of the Proposed Development will be modelled and assessed.

Assessment Methodology of Effects Likely/Significant

9.8 The following background surveys have been/will be completed.

Table 9.2: Background Surveys/Studies

Survey/Study/Analysis/ Evaluation	Overview	Date of Completion
An Initial Computational Fluid Dynamics (CFD Assessment	CFD based wind microclimate assessments of design iterations of the Proposed Development within existing surrounds.	September/October 2025
CFD wind microclimate assessment	A CFD based wind microclimate assessment for planning	November 2025

9.9 3D models of the Proposed Development, existing surroundings and nearby Cumulative Projects, will be created and tested by high-resolution Computational Fluid Dynamics (CFD), to allow the future wind microclimate conditions to be quantified. The model will cover a minimum radius of 400m. Wind speeds will be measured at 1.5m above ground level and any raised areas which are accessible to pedestrians, for all wind directions.

9.10 The baseline results will be combined with long-term meteorological climate data for the Manchester area, corrected to understand the baseline conditions specific to the Site, having regard to its location within Manchester. Testing will be conducted in the absence of any existing hard or soft landscaping, in order to provide a conservative result.

9.11 Three configurations will be tested as set out below:

- Baseline (2025) – with existing buildings on site.
- Baseline + Proposed Development.
- Baseline + Proposed Development + 'Cumulative Projects' as set out in **Chapter 13**.

9.12 The phasing of the development will be considered qualitatively, and an intermediate scenario will also be tested should there be a meaningful time difference between Phase 1 being operational and the completion of the Phase 2 superstructure.

9.13 The following Cumulative Projects will be included in the assessment:

- Sister Plot C (143024/FO/2025);
- Charles Street Car Park (138808/FO/2023);
- Echo Street (136874/FO/2023);
- Former London Road Fire Station (125712/FO/2019);
- Upper Brook Street Masterplan (137401/FO/2023);
- Boulton House (143253/FO/2025); and
- Mayfield Park (124972/FO/2019).

9.14 Based on the results of the testing assessed against the Lawson Comfort (LDDC variant) Thresholds, shown in **Table 9.3** the suitability of the conditions and the likely effect at particular locations, both within and off-site, will be determined. If the measured wind conditions exceed the threshold wind speed for more than 5% of the time (whether that is seasonally or annually), then they are unacceptable for the stated pedestrian activity and the expectation is that there may be complaints of nuisance or people will not use the area for its intended purpose.

Table 9.3: Lawson Comfort Criteria (LDDC variant)

Category	Description
Sitting	Acceptable for outdoor sitting use (e.g. café seating or private gardens)
Standing	Acceptable for main building entrances, pick-up / drop-off points and bus stops
Walking (leisure)	Acceptable for strolling
Walking (business)	Acceptable for external pavements, walking purposefully without lingering
Uncomfortable	Not suitable for regular pedestrian use

9.15 If strong winds are measured, then these will also be reported. The activities described above are those used by Lawson Comfort Criteria (LDDC variant). The uncomfortable category is often associated with occasional strong winds (in excess of 15 or 20 m/s) and should be mitigated unless there are alternative routes, or they occur on less frequently used routes or in areas inaccessible to the general public.

9.16 Strong winds (which relate to potential wind safety issues) are reported for exceedances of 15m/s (to account for less able-bodied people or vulnerable users such as cyclists) and 20 m/s (for able bodied people) for more an 0.025% of the year (or approximately 2 hours).

9.17 The suitability of the conditions both within and surrounding the Site, both in terms of comfort and strong winds, will be presented and discussed within the ES, and a supporting technical appendix.

9.18 Should mitigation measures be required to provide wind conditions within a particular area / space to be suitable for their intended use, or are required to mitigate against predicted strong winds, the areas identified requiring suitable mitigation measures will be developed in consultation with the Applicant and the Design Team. Where necessary, mitigation measures will be tested through further iterations of CFD testing prior to the submission of the application. Following mitigation, the scale of any residual effects will be identified.

9.19 The assessment of likely significant effects to sensitive receptors will consider the sensitivity of the receptor (on a scale of high, medium, low and negligible) and the magnitude of change (on a scale of large, medium, small and negligible) to determine the level of effect on a scale of major, moderate, minor and negligible. Significant effects will be determined following this through professional judgment.

9.20 All receptors are considered of high sensitivity to strong winds, as these can pose a risk to pedestrian safety.

9.21 General thoroughfares and roadways are of medium sensitivity to pedestrian comfort, as users are not expected to dwell for significant periods in the region of an individual probe.

9.22 Bus stops, building entrances and amenity spaces are of high sensitivity to pedestrian comfort.

9.23 All impacts will be of large magnitude, as any exceedance of the required wind comfort or safety levels has the potential to render a pedestrian area unusable if not mitigated.

9.24 The level of wind effects is defined as set out below:

- Major Beneficial: wind conditions are three categories calmer than required OR a pre-existing wind safety risk is eradicated by the inclusion of the Proposed Development;
- Moderate Beneficial: wind conditions are two categories calmer than required OR a pre-existing wind safety risk is reduced in severity or extent by the inclusion of the Proposed Development;
- Minor Beneficial: wind conditions are one category calmer than required;
- Negligible: wind conditions are those required;
- Minor Adverse: wind conditions are one category windier than required;
- Moderate Adverse: wind conditions are two categories windier than required OR a pre-existing wind safety risk is increased in severity or extent by the inclusion of the Proposed Development; and
- Major Adverse: wind conditions are three categories windier than required OR a wind safety risk is introduced by the inclusion of the Proposed Development.

Limitations and Assumptions

9.25 To ensure transparency within the EIA process, the following limitations and assumptions have been identified:

- The accuracy of the results is dependent upon the accuracy of the architectural CAD used to construct the model.
- There is an inherent assumption that on-site wind speeds will scale linearly with the measured wind speeds at the airport (Manchester International).
- It is assumed that the operation stage of the Proposed Development will be a proxy/worst case. During the construction process, wind conditions will gradually change from the Baseline Conditions to the conditions for the Completed Proposed Development and therefore be reduced compared to the assumed worst case.

10. Daylight, Sunlight and Overshadowing

Technical Baseline

10.1 The BRE Guidelines[101] suggest that residential properties have the highest requirement for daylight and sunlight and state that:

"the guidelines are intended for use for rooms in adjoining dwellings where light is required, including living rooms, kitchens and bedrooms."

10.2 The scope of residential properties that have been considered relevant for assessment has been determined through professional judgement, considering their orientation and proximity to the Site.

10.3 Baseline studies are currently being undertaken by GIA. The baseline assessment will review the daylight and sunlight conditions within each of the surrounding residential properties listed in **Table 10.1** in the Site area's present form (i.e. the current baseline).

10.4 Despite the urban location of the relevant sensitive receptors, they are likely to benefit from reasonable baseline levels of daylight and, where relevant, sunlight due to the relatively low rise nature of the existing buildings between them and the Site.

Proposed Scope of Assessment

10.5 The below sets out the proposed scope of assessment based on an understanding of the characteristics of the Site, surrounding area and the Proposed Development (**Chapter 4**). Where environmental effects are considered unlikely to be 'significant', an appropriate evidence base has been provided to justify the 'scoping out' of these effects ensuring the EIA and ES only assess those effects considered 'likely' to be significant, at this stage.

Effects Unlikely/Not Significant

10.6 The following effects are considered unlikely to be significant and therefore will not be considered further within the EIA or reported in the ES. A factual evidence base has been provided below to support this. Where mitigation has been used to inform this judgement, the identified mitigation has been captured within the Preliminary Environmental Management Plan (PEMP) provided in **Appendix 2.1**.

Overshadowing to Surrounding Areas of Outdoor Amenity Space

10.7 There are no areas of outdoor amenity space within 90 degrees of due north of the Site which are sufficiently proximate to be significantly affected by the Proposed Development.

10.8 Therefore, overshadowing to surrounding areas of outdoor amenity space is not considered to be significant and will not be considered further in the EIA or reported in the ES.

[101] Building Research Establishment-Site layout planning for daylight and sunlight-2022

Effects Likely/Significant

10.9 **Table 10.1** outlines the effects (and associated receptor[s]) that are considered to be likely and significant and therefore will be assessed within the EIA and reported in the ES.

Table 10.1: Potential Likely Significant Effects and Sensitive Receptors

Effect	Receptor(s)	Applicable Stage(s)
Changes to daylight amenity	Montana House Princess House Granby House Orient House Salisbury House (see **Figure 10.1**)	Operation
Changes to sunlight amenity		

10.10 Owing to the evolving and changing nature of construction activities, the assessment of potential effects during construction on daylight and sunlight to surrounding receptors will constitute the worst-case assessment for the EIA, given that proposed massing will be built out to the greatest extent in this scenario.

10.11 Therefore, an assessment of effects in relation to construction work is not considered necessary, as the construction of the Proposed Development would gradually transition from the Site to those of the completed Proposed Development and therefore would not be specific to construction.

Assessment Methodology of Effects Likely/Significant

10.12 The following background surveys/studies have been/will be completed.

Table 10.2: Background Surveys/Studies

Survey/Study/Analysis/ Evaluation	Overview	Date of Completion
Completed		
Identification of residential sensitive receptors surrounding the Site	Site visit and review of council tax records	August 2025
Location of floor plans for the sensitive receptors	Review of MCC planning portal, leases and online marketing details	August 2025
Pending		
3D modelling	Modelling of the Site and surrounding sensitive receptors	November 2025

Scope of Assessment and Sensitive Receptors

10.13 Daylight and sunlight effects are governed principally by the amount of sky that can be seen from a sensitive receptor before and after the construction of a proposed development.

10.14 Using professional judgment, the scope of assessment was established from a site visit and a review of the Proposed Development.

10.15 As residential properties have a reasonable expectation of daylight and sunlight, these are considered to be sensitive receptors.

Daylight and Sunlight Assessment Methodology

10.16 The assessments will be carried out in accordance with the BRE Guidelines. The analysis will be calculated from a 3D computer model using specialist software based on detailed architectural models, Ordnance Survey (OS) mapping and photogrammetry.

10.17 In line with the BRE Guidelines, both the Vertical Sky Component (VSC) and No Sky Line (NSL) assessments will be undertaken in the Proposed Development scenario for the relevant sensitive receptors identified in **Table 10.1**.

10.18 The sunlight amenity to the surrounding relevant receptors will be considered by reference to the BRE recommended Annual Probable Sunlight Hours (APSH) method of assessment. Due to the southerly location of the sun in the sky, this assessment will consider those windows which face the Site and are orientated to within 90 degrees of due south.

Daylight and Sunlight Assessment Criteria

10.19 **Table 10.3** provides a summary of the criteria set out within the BRE Guidelines for daylight and sunlight.

Table 10.3: Summary of Daylight and Sunlight Assessment Criteria

Method	BRE Criteria
VSC	A window may be adversely affected if its VSC measured at the centre of the window is less than 27% and less than 0.8 times is former value.
NSL	A room may be adversely affected if the daylight distribution (NSL) is reduced beyond 0.8 times its existing area.
APSH	A window may be adversely affected if a point at the centre of the window received for the whole year, less than 25% of the APSH including at least 5% of the APSH during the winter months (21 September to 21 March) and less than 0.8 times its former sunlight hours during either period, and for existing neighbouring buildings, if there is a reduction in total APSH which is greater than 4%.

Daylight and Sunlight Assessment Scenarios

10.20 Three configurations will be tested in as set out below:

- Baseline (2025); and
- Baseline (2025) + Proposed Development.

10.21 To provide context to the effects derived from the above assessments, surrounding context analysis will also be considered in accordance with the Planning Practice Guidance (PPG) –

Making Effective Use of Land Paragraph: 007 Reference ID: 66-007-20190722[102], which states that:

"All developments should maintain acceptable living standards. What this means in practice, in relation to assessing appropriate levels of sunlight and daylight, will depend to some extent on the context for the development as well as its detailed design. For example, in areas of high-density historic buildings, or city centre locations where tall modern buildings predominate, lower daylight and sunlight levels at some windows may be unavoidable if new developments are to be in keeping with the general form of their surroundings."

10.22 When assigning significance criteria for daylight and sunlight effects, professional judgement will be used. Consideration will be given to the proportion of rooms/windows affected, as well as the percentage alterations, absolute changes, sensitivity of the receptor, and any other relevant factors. There may be mitigating factors such as location and nature of development, balconies, overhangs or design features which may also affect the determination of assigning the criteria.

10.23 The assessment of likely significant effects to sensitive receptors will consider the sensitivity of the receptor (on a scale of high, medium, low and negligible) and the magnitude of change (on a scale of large, medium, small and negligible) to determine the level of effect on a scale of major, moderate, minor and negligible. Significant effects will be determined following this through professional judgment.

Limitations and Assumptions

10.24 To ensure transparency within the EIA process, the following limitations and assumptions have been identified:

- Best estimates were made in determining building uses (residential or commercial). Generally, these were made from external observations and recourse to the Valuation Office Agency's (VOA) council tax records.
- Where publicly available, room layouts will be included within the modelling of the sensitive receptors. Reasonable assumptions as to the floor levels within these modelled rooms, which dictate the level of the working plane relevant for the NSL assessments, will be based on external observations.

[102] Planning Practice Guidance (PPG) – Making Effective Use of Land Paragraph: 007 Reference ID: 66-007-20190722

11. Solar Glare

Technical Baseline

11.1 The solar glare assessment is undertaken on the worst-case scenario. Solar Glare is not a comparative assessment; the fact it may occur in the baseline does not necessarily justify its occurrence as a result of the Proposed Development. Therefore, the assessment considers the effect of the Proposed Development in absolute terms.

11.2 It should be noted that the Proposed Development will be located on a Site where its existing state is low-rise brick building with punched windows, thus there is limited opportunity for instances of solar glare from the Site to be experienced. Solar glare from surrounding buildings is not assessed.

Proposed Scope of Assessment

11.3 The below sets out the proposed scope of assessment based on an understanding of the characteristics of the Site, surrounding area and the Proposed Development (**Chapter 4**). Where environmental effects are considered unlikely to be 'significant', an appropriate evidence base has been provided to justify the 'scoping out' of these effects ensuring the EIA and ES only assess those effects considered 'likely' to be significant, at this stage.

Effects Unlikely/Not Significant

11.4 The following effects are considered unlikely to be significant and therefore will not be considered further within the EIA or reported in the ES. A factual evidence base has been provided below to support this. Where mitigation has been used to inform this judgement, the identified mitigation has been captured within the Preliminary Environmental Management Plan (PEMP) provided in **Appendix 2.1**.

Solar Glare impacting occupants of adjoining buildings

11.5 BRE states that reflected sunlight can affect occupants of adjoining buildings. There are two types of glare: disability glare, which is a safety issue; and discomfort glare, which includes solar reflections impacting adjacent buildings. Discomfort glare does not impair the ability to see. Whilst it can be important where work involves continuous viewing of the outdoor space from a fixed vantage point, it can generally be managed where glare is an issue by using blinds of curtains for the periods of time where such glare occurs. For these reasons, residential uses are classified as low-sensitivity receptors and do not require assessment as no significant adverse effects could occur.

11.6 Therefore, solar glare to occupants of adjoining buildings is not considered to be significant and will not be considered further in the EIA or reported in the ES.

Effects Likely/Significant

11.7 **Table 11.1** outlines the effects (and associated receptor[s]) that are considered to be likely and significant and therefore will be assessed within the EIA and reported in the ES.

Table 11.1: Potential Likely Significant Effects and Sensitive Receptors

Effect	Receptor(s)	Applicable Stage(s)
Solar Glare safety issues concerning transit through critical intersections and junctions	Road users at selected viewpoints within 500m of the Site where the Proposed Development is visible	Operation
Solar Glare safety issues concerning visibility of train drivers along nearby railway tracks	Train drivers at selected viewpoints within 500m of the Site where the Proposed Development is visible	Operation

11.8 The worst-case scenario is portrayed by the complete and operational Proposed Development, where all reflective facade materials have been installed and any covers, films or hoarding used during the construction period have been removed.

11.9 As construction works progress, and the facades of the Proposed Development are installed, the potential solar glare effects would be similar to those once the Proposed Development is complete and operational. It is therefore considered that the completed Proposed Development represents the worst-case assessment in terms of likely solar glare effects. The construction stage, therefore, be scoped out.

Assessment Methodology of Effects Likely/Significant

11.10 The following background surveys/studies have been/will be completed.

Table 11.2: Background Surveys/Studies

Survey/Study/Analysis/ Evaluation	Overview	Date of Completion
Completed		
N/A	-	-
Pending		
Photogrammetric 3d-model of the surrounding context up to 500m from the Proposed Development	This model provides the geometry of the built environment with an accuracy of 150mm in all axes	To be sourced prior undertaking the technical assessment
Review of Aerial and Street Images, Site visit, planning portal, Valuation Office Agency, Land Registry, Railway signalling diagrams where available	This information would help update the context model for assessment and would allow to identify road and rail receptors	To be completed prior undertaking the technical assessment

11.11 The assessment will consider potentially sensitive viewpoints for road and train drivers surrounding the Site. The viewpoints will generally be located at the minimum stopping distance for road users and at the driver's eye level with the focal point being a relevant traffic element, such as signals or incoming traffic. For train drivers, viewpoints will be assessed where signals are visible or at representative intervals where the Proposed Development would be visible close to the direct line of sight for a substantial stretch of track.

11.12 Viewpoints within 500m of the Site, where the Proposed Development is visible within the driver's field of view will be assessed. At distances greater than 500m from the Site, instances of solar glare would be unlikely to occur. A review of the surrounding area has identified that the following road junctions are likely to be receptors sensitive to solar glare, this will be kept under review as the design evolves:

- Mancunian Way;
- Princess St;
- Upper Brook St; and
- Sackville St.

11.13 For train drivers, the following receptors would be considered:

- Railway line between Manchester Piccadilly Station and Manchester Oxford Road Station.

Scenarios to be tested

11.14 Based on a common practice approach to portray the worst-case scenario, the cumulative effect will not be considered as the neighbouring Committed Developments can block sunlight reaching the facades of the Proposed Development and/or obscure the Proposed Development from the viewpoints to be assessed. However, committed development are included within the surrounding context as their completed form where their construction has commenced.

Assessment methodology

11.15 The assessment of solar glare identifies the time of the day and year that solar reflections will be visible from the assessed viewpoints, as well as their relationship to a driver's line of sight. The assessment does not however, measure the intensity of the reflection but merely the occurrence and duration.

11.16 Drivers at each of the relevant road junctions are considered the sensitive receptors, where there are multiple directions of travel potentially affected, each direction of travel at the junction is considered a separate receptor as the level of effect and whether it is significant may differ. For train tracks, the train drivers on the stretch of track are considered to be the sensitive receptor. The effect significance will be determined using professional judgement taking into consideration the duration of solar reflections, location of these in relation to a driver's line of sight, type of junction control and the probability of reflections occurring. The level of effect is given on a per junction basis considering all viewpoints assessed for that junction as well as any viewpoints that would not be affected by the Proposed Development.

11.17 There are no quantitative criteria within the BRE Guidelines[103] or elsewhere regarding acceptable levels of solar glare.

11.18 The assessment of likely significant effects to sensitive receptors will consider the sensitivity of the receptor (on a scale of high, medium, low and negligible) and the magnitude of change (on a scale of large, medium, small and negligible) to determine the level of effect on a scale of major, moderate, minor and negligible. Significant effects will be determined following this through professional judgment.

11.19 All viewpoints assessed for solar glare are considered to be of high sensitivity.

11.20 The factors in **Table 11.3** will be used to ascertain the possible magnitude of change for each view.

Table 11.3: Magnitude of Change Criteria

Scale of Effect	Possible Factors
Negligible	No reflections are visible or if visible all occur at angles greater than 30° from the driver's line of sight and so, as stated by the CIE, will be of "little significance".
Small	Solar reflections are visible within 30° to 10° or between 10° to 5° of the driver's line of sight for a short period of time.
Medium	Solar reflections are visible within 10° and 5° of the driver's line of sight occurring for a long period of time.
Large	Solar reflections are visible within 5° of a driver's line of sight.

11.21 When assessing the overall level of effect, the following factors could influence the nature, scale and resultant level of effect:

- Sunlight availability probability;
- Area of façade off which reflections are visible;
- Period of time when reflections are visible;
- Angle at which reflections are visible from line of sight;
- Views of the Proposed Development being obscured for example by trees; and/or
- The time of day at which the solar reflection will occur for example during peak traffic times.

[103] Building Research Establishment (BRE) Guidelines: Site Layout Planning for Daylight and Sunlight 2022, A Guide to Good Practice, Third Edition 2022.

Limitations and Assumptions

11.22 To ensure transparency within the EIA process, the following limitations and assumptions have been identified:

- Façade details are not yet known however the façade design of the Proposed Development is anticipated at this stage (worst case) to comprise large areas of glazing which have the potential for solar glare effects.

- Although great care will be taken to identify typical viewpoints, this does not guarantee that there will be no additional sensitive locations where reflected solar glare could present a particular risk. For practical reasons, the area of the assessment has been limited to the area surrounding the Proposed Development. This area extends to a distance of approximately 500m around the Site in all directions. At greater distances, the likelihood of solar reflections causing significant glare is reduced as the time that buildings will reflect is reduced and the area of façade visible constitutes a reduced angle and so reduces the possibility of the whole sun disk being reflected.

- The assessment methodology for solar glare is not aimed at addressing the intensity of an instance of reflected solar glare, but rather its occurrence, duration throughout the year, and the location of this occurrence in respect of an individual's line of sight. It must also be noted that the hours presented reflect solar time and therefore do not take Daylight Saving Hours into account. This approach to solar glare assessment within EIA has been adopted using professional judgement and by reference to Commission Internationale L'Eclairage (CIE) guidance.

12. Climate Change

12.1 The UK Climate Change Projections (UKCP18)[104] set out that climate change is projected to lead to increasing annual temperatures, decreasing summer rainfall and increasing winter rainfall as a result of increasing global Greenhouse Gas (GHG) emissions. This applies to the UK, including the Site.

12.2 In this context the EIA Regulations require the consideration of Climate Change, including the resilience of the Proposed Development to the effects of climate change, and how the Proposed Development mitigates its impact on climate change through GHG emissions.

12.3 ISEP (formerly IEMA) has prepared guidance on Climate Change for EIA practitioners which has been used in the Climate Change scoping assessment for the Proposed Development:

- Assessing Greenhouse Gas Emissions and Evaluating their Significance[105] ('GHG assessment guidance') – which sets out how GHG emissions should be considered and assessed.

- EIA Guide for Climate Change Resilience and Adaptation[106] ('Climate Change Resilience guidance') - setting out guidance on the scope and consideration of climate projections and effects on development. Crucially this includes a recommendation for adaptation measures to consider the 2080s high emissions scenario projections as a worst-case scenario.

Technical Baseline

Greenhouse Gas Emissions

12.4 Current baseline conditions regarding GHG emissions have been established at the local authority (Manchester City Council) and the regional (North West) levels from the latest (2023) UK Government local authority and regional carbon dioxide emissions national statistics: 2005 to 2023[107] as presented in **Table 12.1.**

12.5 The Site currently comprises an existing hotel and student accommodation building which generate operational GHG emissions from the building and transport associated with its use. The Proposed Development will involve the demolition of the existing buildings, reducing their operational emissions to zero. These baseline operational emissions are not known, for the purposes of the GHG assessment they are assumed to be zero.

[104] https://www.metoffice.gov.uk/research/approach/collaboration/ukcp/index
[105] 2022_iema_greenhouse_gas_guidance_eia.pdf
[106] iema-eia-climate-change-resilience-june-2020.pdf
[107] UK local authority and regional greenhouse gas emissions statistics, 2005 to 2023 - GOV.UK

Table 12.1: Baseline Local & Regional GHG Emissions

Geographical Area	2023 GHG Emissions (tonnes CO_2e)
Site	0 (assumed)
Manchester City Council	2,188,800
North West	38,977,000

12.6 The future baseline GHG emissions have been established in the form of the carbon budget set for the UK[108] as presented in **Table 12.2**. This will be used to contextualise GHG emissions from the Proposed Development in order to establish the magnitude of its net GHG effect.

Table 12.2: UK Carbon Budget (tCO_2e)

Period	UK
2018 – 2022	2,544,000,000
2023 – 2027	1,950,000,000
2028 – 2032	1,725,000,000
2033 – 2037	965,000,000
2038 – 2042	535,000,000*
2043 – 2047	Not yet set
2048 - 2050	Not yet set

* Published by the Committee on Climate Change in February 2025 but not yet incorporated into law[109].

Climate Conditions

12.7 Current baseline climate conditions for the Site area have been established from the Met Office's closest automatic weather station at Rochdale[110], approximately 15km to the north-west. The data provides monthly conditions for the 1991-2020 period[111] summarised below to show summer maximum temperature and average summer and winter rainfall.

Table 12.3: Current climate baseline

Description	Temperature / Rainfall
Summer maximum temperature (°C)	19.3
Average summer rainfall (mm per month)	93.3
Average winter rainfall (mm per month)	118.4

[108] https://www.gov.uk/guidance/carbon-budgets

[109] The Seventh Carbon Budget - Climate Change Committee

[110] Rochdale Location-specific long-term averages

[111] The closest data available to the assessment period used in the preparation of the UK Climate Projections

12.8 Future baseline climate conditions for the Site area have been established from the Met Office's latest climate projections UKCP18 for the 25km OS grid square within which the Site is located (387500, 387500).

12.9 The projections comprise forecast changes relative to 1991 to 2020 baseline conditions for annual and seasonal temperatures and rainfall. In accordance with IEMA Climate Change Resilience guidance, projections are taken from the "high" emissions scenario (known as "RCP8.5"), 50th percentile (i.e. median) scenario for the 2020s, 2040s, 2060s, and 2080s which encompass the anticipated construction and operational stage of the Proposed Development.

12.10 Projected changes to seasonal and annual temperature and rainfall relative to the baseline conditions, which could result in severe weather effects such as droughts, floods and heat waves, are provided in **Table 12.4**.

Table 12.4: Future climate baseline

		2020s		2040s		2060s		2080s	
Description	Temp / Rainfall baseline	Change to baseline	Future Temp / rainfall	Change to baseline	Future Temp / rainfall	Change to baseline	Future Temp / rainfall	Change to baseline	Future Temp / rainfall
Summer maximum temperature (°C)	19.3	0.9	20.2	1.71	21.0	3.1	22.4	4.94	24.2
Average summer rainfall (mm per month)	93.3	-7%	86.8	-10%	84.0	-22%	73.1	-31%	64.1
Average winter rainfall (mm per month)	118.4	2%	120.3	5%	123.9	9%	129.3	13%	134.2

12.11 In addition to increasing temperatures and changing rainfall patterns, other potential climatic changes include:

- Increasing wind speed; and
- Increasing winter storms, including more severe storms.

12.12 Specific metrics for these changes are not available. It is noted that while wind speeds may increase these changes are small compared to differences between individual years, and further research is required to determine long term projections of winter storm activity.

Proposed Scope of Assessment

12.13 The UK Climate Change Risk Assessment (UKCCRA)[112], updated in 2021, identifies potential risks and impacts of climate change across a number of areas including Infrastructure, Health, Communities and the Built Environment. Key risks from the UKCCRA which relate to the Proposed Development are summarised below.

- N1 – Risks to terrestrial species and habitats from changing climatic conditions and extreme events;
- I2 – Risks for infrastructure from flooding;
- I7 – Risks to infrastructure from subsidence;
- I8 – Risks to public water supplies from reduced water availability;
- H1 – Risks to health and wellbeing form high temperatures;
- H3 – Risks to people, communities and buildings from flooding;
- H5 – Risks to building fabric;
- H10 – Risks to water quality and household water supplies;
- B1 – Risks to businesses from flooding;
- B3 – Risks to business from water scarcity; and
- B5 – Risks to business operations due to infrastructure disruption and high temperatures.

12.14 Based on the Climate Projections and risks from the UKCCRA, key receptors which may be impacted by climate change include:

- The **Global Climatic System** from additional GHG emissions;
- **Construction Employees** may be impacted due to overheating from increasing temperatures impacting Human Health;
- **Site Infrastructure** may be impacted due to changing ground conditions as a result of increased rainfall and flood risk;
- **Construction Operations** may be impacted by changing weather patterns leading to risks of flooding, pollution and impacts on **Air Quality** as a result of increased dust generation;
- **Site Habitats and Species** impacted by changing climate space; and

[112] https://www.theccc.org.uk/publication/independent-assessment-of-uk-climate-risk/

- **Site Operations, Infrastructure** and **Site Users** may be impacted by decreasing summer rainfall and water availability, increasing summer temperatures and overheating, as well as increased risks of flooding due to increasing winter rainfall.

12.15 The below sets out the proposed scope of assessment based on an understanding of the characteristics of the Site, surrounding area and the Proposed Development (**Chapter 4**). Where environmental effects are considered unlikely to be 'significant', an appropriate evidence base has been provided to justify the 'scoping out' of these effects ensuring the EIA and ES only assess those effects considered 'likely' to be significant.

Effects Unlikely/Not Significant

12.16 The following effects are considered unlikely to be significant and therefore will not be considered further within the EIA or reported in the ES. A factual evidence base has been provided below to support this. Where mitigation has been used to inform this judgement, the identified mitigation has been captured within the Preliminary Environmental Management Plan (EMP) provided in **Appendix 2.1**.

Increasing summer temperatures affecting human heath during construction

12.17 Increasing summer temperatures may lead to health and safety risks for construction employees.

12.18 A CEMP, secured by planning condition, will be prepared to support the construction of the Proposed Development and will set out climate change adaptation measures to reduce risks to health from overheating such as provision of shaded refuges, suitable PPE and potable water supplies during construction.

12.19 Therefore, the effect of increasing summer temperatures on construction employees and their health is not considered to be significant and will not be considered further in the EIA or reported in the ES.

Changing annual temperatures / rainfall patterns and changes to air quality during construction, water supply, flood risk during construction and operation

12.20 Changing annual temperatures and rainfall patterns may lead to a reduction of water supply, an increased risk of flooding (and damage), and an impact on air quality as a result of dust generation.

12.21 The CEMP will include measures to protect receptors from potential climate change effects through construction, including the provision of appropriate drainage and pollution prevention systems. The CEMP will also include measures to monitor and reduce potable water use.

12.22 It is anticipated that dust and particulate matter emissions produced during demolition and construction activities would be controlled through the implementation of a CEMP. This CEMP will be informed by the Institute of Air Quality Management (IAQM) guidance and would include prevention measures, such as screening stockpiles of materials, deployment of windbreak netting and dampening exposed soils as appropriate and set out requirements for ongoing monitoring. This would include any enhanced dust suppression measures to reduce the risk of dust from increased summer temperatures.

12.23 The Proposed Development will lead to an increased demand on potable water supplies from future Site users. The operational development will include water saving measures built into

the design of the Proposed Development, such as water saving fixtures and fittings. To reduce water consumption, the Proposed Development will target as a minimum the equivalent of two Wat01 Water Efficiency BREEAM Credits.

12.24 The Proposed Development is considered to have a minimum lifetime of 100 years, as it is a residential development, meaning that the use of the 2070s epoch applies. To comply with the guidance, the surface water drainage system will be designed based on a 45% climate change allowance to the 1% annual exceedance rainfall event and designed to ensure there is no increase in flood risk elsewhere and that the development is designed to mitigate surface water flooding.

12.25 In this context, changing annual temperatures / and rainfall patterns and changes to water supply and air quality is not considered to be significant and will not be considered further in the EIA or reported in the ES.

Changes to future climate including temperature and rainfall and risk to building infrastructure and future occupants during operation

12.26 Changes to future climate including temperature and rainfall may cause ground conditions to change which may impact on building foundations and structures and hence also future occupants.

12.27 The Building Regulations[113] require new developments to consider the impact of ground movement in foundation design. The Proposed Development will incorporate pilled foundations socketed into sandstone. Given the stiffness of the strata climate change is not expected to have a significant impact. Foundations will be designed with safety factors to future proof the buildings.

12.28 Therefore, the effect of changes to future climate including temperature and rainfall upon site infrastructure and future occupants is not considered to be significant and will not be considered further in the EIA or reported in the ES.

Changes to future climate and resilience of site habitats and species during operation

12.29 Changes to future climate including temperature and rainfall, could impact upon site habitats and species.

12.30 The Proposed Development will adhere to the ecological hierarchy of avoid, mitigate and, as a last resort, compensate. The Proposed Development will retain, protect and enhance existing site habitats where possible.

12.31 Green infrastructure will be provided which will include tree planting within the development courtyard and provision of green roofs.

12.32 A Biodiversity Net Gain (BNG) assessment will be prepared to support the Proposed Development and early considerations will be made to ensure that the proposals maximise biodiversity value alongside development.

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https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/540328/BR_PDF_AD_L2A_2013_with_2016_amendments.pdf

12.33 These measures will help to mitigate the anticipated impacts of climate change in accordance with the England Biodiversity Strategy[114] and Natural England Climate Change Adaptation Manual[115].

12.34 Therefore, changes to future climate and resilience upon site habitats and species is not considered to be significant and will not be considered further in the EIA or reported in the ES.

Higher summer temperatures and risk of building overheating during operation

12.35 Higher average summer temperatures may lead to building overheating, adversely affecting the health and well-being of occupants.

12.36 As part of the design of the development overheating will be assessed using the CIBSE TM59 methodology which will be utilised to assess the overheating risk within a relevant selection of units. Compliance with TM59 minimum criteria will be analysed using the Manchester weather centre data and used to satisfy the requirements of Part O of the Building Regulations. The Manchester DSY1 2020High50 (Design Summer Year) weather file will be used as directed by TM59 methodology, as it is the closest DSY weather file to the Site. Future weather files including the 2050 weather file will be considered which take account of climate change, with design considering the implications of potential overheating in line with the cooling hierarchy.

12.37 Therefore, higher summer temperatures and risk of building overheating to future occupants is not considered to be significant and will be assessed outside of the ES process.

Effects Likely/Significant

12.38 **Table 12.5** summarises the effects (and associated receptor[s]) that are considered to be likely significant and will therefore be assessed within the EIA and reported in the ES.

Table 12.5: Potential Likely Significant Effects and Sensitive Receptors

Effect	Receptor(s)	Applicable Stage(s)
GHG Emissions	Global Climatic System	Demolition and Construction / Operation

Assessment Methodology of Effects Likely/Significant

12.39 The following background surveys/studies have been/will be completed.

[114] https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/69446/pb13583-biodiversity-strategy-2020-111111.pdf

[115] http://publications.naturalengland.org.uk/publication/5679197848862720

Table 12.6: Background Surveys/Studies

Survey/Study/Analysis/ Evaluation	Overview	Date of Completion
Pending		
GHG Assessment	Estimate of the Proposed Development's GHG emission during demolition and construction and operation and contextualisation against local and national baseline emissions and future UK carbon budget.	October – November 2025

12.40 The assessment of GHG emissions will be undertaken in accordance with IEMA's GHG Assessment Guidance.

12.41 The Site will form the principal study area for the assessment; however the assessment will include off-site GHG emissions such as those associated with the manufacture and transportation of construction materials, and those associated with the off-site generation (e.g. at a power station) of grid electricity consumed by the operational Proposed Development.

12.42 The GHG assessment of the Proposed Development will consider the demolition, construction and operational stages.

12.43 GHG emissions from the demolition and construction and operation of the proposed buildings will be estimated using recognised industry benchmarks/targets, for example RIBA 2030 Climate Challenge / LETI 2020 Design targets which set out targets on embodied carbon and operational energy demand.

12.44 In line with IEMA's GHG Assessment guidance, GHG emissions resulting from the construction and operation stages of the Proposed Development will be evaluated in the context of baseline GHG emissions from the Site, local authority's administrative area and UK region, as well as the future carbon budget for the UK.

12.45 Furthermore, and in accordance with IEMA's GHG Assessment guidance, consideration will also be given to the contribution of the Proposed Development to a science-based net zero trajectory in line with the 2015 Paris Agreement's 1.5°C pathway.

12.46 The assessment of likely significant effects to sensitive receptors will consider the sensitivity of the receptor (on a scale of high, medium, low and negligible) and the magnitude of change (on a scale of large, medium, small and negligible) to determine the level of effect on a scale of major, moderate, minor and negligible. The global climate system is the receptor for GHG emissions and is considered highly sensitive in accordance with IEMA guidance.

12.47 The significance of the Proposed Development's net GHG effect will then be determined by considering the magnitude of its net GHG emissions effect in conjunction with whether it makes an appropriate contribution to the UK's net zero trajectory for a project of its type and also using professional judgment.

Limitations and Assumptions

12.48 To ensure transparency within the EIA process, the following limitations and assumptions have been identified:

- Activity Data – In estimating construction and operational stage GHG emissions, third party emissions factors and benchmarks may be applied to estimated parameters, including energy demand. These factors and benchmarks may potentially not fully reflect the actual construction and operational performance of the Proposed Development; however, the proposed approach is nevertheless considered to represent the best available option at this stage.

- Emission Factors – The future UK electricity grid factors sourced from the Department for Energy Security and Net Zero (DESNZ) are projections which may not reflect the actual emissions associated with grid electricity consumption in future. However, DESNZ projections have slightly underestimated the rate of grid decarbonisation in recent years, so any inaccuracy in these projections may serve to over-estimate as well as under-estimate GHG emissions associated with the Proposed Development's future electricity demand.

13. Approach to the Assessment of Cumulative Effects

Overview

13.1 This chapter establishes the methodology for the assessment of cumulative effects arising from the Proposed Development.

13.2 The EIA Regulations, through Schedule 4, Paragraph 5e and Regulation 4, Paragraph 2, requires the consideration of the culmination of effects with other *"existing and/or approved projects"*, as well as the interaction between effects identified at the project level.

13.3 To accord with the EIA Regulations and best practice guidance, the following types of cumulative effects will be considered within the EIA:

- **Effect interactions** (to accord with Regulation 4, Paragraph 2): the interactions and combination of environmental effects of the Proposed Development affecting the same receptor, either within the Site or in the local area; and
- **In-combination effects** (to accord with Schedule 4, Paragraph 5(e)): the interaction and combination of environmental effects of the Proposed Development with other existing or approved project (s) affecting the same receptor (hereinafter referred to as 'Cumulative Projects').

Assessment Methodology

13.4 There is no widely accepted current methodology or best practice for the assessment of cumulative effects for projects under The Town and Country Planning (EIA) Regulations 2017 (as amended). However, it is acknowledged that guidance on the approach to the assessment of in-combination cumulative effects for projects that fall under the Nationally Significant Infrastructure Project (NSIP) regime has been issued by the Planning Inspectorate[116]. However, as this is focused on NSIPs, it is not necessarily applicable to all projects / sectors.

13.5 Given this, the proposed assessment methodology set out below is based on the principles of the Planning Inspectorate guidance, an understanding of the receptors to be assessed through the ES, the nature of the Proposed Development, and professional judgement drawing on previous experience and knowledge at Turley.

13.6 The assessment of cumulative effects, for both effect interactions and in-combination effects, will be largely qualitative in nature. For some technical topics, quantitative data may be available (e.g. where modelling work is undertaken), facilitating a quantitative

[116] Planning Inspectorate (2019) Advice Note Seventeen: Cumulative Effects assessment relevant to nationally significant infrastructure projects (Version 2). Available online - https://infrastructure.planninginspectorate.gov.uk/legislation-and-advice/advice-notes/advice-note-17/

analysis of cumulative effects. Where quantitative analysis is possible, it will be fully detailed within the assessment in the ES.

13.7 In cases where information is not available, assumptions will be made based on professional judgement and clearly stated alongside any uncertainty as part of the assessment.

Effect Interactions

13.8 The assessment of effect interactions will follow a two-stage process, as follows.

Step 1 – Identification of potential effect interactions

13.9 The assessment of effect interactions will consider the changes from baseline condition at common sensitive receptors, because of the Proposed Development.

13.10 Common sensitive receptors will be those that are assessed within two or more technical effects assessments provided within the ES. The assessment will be focused on residual effects only (i.e. following the implementation of scheme specific mitigation).

13.11 In order to identify where a potential common receptor is present, the receptors assessed through the ES will be categorised into the 'factors' outlined in Regulation 4, Paragraph 2 (and expanded on in Schedule 4, Paragraph 4) of the EIA Regulations. These are as follows:

- Population and human health
- Biodiversity (for example fauna and flora);
- Land (for example land take);
- Soil (for example organic matter, erosion, compaction, sealing);
- Water (for example hydromorphological changes, quantity and quality);
- Air;
- Climate (for example greenhouse gas emissions, impacts relevant to adaptation);
- Material assets;
- Cultural heritage, including architectural and archaeological aspects; and
- Landscape.

13.12 A matrix of residual effect interactions will be formulated in the ES corresponding to the construction and operational stages of the Proposed Development.

13.13 The threshold for inclusion within the matrices will be set at a 'minor' level of effect as this is considered to address the potential for a number of residual effects that are not necessarily considered to be 'Significant' in isolation to become 'Significant' when they are considered collectively on a common sensitive receptor.

13.14 Where, through the application of the matrices, potential effect interactions are not identified, in that no specific common receptor(s) is identified, then it will be concluded that there is no effect interactions identified.

13.15 Where potential effect interactions are identified, a qualitative assessment will then be undertaken for the relevant receptor categories through Step 2 below.

Step 2 – Qualitative appraisal

13.16 The qualitive assessment will include the following:

- Clear identification of specific receptor(s) considered for each effect 'contributing' to a potential effect interaction to understand the common receptor (and their attributes, such as location etc.).
- An appraisal where there are specific common receptors, considering.
- Magnitude of change (or impact) of each residual effect;
- Sensitivity (or value, importance, etc.) of the receptor / receiving environment to change;
- Duration (of the effects individually and collectively utilising the short / medium / long-term criteria set out in **Chapter 2**) and reversibility of the effect;
- If the effects are temporary and / or permanent;
- If the effects are experienced / occur concurrently or sequentially; and / or
- The geographical / spatial extent of the individual effects.

13.17 An overall qualitative assessment of the cumulative effects on the identified receptor categories will; then be made using the information contained within this ES and supporting appendices in **Volume 2** (where appropriate), and professional judgement.

13.18 Where possible, a conclusion on effect interactions will be provided discussing the likelihood of the effect interactions being 'Significant' or 'Not Significant'.

In-Combination effects

13.19 The assessment of potential in-combination effects will be undertaken using the methodology outlined below.

Step 1: Identification of Projects for Consideration

13.20 In order to identify relevant projects (referred to as 'Cumulative Projects') that could give rise to in-combination effects within the Proposed Development, a review of the following sources has been undertaken:

- MCC's online register[117] of projects[118];

[117] https://pa.manchester.gov.uk/online-applications/

[118] This search has also been informed by using LandStack.

- Planning Inspectorate online register of projects[119];
- Transport and Works Order Act online register of projects[120]; and
- Parliament Hybrid Bills online register[121].

13.21 In line with the EIA Regulations, this search has focused on projects and therefore is not inclusive of sites allocated within local plans, core strategy documents or supplementary planning documents.

13.22 In line with Planning Inspectorate Advice Note Seventeen, criteria and professional judgment have been used to determine whether to include or exclude projects from further assessment (i.e. apply proportionality), informed by aspects such as temporal scale, nature of development and other factors.

13.23 As such, the search has been focused on projects within 1km of the Site, acknowledging the maximum extent of likely receptors and nature of effects to be reported within the ES.

13.24 The following additional criteria has also been used to define the list of Cumulative Projects:

- Applications dating from January 2015 onwards. It is anticipated that applications prior to this date will already have been built out (and therefore form part of the baseline) and / or where subsequent applications have been submitted these would be captured within the search dates;
- Applications that have been submitted, consented/granted planning permission, or part implemented;
- Applications that have been refused but are subject to an undetermined appeal; and
- Projects of a pertinent scale, which has been determined using professional judgment but informed by their scale, perceived impact, or complexity, and are present near the Site[122].

13.25 A further search will be undertaken 8 weeks prior to the finalisation of the assessment of cumulative assessment as part of the ES. This is to ensure there is sufficient time for them to be considered and incorporated within any studies / evaluation / modelling that may underpin the assessments within the ES (e.g. visualisations).

[119] https://infrastructure.planninginspectorate.gov.uk/projects/register-of-applications/.
[120] https://www.gov.uk/government/collections/twa-inspector-reports-and-decision-letters.
[121] https://www.parliament.uk/business/bills-and-legislation/current-bills/hybrid-bills/.
[122] Informed by the definition of major development by NPPF; the definition of Schedule 1 and Schedule 2 developments set out within the EIA Regulations; and developments that do not fall into the above but have notable implications due to location or scale.

13.26 The resulting Cumulative Projects that will be considered and appraised in the assessment of cumulative effects using the methodology and criteria set out above is provided within **Table 13.1** and shown on **Figure 13.1**.

Table 13.1: Cumulative Projects for Assessment of In-combination Effects

ID	Planning Reference	Name / Address	Description	Distance and direction from Site	EIA Development?	Status
1	143024/FO/2025	Sister Plot C Former Umist Campus Altrincham Street Manchester M1 7JA	Phased development comprising: Phase A - demolition of existing buildings and structures, erection of a basement (C1 Building and C2 Building) and a podium across lower ground and upper ground floors comprising flexible commercial space (Class E and/or Sui Generis drinking establishment), erection of a building (C1 Building) to form offices (Class E), landscaping works, highways, access, servicing, infrastructure and other associated works; Phase B: erection of a podium across lower ground and upper ground floors and a new building (C2 Building) to form offices (Class E) and flexible commercial and community uses (Class E, F2 and/ or Sui Generis drinking establishment), alterations to the existing Sculptural Wall (Hollaway Wall), relocation of existing art work, landscaping works, highways, access, servicing, infrastructure and other associated works; Phase C - change of use and associated works to railway Viaduct arches to form flexible commercial units (Class E, and/ or Sui Generis - drinking establishment) including highways, access and servicing arrangements, and other associated works.	80m east	Yes	Pending determination
2	143741/FO/2025	Charles Street Multi Storey Car Park (Plot	Demolition of existing multi-storey car park and associated commercial units (retail and sui generis bar uses) to prepare site for future development.	10m north	Yes	Pending determination

ID	Planning Reference	Name / Address	Description	Distance and direction from Site	EIA Development?	Status
		H Sister) Charles Street Manchester M1 7AR				
3	138808/FO/2023	Charles Street Car Park At Junction Of Charles Street And York Street Manchester	Erection of 15-storeys plus plant level building to provide purpose-built student accommodation (PBSA - Sui Generis) along with site preparation works, works over the public highway and other associated works.	157m west	Yes	Approved
4	136874/FO/2023	Echo Street Manchester M1 3QJ	Erection of 3 interlinked towers ranging from 27, 21 and 16 storeys together with intermediary link buildings (15 and 11 storeys) to form Purpose Built Student Accommodation (Sui Generis) with associated amenity space and external landscaping and other associated works	158m east	Yes	Under construction
5	125712/FO/2019	Former London Road Fire Station London Road Manchester M1 2PH	Refurbishment, restoration, reconfiguration and extension of former London Road Fire Station site to create a mixed use development comprising of hotel (Use Class C1), workspace/office (Use Class B1, D1), commercial floorspace for shop and food and drink uses (Use Classes A1, A3 and A4), residential apartments (Use Class C3) and leisure (Use Class D2), together with access and highways works, servicing, rooftop plant and associated works	250m north-east	No	Under construction

ID	Planning Reference	Name / Address	Description	Distance and direction from Site	EIA Development?	Status
6	137401/FO/2023	Upper Brook Street Masterplan Land Between Upper Brook Street, Kincardine Road And Grosvenor Street Manchester	Full planning application for the demolition of existing buildings and erection of three ground floor + 12/14/29 storey buildings to be used for Purpose Built Student Accommodation (Use Sui Generis), comprising 983 bedrooms in total and 506sqm of ground floor ancillary uses (café/commercial and convenience store - Use Classes E (a)/(b)/(c)), three buildings comprising ground floor + 5/7/9 storeys for Science and Innovation uses (Use Class E (g)(i) & (ii)) and 834sqm ground floor community uses (retail/ cafés and medical facility (Use Classes E (a)/(b) and (e)), and the provision of new public realm, two new public squares, new access and parking, and associated works	300m south	Yes	Approved
7	143253/FO/2025	Boulton House 17 - 21 Chorlton Street Manchester M1 3HY	Refurbishment and reuse of Boulton House (including new build extensions up to 6 storeys to Bloom Street and 1 storey to Major Street) to provide 261 serviced apartments and associated amenity space (Class C1) plus flexible ground floor commercial uses (Use Class E and/or Sui Generis (p) and (q) along with associated landscaping and public realm works, external plant, and amended servicing and access arrangements (including new secure cycle parking).	375m north	No	Pending determination
8	127486/FO/2020	Baring Street Manchester M1 2PY	Construction of a 7,11,14 storey building with roof top plant area and basement, comprising office use (Use Class B1) with external terraces above ground floor commercial	435m east	No	Pending determination

ID	Planning Reference	Name / Address	Description	Distance and direction from Site	EIA Development?	Status
			units (Use Classes A1 and A3); new public realm and landscaping, cycle parking; external plant, access, servicing and work to the highway (Baring Street) and other associated works			
9	137263/FO/2023	Land At Baring Street Adjacent To The River Medlock Manchester M1 2PY	Erection of 9 storey office development with mezzanine and plant level (Class E) with ground and basement floor retail, cafe and / or restaurant and / or gym (Use Class E) uses, rooftop amenity spaces and terrace levels, associated public realm and riverside walkway and associated works.	475m east	Yes	Under construction
10	142888/FO/2025	Cambridge Halls Of Residence Cavendish Street Manchester	Demolition of existing halls of residence and erection of two buildings of 30 and 24 storeys above ground, plus basement and rooftop plant levels, comprising: purpose-built student accommodation with internal and external rooftop communal amenity space (Sui Generis); ground floor commercial and community uses (Flexible Use Classes E, F1(a) or F2(b)); hard and soft landscaping; and associated highway works.	500m south-west	Yes	Pending determination
11	124972/FO/2019	Mayfield Park Land Bounded By Mayfield Depot Building, Hoyle Street,	Phased creation of circa 2.4 ha (6 acres) of public park, including hard and soft landscaping and new bridges across the River Medlock; erection of 9 storey office development above basement with mezzanine and plant level (Class B1) with ground floor Class A1 (Shop), A2 (Financial and Professional Services), A3 (Café and	255m east	Yes	Part operational / part under-construction

ID	Planning Reference	Name / Address	Description	Distance and direction from Site	EIA Development?	Status
		Mancunian Way (A635), Baring Street, Buxton Street & Berry Street (inclusive) & McDonald Hotel Along With Associated Roads & Junctions Manchester M1 2AD	Restaurant), A4 (Drinking Establishment) B1 (Office) uses, rooftop amenity spaces and terrace levels, associated public realm and riverside walkway; erection of 11 storey Multi-Storey Car Park to provide 581 car parking spaces with associated landscaping; highways and infrastructure works including the creation of new junction from London Road to provide access to the multi-storey car park (MSCP) (Use Class Sui Generis); works to Baring Street, stopping up of Bond Street and Nether Street (alongside associated Traffic Regulation Orders to manage unrestricted parking to Buxton Street, Berry Street and Travis Street (to be delivered and implemented prior to the MSCP becoming operational)) alongside enabling works comprising phased demolition and site clearance, earthworks including re-profiling and construction of retaining walls for the land bounded by the Mancunian Way to the south, Mayfield Depot to the north, Baring Street to the west and Hoyle Street to the east			
12	125248/FO/2019	Mayfield, Phase 1 Land Adjacent To Mancunian Way (former Mayfield Goods Yard) Baring Street	Erection of 13 storey building (including ground and mezzanine) comprising office space (Use Class B1) above flexible uses at ground and mezzanine levels (Class A1 (Shop), A2 (Financial and Professional Services), A3 (Café and Restaurant), A4 (Drinking Establishment) /D1 (Art Gallery, Museum and Conference & Training Centre)/D2 (Cinema)/ Theatre (Sui Generis)) with rooftop amenity spaces and external terrace levels, internal ancillary	500m east	Yes	Under construction

ID	Planning Reference	Name / Address	Description	Distance and direction from Site	EIA Development?	Status
		Office 2 Manchester M1 2AD	storage spaces for waste, cycles, rooftop plant, back of house functions and associated landscaping works.			
13	141788/FO/2024	Mayfield Phase 1B Hoyle Street Manchester	Phased development comprising (a) site remediation and reprofiling; and (b) erection of two residential plots of development comprising 879 no. new homes (Use Class C3) contained within four buildings ranging from 7 storeys to 23 storeys in height (Plot J) and 9 to 28 storeys in height (Plot K), with upper and lower ground floor commercial spaces comprising restaurant and / or retail units (Use Class E(a) and/or E(b) and / or Local Community Uses (Class F2) and Gym (Use Class E(d) (within single unit of Plot K only) together with highways works, associated public realm and other associated works for each relevant phase.	580m east	Yes	Pending determination
14	137399/FO/2023	Land Bounded By Upper Brook Street, Cottenham Street & Kincardine Road	Erection of a 6 to 9-storey building for Sci-Tech use (Use Class E (g)(ii)) and 265sqm of a cafe/bar (Use Class E (b)), and a 9 to 23-storey building for Purpose Built Student Accommodation (PBSA) (Use Sui Generis), comprising 737 bedrooms and 293sqm of community use (Use Class F2 (b)) and 80sqm of commercial floorspace (Use Class E), alongside new public realm, access, parking, and associated works following demolition of existing buildings	615m south-east	Yes	Approved

ID	Planning Reference	Name / Address	Description	Distance and direction from Site	EIA Development?	Status
15	139986/FO/2024	Sparkle Street Manchester M1 2NJ	Demolition of existing part vacant buildings and erection of a part 10 storey,part 27, part 28 storey residential development comprising 359 homes (Use Class C3) with supporting amenity spaces, and associated highways works, landscaping, plant areas, and other associated works	590m north-east	Yes	Pending determination
16	142535/FO/2025	Stocktons 140 Great Ancoats Street Manchester M4 6DU	Demolition of existing buildings and erection of 2no. new buildings providing up to 758 apartments (Use Class C3), Class E floorspace (comprising flexible office accommodation (Use Class Eg(i)) and Class Ea and b) and associated hard and soft landscaping (including works within the public highway), formation of vehicle accesses and servicing access together with associated works.	870m north-east	Yes	Pending determination
17	141786/FO/2024	Plot 9B First Street Manchester	Erection of part 12, part 33 storey purpose-built student accommodation (PBSA) building (Sui Generis), alongside ancillary amenity space, landscaping, secure cycle parking and other associated works; and use of land east of River Street as a construction compound (Plot 9B).	640m west	Yes	Under construction
18	138831/FO/2023	Plot 11 Block C First Street South Manchester M15 6JE	Erection of a ground plus 28-storey building plus plant level, comprising purpose-built student accommodation (PBSA -Sui Generis) and other associated works including public realm, secure cycle parking and servicing arrangements.	685m west	Yes	Pending determination

ID	Planning Reference	Name / Address	Description	Distance and direction from Site	EIA Development?	Status
19	135419/FO/2022	One Medlock Street Manchester M15 5FJ	Demolition of the existing hotel building and structures and redevelopment of the site to comprise two separate buildings: one 13 storey office building with commercial unit (Use Class E) at ground floor; a part 11, part 38 storey building comprising 1,014 purpose built student accommodation units (sui generis) with ground floor office/community uses (Use Class E, F1 or F2); and associated ancillary internal and external amenity space, hard and soft landscaping and associated highway works.	790m west	Yes	Under construction
20	121099/FO/2018	Portugal Street East Land At Portugal Street East Manchester M1 2WX	Construction of two residential buildings (Use Class C3) comprising Block 1 (29 storeys) (224 apartments (4 x 1 bed 1 person, 52 x 1 bed 2 person, 64 x 2 bed 3 person and 104 x 2 bed 4 person) 25% 1 bed and 75 % 2 bed) Block 2 (23 storeys) (264 apartments 44 x1 bed 1 person, 44 x 1 bed 2 person, 92 x 2 bed 3 person and 84 x 2 bed 4 person) (33% 1 bed and 67%% 2 bed) with a linked central podium, to deliver 488 units, shared amenity space, 27 car parking spaces, 492 cycle spaces, landscaping (including new public park) , lighting, highways and associated works following demolition of existing buildings and structures.	700m east / north-east	Yes	Under construction
21	139715/FO/2024	Viadux Phase 2 Land Bounded By Albion Street, Great	Full Planning Permission for the phased construction of 2 buildings to include: a tall mixed-use building to include residential (Use Class C3) and hotel with associated bars and restaurant (Use Class C1) (Plot 2a), a second tall building with residential accommodation (Use Class C3)	710m north-west	Yes	Pending determination

ID	Planning Reference	Name / Address	Description	Distance and direction from Site	EIA Development?	Status
		Bridgewater Street And Trafford Street Manchester M60 2AT	with flexible commercial units (Use Class E) (Plot 2b), landscaping and public realm, servicing, drainage and access arrangements, highways alterations, and other associated works.			
22	141773/FO/2024	2-4 Whitworth Street West Manchester M1 5WY	Demolition of buildings at 2 and 4 Whitworth Street West and the construction of a residential building (Class C3) with associated servicing arrangements, landscaping, and associated works.	850m west	Yes	Pending determination
23	132199/FO/2021	Plot F Plot F Great Jackson Street Manchester M15 4AX	Full planning permission for the demolition of existing structures and the erection of two 51-storey residential buildings (Use Class C3) across two phases, including residential amenity facilities, basement car parking, landscaping and public realm, servicing and access arrangements, highways alterations, and associated works.	950m west	Yes	Under construction
24	129273/FO/2021	Plot G 34 Great Jackson Street Manchester M15 4NG	Demolition of existing structures and the construction of two residential buildings of 56 storeys (plus basement and roof plant) (use class C3), with ground floor commercial uses (use class E), car parking, cycle provision, landscaping, access and other associated works	950m west	Yes	Approved

ID	Planning Reference	Name / Address	Description	Distance and direction from Site	EIA Development?	Status
25	137227/FO/2023	Plot D, Great Jackson Street Plot D Great Jackson Street Manchester M15 4NP	Full planning permission for the demolition of existing structures and the erection of one residential building to a height of 71 storeys comprising 642 homes (Use Class C3) with food and drink uses (Use Class E) and / or drinking establishment (Sui Generis); and one office building (Use Class E); with basement car parking, cycle parking, landscaping and public realm, servicing and access arrangements, highways alterations and associated works.	1km west	Yes	Pending determination
26	137226/FO/2023	Part Of Plot C And Plot E Great Jackson Street Manchester M15 4NP	Full planning permission for the demolition of existing structures and the phased construction of four residential buildings (two at 47 storeys and two at 51 storeys) to provide 1,746 homes (Use Class C3), flexible commercial, leisure, food and drink uses (all Use Class E) and / or drinking establishment (Sui Generis), basement car parking, cycle parking, landscaping and public realm, servicing and access arrangements, highways alterations and associated works.	1km west	Yes	Pending determination
27	143769/FO/2025	Faraday Tower The University Of Manchester Sackville Street Manchester	Demolition of Faraday Tower to ground floor slab level and works to remediate/make safe the retained structure (including the erection of a perimeter hoarding) to prepare site for future development.	12m south	Yes	Pending determination

ID	Planning Reference	Name / Address	Description	Distance and direction from Site	EIA Development?	Status
28	143943/FO/2025	All Saints Campus Oxford Road Manchester M15 6BH	Partial demolition, temporary weatherproofing and associated works to library building.	420m south-east	Yes	Pending determination

Step 2: Assessment of In-combination Effects

13.27 The assessment of in-combination effects will take into consideration available documentation submitted in support of the application for the above Cumulative Projects, to conclude if common receptors are present between the Proposed Development and the Cumulative Projects and the extent of any in-combination effect. Where suitable information is not available, either professional judgement will be used to determine the cumulative effects or limitations will be set out.

13.28 The in-combination assessment will focus on the technical topic / effects 'scoped in' (i.e., reported within the ES).

13.29 The evaluation at the receptor level will consider the following:

- Magnitude of change (or impact) in the relevant technical assessments;
- Sensitivity (or value, importance, etc.) of the receptor / receiving environment to change; and / or
- Duration and reversibility of effect.

13.30 Through a combination of the evaluation and mitigation presented, conclusions will be drawn as to the likelihood for in-combination effects, their nature (i.e., adverse or beneficial), whether these are 'Significant' or 'Not Significant' and how such effects differ from those reported for the Proposed Development. In some cases, how the Proposed Development contributes to the overall in-combination effect will also be considered.

14. Summary of EIA Scoping Report

14.1 **Chapter 0** identified a number of technical topics for which no likely or significant effects have been identified and are proposed to be 'scoped out' of the EIA and not reported in the ES, based on the technical evidence base provided. These are as follows:

- Archaeology;
- Transport;
- Air Quality;
- Noise and Vibration;
- Water Environment;
- Ground Conditions and Contamination;
- Biodiversity;
- Lighting;
- Major Accidents and/or Disasters; and
- Waste.

14.2 The technical topics proposed to be 'scoped in' (see **Technical Chapters 6 – 12**) are as follows:

- Socio-Economics and Human Health;
- Built Heritage;
- Townscape and Visual;
- Wind Microclimate;
- Daylight, Sunlight and Overshadowing;
- Solar Glare; and
- Climate Change.

14.3 **Table 14.1** provides a summary of all the technical topics and effects considered unlikely / not significant and therefore 'scoped out' as well as the topics and likely significant environmental effects 'scoped in' that will be considered further within the EIA and reported in the ES.

Table 14.1: Summary of Likely Significant and Not Significant Effects

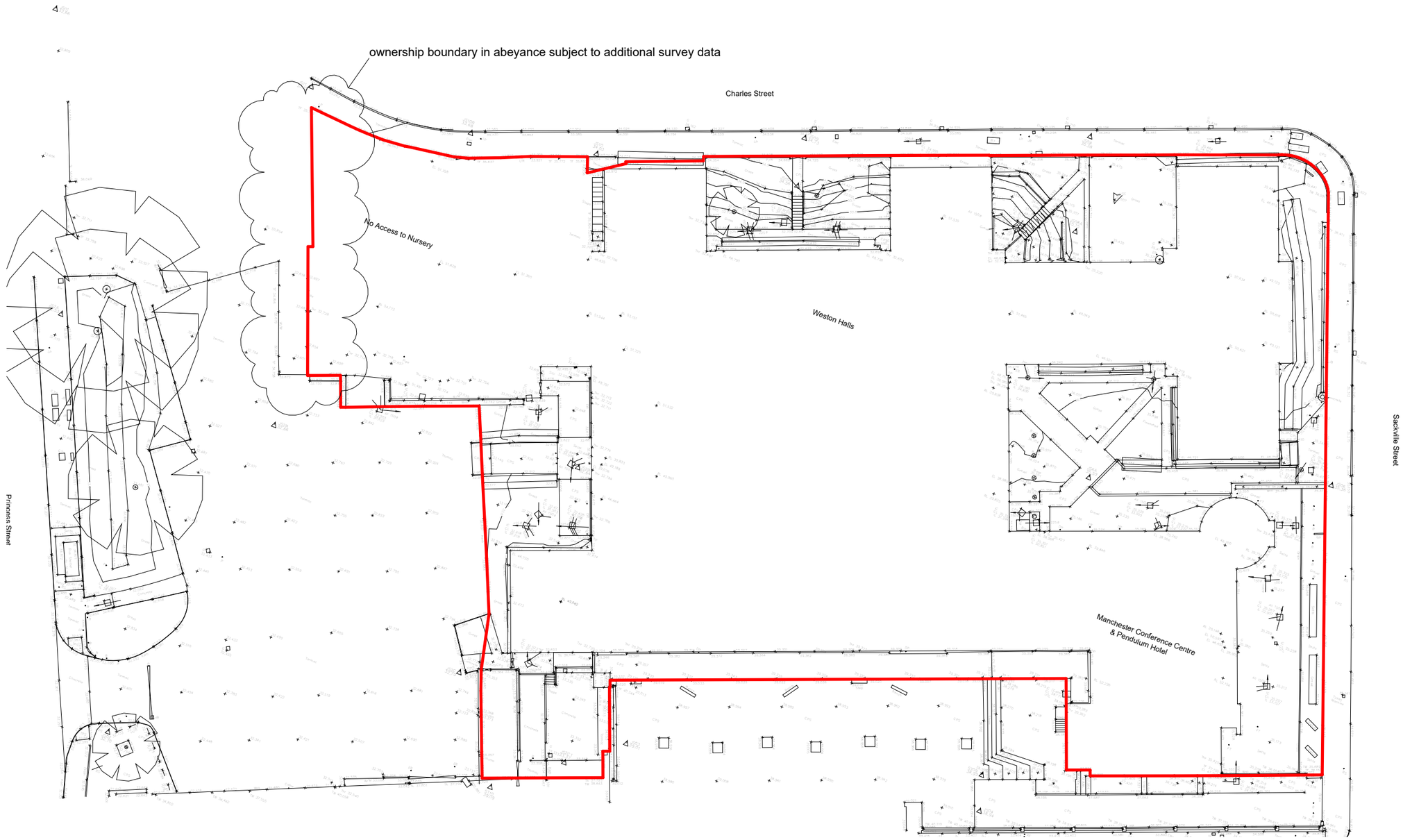
Technical Topic Area	Effects which are Not Significant	Likely Significant Environmental Effects
Archaeology	Impact on archaeological and palaeoenvironmental remains	-
Transport	Predicted construction and operational traffic	-
	Relevant criteria used when considering the 'significance' of environmental effects from traffic	
	Environmental effects arising from construction stage traffic	
	Environmental effects arising from operational stage traffic	
Noise and Vibration	Noise and vibration during demolition and construction activities	-
	Impact of existing noise on future users of the Proposed Development	
	Impact of noise generated by the Proposed Development on existing and proposed sensitive receptors	
	Impact of vibration on existing and proposed sensitive receptors	
Air Quality	Nuisance and disturbance as a result of dust from demolition and construction activities	-
	Impact of pollutants from road traffic on users of the Proposed Development	
	Changes to pollutant concentrations resulting from traffic generated by the Proposed Development during construction	

Technical Topic Area	Effects which are Not Significant	Likely Significant Environmental Effects
	Changes to pollutant concentrations resulting from traffic and building emissions generated by the Proposed Development during operation	
Water Environment	Impacts on water quality during construction	-
	Increased risk of flooding during construction	
	Increased risk of flooding during operation	
	Increased potable water demand	
Ground Conditions and Contamination	Potential release of existing ground contamination and accidental release of new contamination during construction and operation	-
	Potential release of hazardous ground gases during construction and operation	
	Risk of unexploded ordnance (UXO) during construction and operation	
	Encountering unstable ground conditions during construction and operation	
Biodiversity	Disturbance to designated sites, habitats and protected species	-
Lighting	Disturbance due to obtrusive light during construction	-
	Disturbance to residential receptors due to obtrusive light during operation	
Major Accidents and/or Disasters	A major accident caused by ground subsidence and associated structural/building collapse	-
	Major flood event caused by an extreme weather event	

Technical Topic Area	Effects which are Not Significant	Likely Significant Environmental Effects
	Major accidents on the local road network	
	Accidents arising from fire, arson, vandalism or terrorism	
	Major accident as a result of UXOs	
Waste and Resources	Waste generation during demolition and construction	-
	Waste generated during operation	
Socio-economics and Human Health	Access to primary healthcare facilities	Employment generated
	Social cohesion and inclusive design	Provision of PBSA
	Crime reduction and community safety	
	Access to healthy food	
	Access to active and sustainable travel options	
	Access to open space and sports and recreation facilities	
	Access to training opportunities	
	Employment generated during the operational stage	
Built Heritage	Impact on the significance of designated heritage assets as a result of change within their setting	Impact on the heritage significance (character and appearance) of conservation areas
	Impact on the significance of non-designated heritage assets as a result of change within their setting	Impact on the heritage significance of listed buildings, as a result of change within their setting
		Impact on the heritage significance of non-designated heritage assets, as a result of change within their setting

Technical Topic Area	Effects which are Not Significant	Likely Significant Environmental Effects
Townscape and Visual	Changes to townscape and visual environment during demolition and construction	Change in character of the townscape
	Changes to townscape character of: TCA3 - Ardwick Residential and Commercial Areas; TCA4 – Manchester City Centre during operation	Change to character of the view and visual amenity
	Changes to visual environment for visual receptors beyond 1km from the Site	
	Changes to visual environment for some visual receptors within 1km of the Site during operation	
Wind Microclimate	-	Exceedance of criteria (Lawson) for pedestrian safety
		Exceedance of criteria (Lawson) for pedestrian comfort
Daylight, Sunlight and Overshadowing	Overshadowing to Surrounding Areas of Outdoor Amenity Space	Changes to daylight amenity
		Changes to sunlight amenity
Solar Glare	Solar Glare impacting occupants of adjoining buildings	Solar Glare safety issues concerning transit through critical intersections and junctions
		Solar Glare safety issues concerning visibility of train drivers along nearby railway tracks
Climate Change	Increasing summer temperatures affecting human heath during construction	GHG Emissions

Technical Topic Area	Effects which are Not Significant	Likely Significant Environmental Effects
	Changing annual temperatures / rainfall patterns and changes to air quality during construction, water supply, flood risk during construction and operation	
	Changes to future climate including temperature and rainfall and risk to building infrastructure and future occupants during operation	
	Changes to future climate and resilience of site habitats and species during operation	
	Higher summer temperatures and risk of building overheating during operation	



Ownership Boundary

Site : 0.72 Hectares

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Do not scale off dimensions.

All dimensions to be checked on site by contractor.

Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NOTE:

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THE CONTRACTOR IS RESPONSIBLE FOR MEETING THE SPECIFIED PERFORMANCE CRITERIA.

NORTH

Rev	Date	Description
P01	2025-08-15	Stage 2 - First Issue

Project Title
Weston Halls and Pendulum Hotel
Manchester

Status
FOR INFORMATION

Drawing Title
Existing Site Plan & Boundary
Ownership Boundary
Level 00

Project No
10346

Scale
1:500 @ A3

SHP Drawing Code
10346-SHA-Z0-A-Z460-XP-00-001

Revision
P01

simpsonhaugh

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Birmingham +44 (0)121 233 1874

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Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	**384470/397508**	**18 September 2025 09:21**

Your selected location is in flood zone 2, an area with a medium probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see https://www.gov.uk/guidance/flood-risk-assessment-standing-advice)

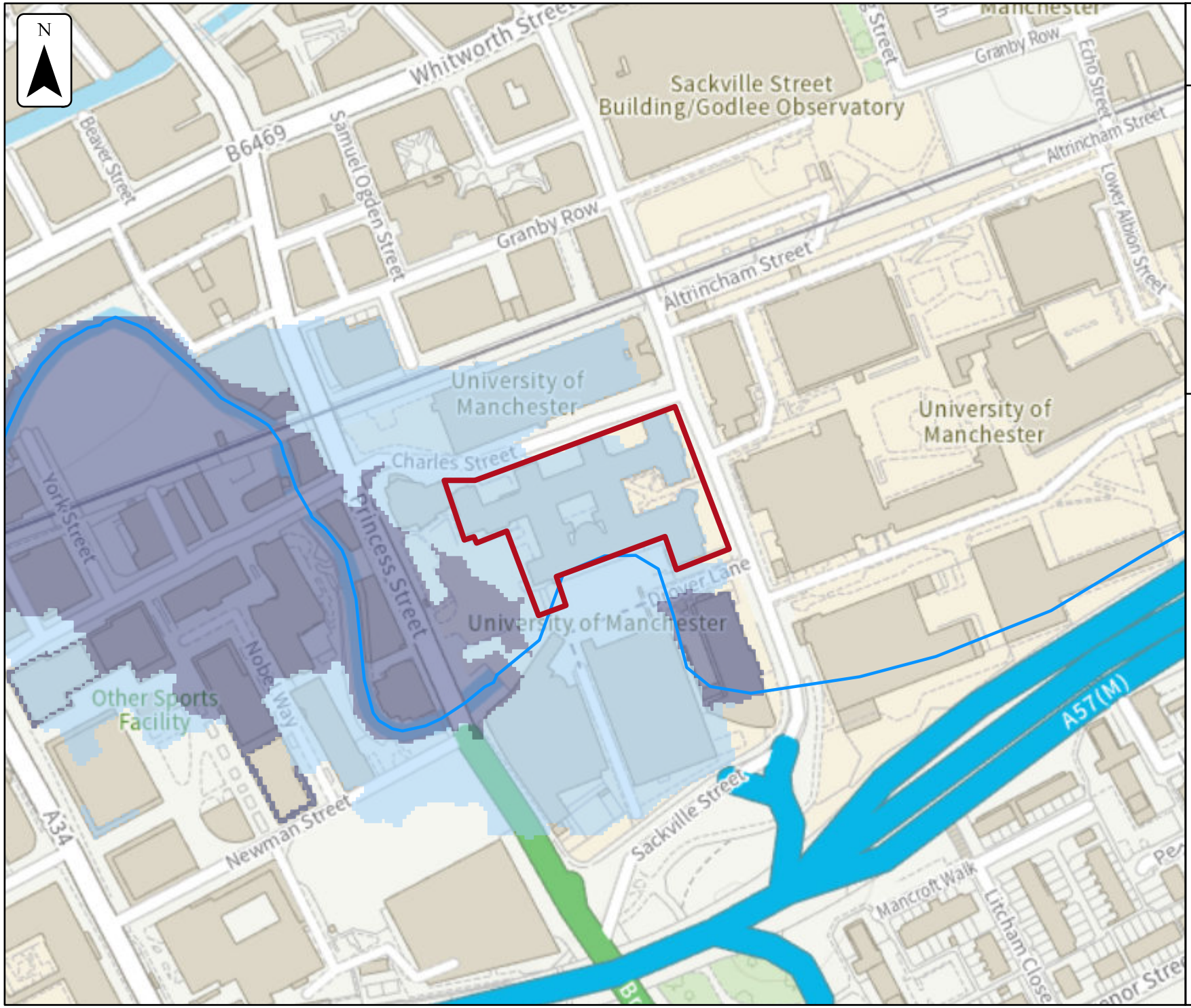
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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Environment Agency

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
384470/397508

Scale
1:2,500

Created
18 Sep 2025 09:21

- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area

0 20 40 60 m

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- Site
- Study Area
- Conservation Area

Listed Buildings

- I
- II*
- II
- GMAAS HER Entry - Polygon
- GMAAS HER Entry - Line
- GMAAS HER Entry - Point

CLIENT:
iQ Student Accommodation

PROJECT:
Weston Halls and Pendulum Hotel

DRAWING:
Heritage Asset Plan

PROJECT NUMBER:
03517

DRAWING NUMBER:
GIS_100

CHECKED BY:
KL

REVISION:
1.0

STATUS:
Draft

DATE:
September 2025

SCALE:
1:5,000 @ A3

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Ref	Listed Building	Grade
1	Police And Fire Station	II*
2	City Police Courts	II*
3	103, Princess Street	II*
4	Asia House	II*
5	India House (including Attached Wrought Iron Gateway Linked To Lancaster House)	II*
6	Lancaster House	II*
7	Tootal, Broadhurst And Lee Building	II*
8	Former Refuge Assurance Company Offices	II*
9	The Churchill Public House	II
10	Mintierna House	II
11	Chorlton New Mill And Attached Chimney	II
12	Chorlton Old Mill	II
13	Mill On North East Corner Of Junction With Chester Street	II
14	Dalton Statue In Forecourt Of Dalton College	II
15	Former Goods Offices To Piccadilly Station	II
16	Former Manchester Ear Hospital	II
17	Minshull House	II
18	Orient House	II
19	Adult Deaf And Dumb Institute (former)	II
20	Oddfellows Hall	II
21	2, Harter Street	II
22	Drill Hall	II
23	11, Bloom Street	II
24	Canada House	II
25	Lee House	II
26	55, Faulkner Street (see Details For Further Address Information)	II
27	57, Faulkner Street	II
28	Granby House	II
29	94-98, Grosvenor Street	II
30	Former Grosvenor Picture Palace	II
31	104, Bloom Street (see Details For Further Address Information)	II
32	Ormond Building, Manchester Metropolitan University (formerly Municipal Offices)	II
33	8, Minshull Street (see Details For Further Address Information)	II
34	61, Oxford Street	II
35	St James Buildings	II
36	52 And 54, Portland Street	II
37	Nos 74-78, And No 80 (the Grey Horse Public House) And Attached Railings, Portland Street	II
38	Former Pickles Building	II
39	Basil House	II
40	113-119, Portland Street	II
41	127-133, Portland Street	II
42	44-50, Portland Street	II
43	Circus Tavern And Attached Railings	II
44	Eastern House portland House	II
45	32, Dickinson Street (see Details For Further Address Information)	II
46	110-114, Portland Street	II
47	116 And 118, Portland Street	II
48	No. 36, Princess Street, No. 94, Portland Street, And No. 75, Faulkner Street	II
49	Langley Buildings	II
50	Transact House	II
51	Central House	II
52	New Union Public House	II
53	9, Richmond Street	II
54	Rochdale Canal Boundary Wall To Canal Between Chorlton Street And Minshull Street	II
55	Rochdale Canal Lock Number 86, To East Of Chorlton Street	II
56	Boundary Wall To Rochdale Canal Between Princess Street And Sackville Street rochdale Canal Boundary Wall To Canal Street Between Princess Street And Sackville Street	II

Ref	Listed Building	Grade
57	Rochdale Canal Lock Number 87, To East Of Princess Street, With Cast Iron Footbridge Beside Street	II
58	27, Sackville Street	II
59	46, Sackville Street	II
60	Institute Of Science And Technology (university Of Manchester)	II
61	Regency House With Barclays Bank	II
62	The Ritz Dance Hall	II
63	Former Electricity Power Station	II
64	Manchester Oxford Road Station (including Platform Structures)	II
65	Bridgewater House	II
66	The Shena Simon Sixth-form College	II
67	42 And 44, Sackville Street	II
68	51 And 53, Richmond Street	II
69	Rochdale Canal Boundary Wall To Canal Between Sackville Street And Chorlton Street	II
70	Rochdale Canal Lock Number 88, To East Of Oxford Street	II
71	Brazil House	II
72	Manchester House	II
73	101, Princess Street	II
74	Rhodesia House	II
75	109, Princess Street	II
76	70 And 72, Portland Street (see Details For Further Address Information)	II
77	109 And 111, Portland Street	II
78	The Palace Theatre	II
79	59 And 61, Faulkner Street	II
80	Train Shed And Undercroft At Manchester Piccadilly Station	II
81	Former Town Hall Facade To Mabel Tylecote Building, Manchester Metropolitan University	II
82	3, Brazil Street	II
83	39, Chorlton Street	II
84	Minshull House	II
85	Chatham Mill	II
86	Lass O Gowrie Public House	II
87	Grosvenor Building, Manchester Metropolitan University Faculty Of Art And Design	II
88	Dancehouse Theatre Including Numbers 6-14	II
89	Roman Catholic Church Of St Augustine	II
90	Sculptural Wall	II
91	Former Warehouse	II
92	Lionesse House	II
93	Renold Building, Umist Campus	II
94	Manchester South Junction And Altrincham Railway Viaduct	II

Ref	GMAAS HER Entry
95	Picture House Cinema (former)
96	Textile finishing works (former)
97	The Goose public house (formerly 'Paddys Goose'; formerly Kingston public house)
98	39â41 Richmond Street
99	Wright Robinson Hall and Barnes Wallis Building
100	Chemical Engineering Pilot Plant (Morton Laboratory)
101	Mathematics and Social Sciences Building
102	The Cornerhouse
103	John Dalton College of Technology (John Dalton Building)
104	Gateway House
105	Monroes public house (36 London Road)
106	Jackson Street Mills (UMIST Campus) (now University of Manchester)
107	Guardian Underground Telephone Exchange: air intake/ emergency exit building
108	Rochdale Canal

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Site Boundary

Study Area

CLIENT:
iQ Student Accommodation

PROJECT:
IQ Weston and Pendulum - PBSA

DRAWING:
Figure 1 - Site Location Plan

PROJECT NUMBER:
03517

DRAWING NUMBER:
01

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CW

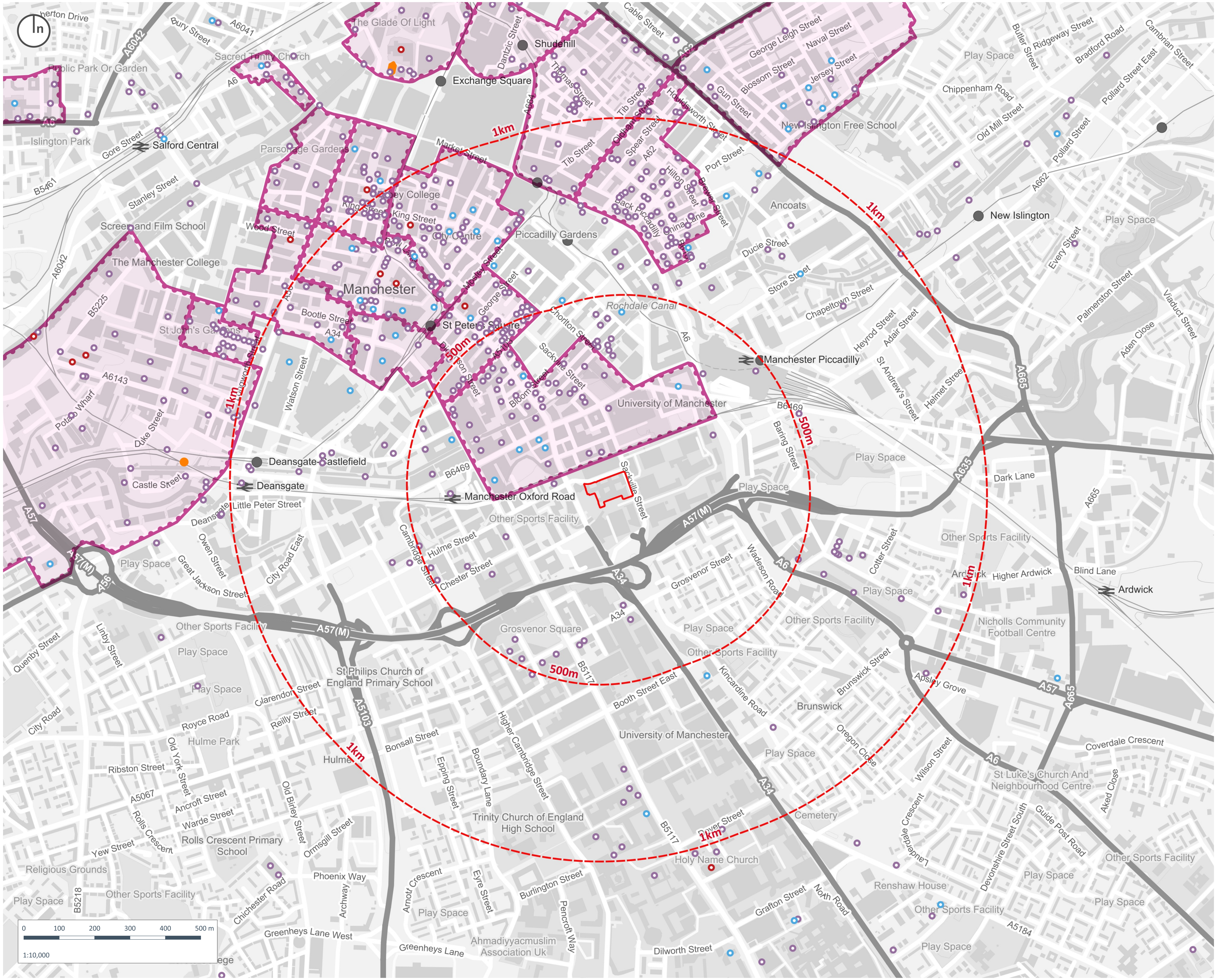
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Site Boundary

Study Area

Listed Buildings

I

II

II*

Scheduled monument

Conservation area

CLIENT:
iQ Student Accommodation

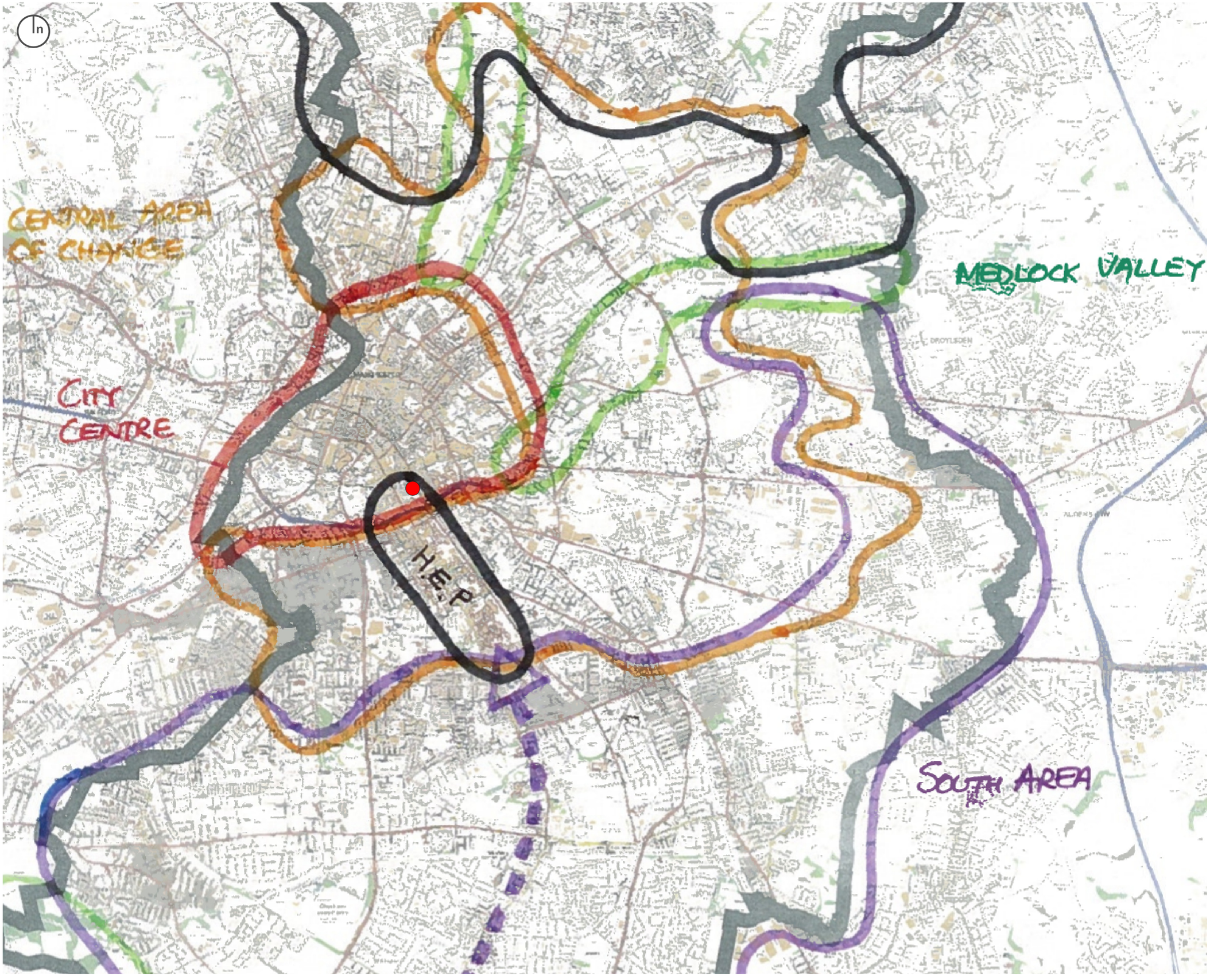
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IQ Weston and Pendulum - PBSA

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Figure 2 - Townscape Designations Plan

PROJECT NUMBER:
03517

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Site Location

CLIENT:
iQ Student Accommodation

PROJECT:
IQ Weston and Pendulum - PBSA

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Figure 3 - Extract from the Strategic Level City-Wide Urban Characterisation for Core Strategy (2010)

PROJECT NUMBER:
03517

DRAWING NUMBER:
03

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CW

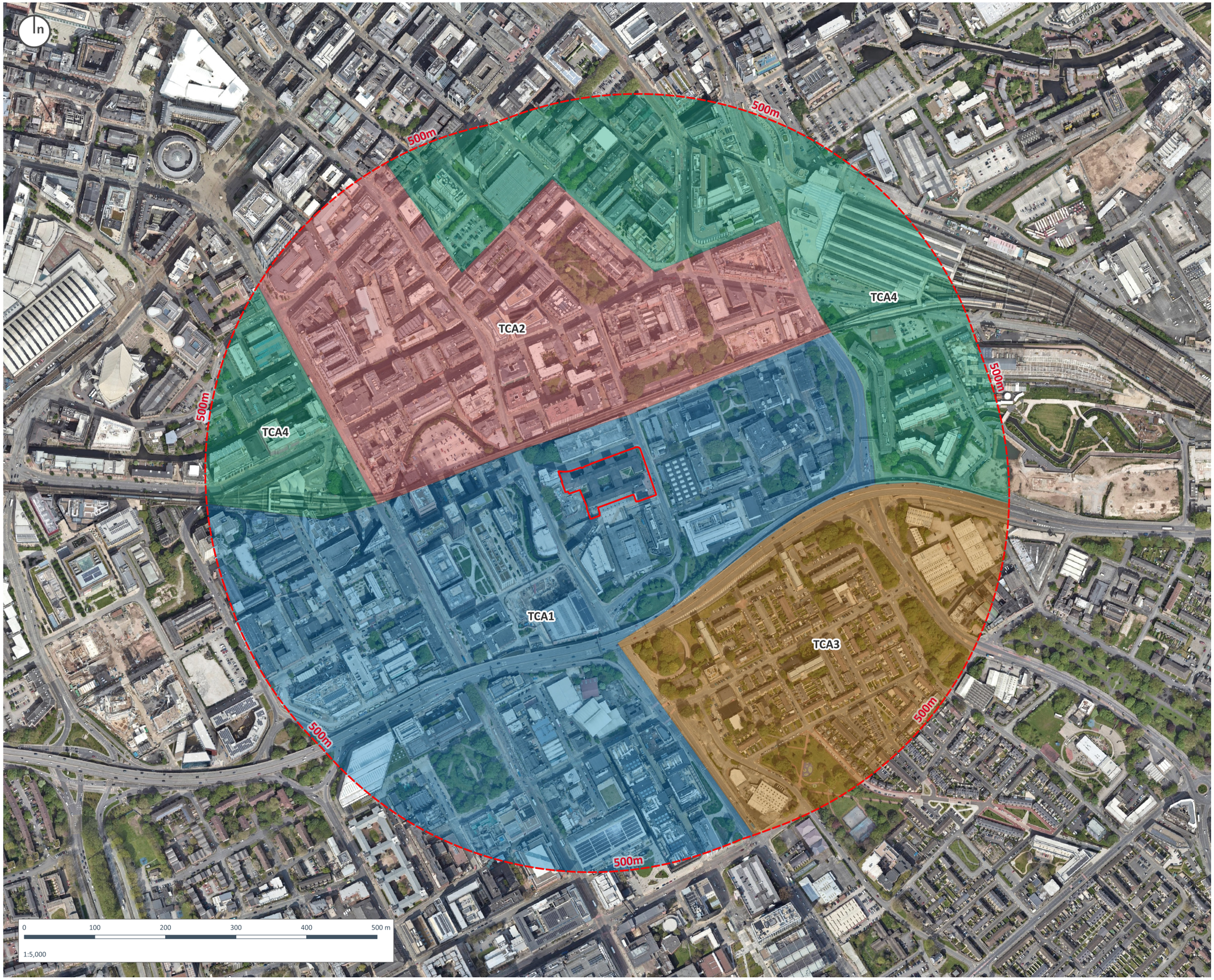
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Site Boundary

Study Area

Townscape Character Areas

- TCA1 – University Buildings, Living and Ancillary Uses
- TCA2 – Whitworth Conservation Area (includes part/small portion of George Street Conservation Area)
- TCA3 - Ardwick Residential and Commercial Areas
- TCA4 – Manchester City Centre

CLIENT:
iQ Student Accommodation

PROJECT:
IQ Weston and Pendulum - PBSA

DRAWING:
Figure 4 - Townscape Character Areas Plan

PROJECT NUMBER:
03517

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Ref	Viewpoint Locations
1	Open Space users in Sackville Park
2	Open Space users in Vimto Gardens
3	Open Space users in Gartside Gardens
4	Open Space users in Ardwick Green
5	Open Space users in St Peters Square
6a	Pedestrian and road users of Sackville Street
6b	Pedestrian and road users of Sackville Street
6c	Pedestrian and road users of Charles Street
6d	Pedestrians on the locally walked route along the southern boundary of the site
7	Residents and road users of Mawson Road
8	Pedestrians on the station approach to Piccadilly Station
9a	Pedestrians and Road users Princess Street (A34)
9b	Pedestrians and Road users Princess Street (A34)
9c	Pedestrians and Road users Princess Street (A34)
10a	Pedestrians and road users on Upper Brook Street (A34)
10b	Pedestrians and road users on Upper Brook Street (A34)
10c	Pedestrians and road users on Upper Brook Street (A34)
11	Pedestrians and road users on Ardwick Green South (A6)

CLIENT:
iQ Student Accommodation

PROJECT:
IQ Weston and Pendulum - PBSA

DRAWING:
Figure 5 - Viewpoint Locations Plan

PROJECT NUMBER:
03517

DRAWING NUMBER: 05
CHECKED BY: CW

REVISION: 1.0
STATUS: Draft

DATE: September 2025
SCALE: 1:10000 @ A3

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Residential

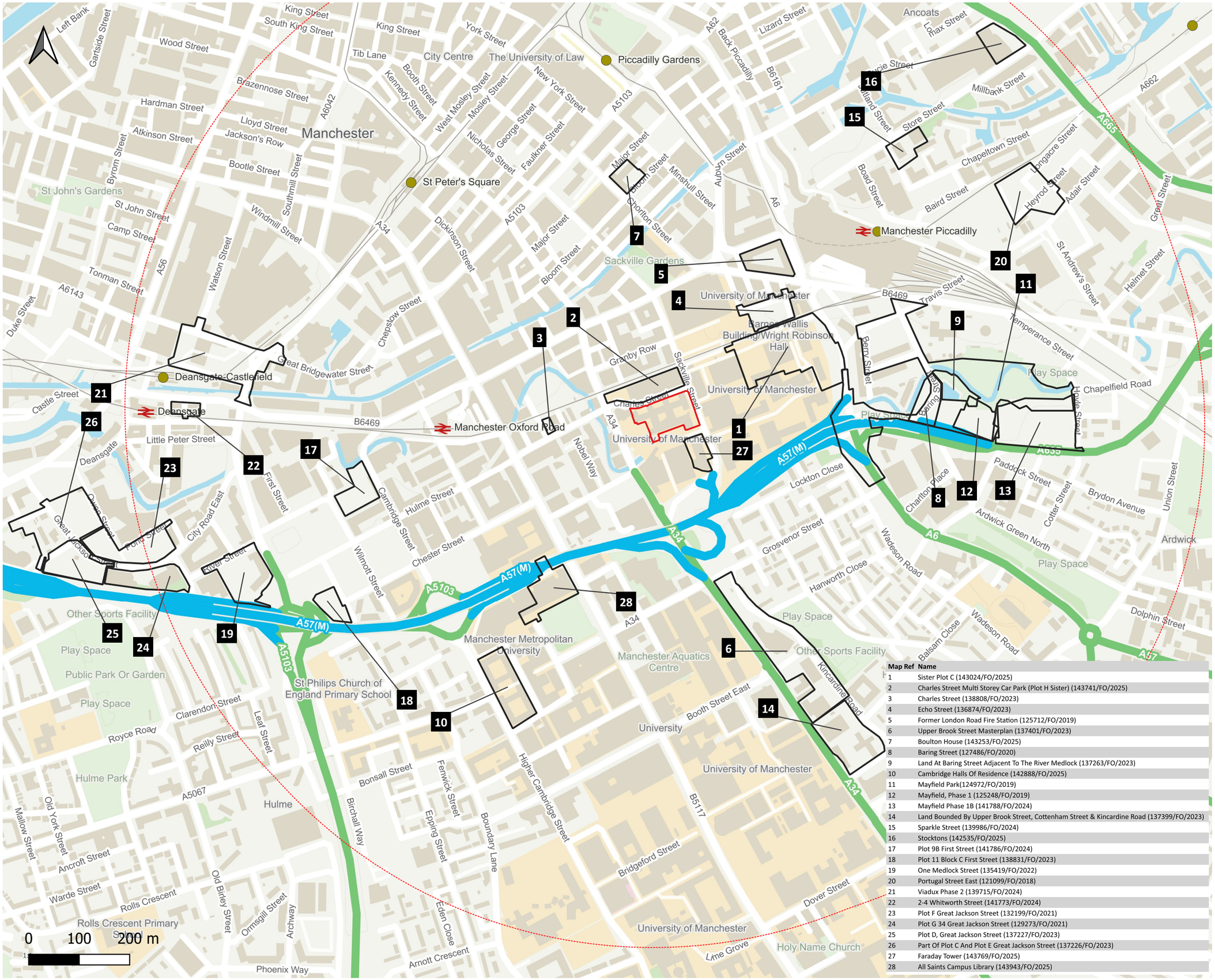
Site Boundary

PROJECT
Weston Halls and Pendulum Hotel

PROJECT NUMBER
22885

DRAWING TITLE
Residential Receptors

DATE
16 September 2025



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Site

1km radius

Cumulative Project

Map Ref	Name
1	Sister Plot C (143024/FO/2025)
2	Charles Street Multi Storey Car Park (Plot H Sister) (143741/FO/2025)
3	Charles Street (138808/FO/2023)
4	Echo Street (136874/FO/2023)
5	Former London Road Fire Station (125712/FO/2019)
6	Upper Brook Street Masterplan (137401/FO/2023)
7	Boulton House (143253/FO/2025)
8	Baring Street (127486/FO/2020)
9	Land At Baring Street Adjacent To The River Medlock (137263/FO/2023)
10	Cambridge Halls Of Residence (142888/FO/2025)
11	Mayfield Park(124972/FO/2019)
12	Mayfield, Phase 1 (125248/FO/2019)
13	Mayfield Phase 1B (141788/FO/2024)
14	Land Bounded By Upper Brook Street, Cottenham Street & Kincardine Road (137399/FO/2023)
15	Sparkle Street (139986/FO/2024)
16	Stocktons (142535/FO/2025)
17	Plot 9B First Street (141786/FO/2024)
18	Plot 11 Block C First Street (138831/FO/2023)
19	One Medlock Street (135419/FO/2022)
20	Portugal Street East (121099/FO/2018)
21	Viadux Phase 2 (139715/FO/2024)
22	2-4 Whitworth Street (141773/FO/2024)
23	Plot F Great Jackson Street (132199/FO/2021)
24	Plot G 34 Great Jackson Street (129273/FO/2021)
25	Plot D, Great Jackson Street (137227/FO/2023)
26	Part Of Plot C And Plot E Great Jackson Street (137226/FO/2023)
27	Faraday Tower (143769/FO/2025)
28	All Saints Campus Library (143943/FO/2025)

CLIENT:
iQ Student Accommodation

PROJECT:
Weston Halls and Pendulum Hotel, Manchester

DRAWING:
Cumulative Project Plan

PROJECT NUMBER:
03517

DRAWING NUMBER:
Figure 13.1

CHECKED BY:
SM

REVISION:
1.0

STATUS:
Final

DATE:
September 2025

SCALE:
1:7,000 @ A3

Turley
EIA

Appendix 1.1: Record of Consultation

Body/Organisation	Date/Form of Consultation	Summary of Consultation Outputs
Greater Manchester Archaeological Advisory Service (GMAAS)	11/09/2025, email	The archaeological desk-based assessment must include a thorough review of the Site's development and an impact assessment to provide understanding of the potential impacts of modern construction on below-ground archaeological remains. Recommendation for archaeological trial trench evaluation to establish the presence or absence, extent, condition and date (as far as circumstances permit) of any archaeological features within the Site.
Historic England	11/09/2025, meeting	Pre-application meeting to introduce the Site and seek feedback on the emerging proposals.
MCC Highways Officers	02/09/2025 & 03/02/2025, email	Consultation to inform on development, to understand MCCs view of the highway implications of the iD Masterplan and their aspirations for the area and to specifically understand the regarding parking / waiting restrictions on Sackville Street and Charles Street.
Environment Agency	09/09/2025, email	Flood risk data requested.

Appendix 2.1: Preliminary Environmental Management Plan

Project specific measures to avoid and/or prevent significant adverse environmental effects (i.e. mitigation measures) have been considered through the EIA Scoping process, when appraising likely environmental effects.

At this stage, this has focussed on 'primary mitigation' (i.e. inherent mitigation, comprising fundamental aspects of the project design) and 'tertiary mitigation' (i.e. standard environmental commitments/practices).

In order to support MCC and other stakeholders, the mitigation measures that have been identified at this stage have been collated into a single preliminary Environmental Management Plan, set out below. This will be developed further as part of the ES.

It is envisaged that mitigation will be secured through suitably worded planning conditions or other mechanism, where appropriate, and the Environmental Management Plan will be utilised by the Applicant and appointed contractor(s) to control mitigation commitments and assurance over their implementation.

Preliminary Environmental Management Plan

Mitigation Measure	Description / Details of Measure
Primary Mitigation	
Massing arrangement	The buildings proposed have been located to reinforce the street frontages along Charles and Sackville Street and positioned to the north and east of the Site, creating a generous south-facing landscape space.
Parking	At this stage, no parking is anticipated to be provided (for walking, cycling and public transport use to and from the Site, given the location of the Site within the city centre).
Travel Plan	A Framework Travel Plan is being prepared and will be developed into a detailed Travel Plan prior to occupation with a dedicated Travel Plan Co-ordinator responsible for implementation and monitoring. The Applicant will operate a cycle hire scheme providing 'Free to Hire' bikes available to students on an unlimited basis.
Student Move-In/Move-Out Strategy	A Student Move-In/Move-Out Strategy will be implemented prior to occupation, developed from a Framework Strategy into a detailed Implementation Plan submitted to MCC prior to occupation. This will be a managed system where drivers book arrival slots.
Landscape Strategy	Green infrastructure will be provided which will include tree planting within the development courtyard and provision of green roofs. These measures will help to mitigate the anticipated impacts of climate change in accordance with the England Biodiversity Strategy[123] and Natural England Climate Change Adaptation Manual[124]. The proposed landscaping will be organised into two distinct spaces, defined by the change in level at the Site. The northern section will be private in character, offering a network of both active and quiet areas. The area will be framed by planting and light-dappled trees offering both structure and a sense of enclosure. A lower woodland edge is proposed approximately 3m beneath the main garden and will be accessible via both stepped and levelled pathways. The area will include wildflower planting and small woodland trees and will

[123] https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/69446/pb13583-biodiversity-strategy-2020-111111.pdf

[124] http://publications.naturalengland.org.uk/publication/5679197848862720

Mitigation Measure	Description / Details of Measure
	accommodate an informal looping route around the Site, creating opportunities for temporary uses and flexible activities.
Energy Strategy	The energy strategy will respond to emission reduction targets set out in Building Regulations and aspirations set out within MCC development framework by means of both passive and active measures. The Proposed Development will incorporate a fabric first passive energy approach that exceeds the thermal properties set out within the Building Regulations Part L. Energy efficiency measures will be incorporated through building services to reduce the carbon footprint below the passive improvement stage, using all electric heat generation plant with no combustion, heat recovery systems and high efficacy controllable lighting. The Proposed Development will utilise an all-electric heating system, eliminating on-site combustion.
Façade Design Strategy	The Proposed Development will include appropriate façade specification and ventilation strategy, to ensure internal air quality conditions are achieved (whilst the specifics of this is yet unknown, such measures are commonly used with urban schemes such as this). A suitable façade design specification will be formulated to ensure proposed receptors will be adequately protected, following the guideline noise levels within BS 8233[125], and agreed with MCC. This will include an appropriate glazing and ventilation specification, as required, and take account of the source with most influence on the façade of interest.
Operational Plant Noise Mitigation	Plant will be suitably designed to ensure existing and proposed receptors are suitably protected, following the guidance of BS 4142[126], and agreed with MCC.

[125] British Standard 8233:2014. Guidance on sound insulation and noise reduction for buildings.
[126] British Standard 4142:2014+A1:2019. Methods for rating and assessing industrial and commercial sound.

Mitigation Measure	Description / Details of Measure
Operational Lighting Strategy	Obtrusive light will be avoided through appropriate lighting design in line with best practice, guidance and standards, including but not limited to: ILP's PLG04[127]; ILP Guidance Note GN01[128]; British Standard 5489-1:2020[129]; BS EN 13201-2 – Road lighting[130], and BS EN 12464-2 – Lighting of Work Places[131]. Measures to mitigate effects from obtrusive light, as set out in the identified guidance, include the selection of the correct type of luminaire, the use of shields, hoods (as required), as well as the design and positioning of lights (e.g. power, orientation, and height of the luminaire.
Operational Waste Strategy	The Proposed Development will be designed in order to take account of appropriate provision for waste storage and handling facilities/areas, inclusive of areas for segregation of waste and recycling. It is assumed that waste collections will occur on a weekly collection by a private contractor. In addition, it is assumed that all waste storage/handling facilities will be designed in accordance with British Standard (BS) 5906:2005 Waste Management in Building – Code of Practice[132]. The Application will include a Waste Management Strategy which will set out the principles, strategy and targets for the management and storage of waste and maximise recycling, in accordance with MCC established policy.
Potable Water Strategy	Water saving measures will be built into the design of the Proposed Development, such as water saving fixtures and fittings. To reduce water consumption, the Proposed Development will target as a minimum the equivalent of two Wat01 Water Efficiency BREEAM Credits. A standard water connection will be undertaken following the New Roads & Street Works Act 1991.

[127] Institute of Lighting Professionals (ILP) PLG04 Guidance on Undertaking Environmental Lighting Impact Assessment (2013)
[128] ILP Guidance Note 01/21 The Reduction of Obtrusive Light (2021)
[129] British Standard (2020). 5489-1:2020 Design of road lighting. Lighting of roads and public amenity areas. Code of practice.
[130] BS EN 13201-2:2015 Road Lighting Performance Requirements (2016)
[131] BS EN 12464-2:2014 Light and Lighting – lighting of work places. Outdoor work Places (2014)
[132] BSI (2005). BS 5906:2005. Waste management in buildings. Code of practice. 30 December 2005.

Mitigation Measure	Description / Details of Measure
Drainage Strategy	The proposed surface water drainage will not increase the runoff rate compared to the existing Site and will be designed in accordance with the National standards for sustainable drainage systems and will include a 45% climate change allowance to the 1% annual exceedance rainfall event in accordance with relevant guidance and designed to ensure there is no increase in flood risk elsewhere and that the development is designed to mitigate surface water flooding. Sustainable Drainage Systems (SuDS) will be incorporated into the surface water drainage network, in accordance with CIRIA 753 – The SuDS Manual where practical. The drainage strategy for the Proposed Development will be designed so that any additional demand for foul water drainage associated with a new resident population at the Site will be adequately accommodated, and this will be undertaken in consultation with United Utilities. The strategy will consider the options available for the management of surface water runoff in line with the drainage hierarchy, which will include minimising at source (i.e., using sustainable drainage systems) through to attenuation and discharge to the River Medlock if possible.
Tertiary Mitigation	
Construction Environmental Management Plan (CEMP)	A CEMP will be prepared by the appointed contractor in advance of commencing construction works. The document will provide detailed measures / controls to avoid and manage potential adverse effects upon the environment during the construction stage. Measures will include: <u>General Measures</u> • The proposed construction works will be carried out by a competent contractor that will comply with current legislation[133];

[133] This includes the Health and Safety at Work etc. Act 1974; the Control of Pollution Act 1974; and Construction (Design and Management) Regulations 2015.

Mitigation Measure	Description / Details of Measure
	• The site security arrangements for the Proposed Development during the construction stage will be in line with the requirements set out in the Construction (Design and Management) Regulations 2015[134] and appropriate levels of security (personnel / CCTV) will be provided; • Temporary fencing / hoarding will be erected around the perimeter of the Site at the outset of construction; • All construction activities will be in accordance with the Considerate Constructors Scheme (ensuring measures will be put in place so as to far as possible minimise health and environmental disturbances (e.g. noise and air quality impacts) and any other loss of amenity for local residents and businesses); • Climate change adaptation and measures will reduce risks to human health from overheating such as such as provision of shaded refuges, suitable PPE and potable water supplies during construction; and • Construction working hours[135] (noisy work) will be 07:30 to 18:00 Monday to Friday; 08:30 to 14:00 on Saturday; and no noisy work on Sundays and Bank Holidays. Operations outside of these hours will be agreed with MCC. <u>Traffic and Access</u> • The Construction Travel Plan, which will form part of the CEMP, will provide mitigation covering construction vehicle routing to avoid sensitive routes, safety training for drivers and banksmen, environmental mitigation measures including noise mitigation and dust suppression, street cleaning, and communication and consultation with the council and neighbouring properties. <u>Air Quality</u> • The CEMP will be informed by the Institute of Air Quality Management (IAQM) guidance and would include prevention measures, such as screening stockpiles of materials, deployment of windbreak netting and dampening exposed soils as appropriate and set out requirements for ongoing monitoring and liaison

[134] Secretary of State (2015). Construction (Design and Management) Regulations 2015.
[135] Manchester City Council. Tackle a noise problem – Noise from building sites. Available at: Noise from building sites | Tackle a noise problem | Manchester City Council [Accessed: 08/09/2025].

Mitigation Measure	Description / Details of Measure
	with the local community, and MCC. Non-Road Mobile Machinery (NRMM) will be those with electric powertrains, specifically battery-electric and hybrid-electric systems, where possible. <u>Noise and Vibration</u> • The CEMP will be informed by British Standard 5228 Part 1[136] and 2[137] and will include mitigation measures, such as low noise emission plant, localised screening, siting equipment away from receptors, and set out requirements for ongoing monitoring and liaison with the local community, and MCC, which would reduce the noise level experienced at receptors. <u>Lighting</u> • Potential adverse effects arising from temporary construction lighting will be controlled through a series of best practice measures, in line with lighting industry standards and guidance including the CIE publication 'Technical Report Document 129' and BS EN 12464-2:2014; and • The following measures are proposed in order to control Light Spill, Glare and Sky Glow effects and thus manage light pollution: – Where practicable, construction lighting in the Site would be designed to comply with Environmental Zone E4 in accordance with the ILP Guidance Note GN01[138]; – Illuminance levels arising from temporary lighting to be designed in accordance with BS EN 12464-2: 2014 and CIE 129; – Placement of temporary lighting required to ensure safe working conditions and to maintain security, to have due regard of sensitive receptors (i.e. occupied residential premises);

[136] British Standard 5228-1: 2009+A1:2014. Code of practice for noise and vibration control on construction and open sites - Noise
[137] British Standard 5228-2: 2009+A1:2014. Code of practice for noise and vibration control on construction and open sites - Vibration
[138] Institute of Lighting Professionals (ILP) (2021) Guidance Notes for the Reduction of Obtrusive Light (GN01).

Mitigation Measure	Description / Details of Measure
	– Lighting to be directed so as avoid unnecessary Light Spill outside of construction areas and to ensure that the light distribution is toward the task area; – Lighting to be switched off when not required for safe working conditions and Site security; – Use of light shields/baffles to control upward light to within the maximum 15% set out in the ILP Guidance Note GN01, where possible; – Lighting to be kept at 0° tilt to avoid Sky Glow, where practicable; and – Light dimming and automatic switch off would be used (where appropriate). <u>Waste</u> • The remedial solution may require removal of hazardous substances (relating to demolition materials from the demolition of the existing buildings on-Site and construction materials (including packaging) which will require specialist removal. All such works will be undertaken by an appointed contractor and disposed of by the contractor in line with relevant regulations and legislation requirements; • Any waste considered to be hazardous, arising from demolition or remedial activities, will be handled, processed and removed from Site by suitability qualified contractors, all being undertaken in line with The Hazardous Waste (England and Wales) Regulations 2005; • The CEMP will be informed by the waste provisions of the Environmental Protection Act 1990[139] and the Environmental Protection (Duty of Care) Regulations 1991[140] and will set out the principles and legal

[139] Environmental Protection Act 1990 No. 43 Available at: https://www.legislation.gov.uk/ukpga/1990/43/contents

[140] Environmental Protection (Duty of Care) Regulations 1991 No. 2839. Available at: https://www.legislation.gov.uk/uksi/1991/2839/made#:~:text=The%20duty%20requires%20such%20persons,person%20or%20to%20a%20person

Mitigation Measure	Description / Details of Measure
	requirements relating to waste, including any hazardous waste that is encountered and required to be exported off-site for disposal; and • Descriptions of how materials will be managed efficiently and disposed of legally during construction will be included, which also outline the aims, objectives and on-going management responsibilities, including management practices, to be implemented during the construction stage, and will set targets for the reduction, diversion from landfill and reuse of waste. <u>Ground, Earthworks and Contamination</u> • Risks to human health during construction are required to be managed under the Health and Safety at Work Act and are typically mitigated by applying good working practices; • Site workers will be made aware of the possibility of encountering contamination through toolbox talks and good standards of personal hygiene, including welfare facilities on-site and the use of appropriate levels of personal protective equipment (PPE), will be enforced by the Principal Contractor as per CDM[141] requirements; • All earthworks and foundation design will be in accordance with relevant industry guidance, including but not limited to CIRIA Report C572: Treated ground engineering properties and performance[142], British Research Establishment document FB75: Building on Fill - Geotechnical Aspects[143] and British Standard 6031:2009: Code of Practice for Earthworks; and • Foundations will be designed with safety factors to future proof the buildings. <u>Drainage</u> • The CEMP will include measures to monitor and reduce potable water use, along with the provision of appropriate drainage and pollution prevention systems; and

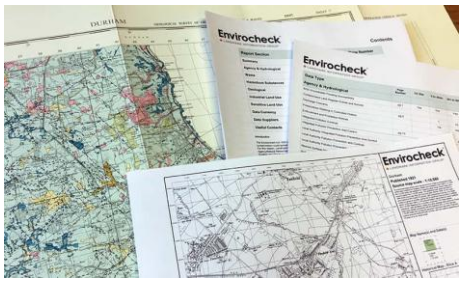
[141] The Construction (Design and Management) Regulations 2015

[142] CIRIA (2002). Report C572: Treated ground engineering properties and performance.

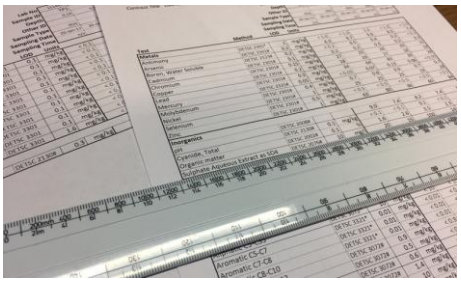
[143] British Research Establishment (2015). FB75: Building on Fill - Geotechnical Aspects. 3rd Edition.

Mitigation Measure	Description / Details of Measure
	• A temporary surface water management would need to be put in place by the contractor during construction and define how surface water will be collected, treated and discharged including pollution prevention devices. Examples of temporary surface water management techniques to control water quality include: – Filter drains or bunds to the perimeter of the site to capture surface water run-off from leaving the Site; – COSHH requirements including bunds around material storage areas and spill kits; and – Some standing water may be tolerated on the site over more intense storm durations. <u>Biodiversity</u> • If nesting birds are found to be present during demolition and construction, a general licence issued by Natural England will be sought; and • Should a bat roost be identified during the development works, an ecologist will be notified and development works paused for further surveys and a licence obtained (if surveys confirm this is required).
Remediation Strategy	In the event that contamination is identified, a programme of mitigation or remediation work will be carried out as part of the enabling works in line with a Remediation Strategy approved by the regulators and MCC.
UXO Risk Assessment	In the event that a risk assessment by UXO specialists is required and conducted (following a geotechnical desk study prior to construction which will determine if a UXO risk assessment by specialists is required), the necessary tertiary mitigation measures for areas at medium risk of UXO (such as a UXO specialist on-site and Site-specific Unexploded Ordnance awareness briefings to all personnel conducting intrusive works) will be present within the risk assessment.
Utilities Strategy	Utilities may require upgrading and re-routing to facilitate the increase in massing of the Proposed Development. Any diversion or reinforcement of utilities will happen as part of the enabling works and any off-Site works will be the responsibility of the utility provider.

Mitigation Measure	Description / Details of Measure
Flood Risk Activity Permit (FRAP)	A flood risk activity permit will need to be applied for through the Environment Agency (EA) for activities within 8m of a main river. The EA will expect to see measures in place for any requirements to surface water management during construction.
Overheating Strategy	Overheating will be assessed using the CIBSE TM59 methodology which will be utilised to assess the overheating risk within a relevant selection of units. Future weather files including the 2050 weather file will be considered which take account of climate change, with design considering the implications of potential overheating in line with the cooling hierarchy.







Phase 1: Desk Study

Weston Hall, Manchester

iQ Student Accommodation

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PHASE 1 DESK STUDY

WESTON HALL, MANCHESTER

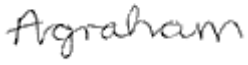
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Revision	Date	Prepared By	Signed
Final	September 2025	A Graham *Environmental Engineer*	
		Checked By	
		R Woods *Principal Geotechnical Engineer*	
		Approved By	
		R Woods *Principal Geotechnical Engineer*	

1 EXECUTIVE SUMMARY

Site Address	Weston Hall, Sackville Street, Manchester, M1 3BB.
Site Description	The site is irregularly shaped with multiple multi-storey buildings located across it including a hotel and day care. A large, stepped walkway is located in the south and eastern sides of the site. The River Medlock is located in the south-western corner of the site, where it emerges from a culvert that runs under the rest of the site. A car park, partly filled by a compound is located by the western site boundary.
Site History *On Site* *Offsite*	The earliest maps (1848) show that the site primarily comprised a Print Works. The River Medlock also meanders through the site. By 1891 the Print Works were no longer shown, with Medlock Oil Works mapped in its place. Green Lane is illustrated crossing the centre of the site, and a Soap Works is located in the south-western corner. In 1908 a Sawmill is located by the northern site boundary. By 1948 a Printing Works is located by the southern site boundary. By 1969 the River Medlock has been culverted under the entire site. No roads are now present on site. By 1985 a Subway is located by the southern site boundary. On the western side of the site the University of Manchester Institute of Science and Technology is mapped. By 1992 A large building covers most of the eastern side of the site. From the earliest mapping the area around the site was predominantly a mix of industrial and residential uses. Multiple timber yards are located within 100m of the site and a railway viaduct is located 60m north of the site. A reservoir is located 20m south of the site until 1891 when an Iron Works is also shown 100m north-east of the site. By 1893 a Cotton Mill is located within 130m of the site and a Chemical Works within 230m. By 1962 the River Medlock emerges out of a culvert 60m upstream of the site. By 1969 a University Campus is located 20m east of the site.
Proposed End Use	The proposed development is outlined to comprise multi-storey student accommodation with associated parking, access roads and possible peripheral soft landscaping.
Environmental Setting *Landfill & Waste* *Regulated Industries* *Geology* *Hydrogeology* *Hydrology* *Flooding* *Radon Gas*	There are no Landfills and no facilities handling or managing waste within 250m of the site. There are 22no contemporary trade directory entries within 250m of the site. There are no fuel station entries within 250m of the site. The solid geology beneath the site is likely to mostly comprise Chester Formation of sandstone. The drift deposits on site are likely to comprise silty, sandy and gravelly Glacial Till. Using the Environment Agency's Policy and Practice for the Protection of Groundwater the solid geology beneath the site is classified as a Principal Aquifer. The overlying drift is classified as a Secondary Aquifer – Undifferentiated. The site does not lie within a source protection zone. There are 9no Groundwater Abstractions located within 1km of the site. The nearest surface water feature is the River Medlock located in the south-western corner of the site and culverted underneath the site. The Envirocheck Report states the site is at risk of Flooding from Rivers and the Sea without defences, and there are no flood defences, flood water storage areas or areas benefiting from flood defences and flood storage present within 250m of the site. The site is not in a Radon Affected Area, as less than 1% of properties are above the Action Level. No radon protection measures are necessary for new buildings or extensions on the site.
Preliminary Mining Assessment	The site is located within a Coal Mining Reporting Area, but outside a Development High-Risk Development. No seams are recorded as worked within the likely zone of physical influence of the surface, therefore no further investigation into coal workings is considered necessary.
Preliminary Geotechnical Assessment	Given the expected ground conditions, the use of piled foundations for the new development is anticipated at present.
Preliminary Contamination Assessment	The desk study has shown that the site may have been exposed to some contamination, with construction/demolition waste, oils or fuel from vehicle spills and industrial contamination from the multitude of different works historically present onsite the most likely source local to the structures. Asbestos may also be present on the site from previous building materials used on-site.
Potential Sources of Ground Gas	Deep made ground is expected on site including an infilled riverbed. An infilled reservoir is also recorded in the vicinity of the site, therefore ground gas assessment is recommended due to the nature of the development.
Phase Two Recommendations	**Pre-Demolition** • Topographical survey and Ground Penetrating Radar (GPR) utility survey. • A series of dynamic sampling with rotary core follow on boreholes – to prove at least 7.50m of bedrock. • Gas monitoring comprising six visits over three months. • Geotechnical testing. • Chemical testing. **Post-Demolition** • A series of machine dug slit trenches to locate infilled riverbed. • Geophysical survey to determine the location of existing river culverts and historic route of the

	River Medlock onsite. • A series of cable percussive boreholes to ca. 6.00-15.00mbgl to prove rockhead depth or dynamic sampling with the rotary rig. • A series of follow on rotary cored boreholes drilled ca. 7.50m into the bedrock. • Localised further gas/groundwater monitoring wells may be required with associated gas monitoring comprising six visits over three months. • Geotechnical testing. • Chemical testing.

2 INTRODUCTION AND SCOPE OF INVESTIGATION

Solmek were instructed by iQ Student Accommodation to undertake a desk study on a parcel of land at Weston Hall, Sackville Street, Manchester, M1 3BB. The proposed development is outlined to be a multi-storey student accommodation building with associated parking, access roads and possible peripheral soft landscaping.

The following steps may be required in the investigation and remediation of potentially contaminated land:

Phase 1: Desk Study
Phase 2: Intrusive Investigation
Phase 3: Remediation Statement
Phase 4: Validation Reports

Phases 1 and 2 are generally required in the redevelopment of most sites. Phases 3 and 4 are subject to the findings of the initial stages. This report represents Phase 1 of the site investigation.

The purpose of this Phase 1 Desk Study is to evaluate likely ground conditions and significant environmental issues at the site, and to plan the scope of subsequent phases of investigation.

This report may be regarded as a Preliminary Risk Assessment in accordance with respect to the Environment Agency's guidance document Environment Agency *Land Contamination Risk Management*, which replaced the now-withdrawn *Contaminated Land Report 11 – Model Procedures for the Management of Land Contamination (2004)*.

This Phase 1 Desk Study has been undertaken with due regard to current contaminated land guidance issued by the Royal Institution of Chartered Surveyors (RICS) together with BS 10175:2011+A1:2013, *"Investigation of Potentially Contaminated Land - Code of Practice"* and relevant sections of BS 5930:2015+A1:2020, *"Code of Practice for Ground Investigations"*.

The objectives of the investigation are as follows:

- Determine the land use history of the site from an inspection of available Historical Maps
- Determine the environmental setting of the site from available sources
- Determine whether past mining may have had an influence on the site
- Determine whether the site has previously been used for purposes that may have given rise to significant ground contamination
- Provide recommendations for further investigation.

3 SITE WALKOVER AND DESCRIPTION

3.1 General

The centre of the site is located at Ordnance Survey Grid Reference 384450, 397490 and covers an area of approximately 1.34Ha. The area is located at Weston Hall, Sackville Street, Manchester, M1 3BB.

The preliminary site inspection was undertaken on the 27th September 2022 and site photographs are presented in Appendix A.

3.2 Site Description

The desk study area is located on a parcel of land at Weston Hall, Sackville Street, Manchester, M1 3BB.

The site is irregularly shaped with multiple multi-storey buildings, locally with basements, located across it including the Pendulum Hotel which is located in a five-storey building on the eastern side of the site (Figure 8).

A Day Nursery is also located in the north-western corner of the site.

On the southern and eastern sides of the site, a large, stepped walkway with zig-zag wheelchair ramp is

present (Figure 9).

The River Medlock is located in the south-western corner of the site, where it emerges from a culvert that runs under the rest of the site.

A car park, partly filled by a compound is located by the western site boundary (Figure 7).

3.3 Off Site Features

The land use on all sides of the site is most commonly commercial in nature with a Manchester University Campus east of the site, a multi-storey car park north of the site, and a Television Broadcasting centre west of the site.

4 SITE HISTORY

4.1 Map Descriptions

In order to determine the history of the site, previous editions of Historical Maps and Ordnance Survey Plans were inspected. The Historical Maps are presented in Appendix B.

Table 1 presents a summary of the history of the area which includes plots from 1848 to 2022. The summary focuses on the historical land uses and changes relevant to the site and the proposed end use. Measurements are taken from the nearest boundary of the site and all distances quoted are approximate.

TABLE 1: SUMMARY OF SITE HISTORY

OS Map Edition	On-site Features	Off-site Features
1848-1851 1:10,560 & 1:1,056	The site appears to comprise multiple buildings as part of a Print Works. These include Bleaching Room, Dye Room and Colour Room. Part of a Timber Yard is located in the north-western corner of the site. The River Medlock meanders through the site from the southern boundary up to and along the northern boundary and exits the site in the south-western corner of the site. Zara Street runs along the eastern site boundary.	Timber Yards are located 20m north-east, 50m east, 60m south-west, 70m west, 100m north, of the site. Railway (Viaduct) runs south-west to north-east 60m north of the site. Reservoir located 20m south of the site.
1891 1:500	Print Works no longer shown onsite. Medlock Oil Works mapped onsite with multiple chimneys and tanks spread across the site. A weir is shown in the River Medlock by the south site boundary. Green Lane runs north to south across the central site area from the southern site boundary. New buildings comprising part of the Union Works located by the western site boundary. New buildings comprising part of Zara Mills located by the eastern site boundary where Zara Street used to run. Soap Works located in the south-western corner of the site.	Reservoir south of the site is no longer shown. Iron Works located 100m north-east of the site.
1893 1:2,500	No significant change.	Cotton Mill 130m east of the site. Chemical Works 230m east of the site.
1908-1909 1:10,560 & 1:2,500	Saw Mill located by the northern site boundary. Rubber Works located in the centre of the site. Worked ground/slope present in the north-eastern corner of the site.	No significant change.
1923 1:10,560	No significant change.	No significant change.
1931-1933 1:10,560 & 1:2,500	Rubber Works no longer labelled.	No significant change.

1938 **1:10,560**	No significant change.	No significant change.
1948 **1:1,250**	Printing Works shown by the southern site boundary. Warehouse located in the south-eastern corner of the site. Saw Mills no longer labelled.	No significant change.
1955-1956 **1:10,000 & 1:2,500**	A number of buildings in northern area of the site have been demolished.	No significant change.
1962-1965 **1:2,500**	Warehouse no longer shown.	River Medlock around 60m upstream of the site has emerges out of a culvert.
1969-1970 **1:2,500**	Medlock River has been culverted under the entire site, only emerging in the south-west corner of the site. Route of the river is unknown. Buildings only present in the north-west and by the centre of the southern site boundary. No roads present across the site.	University Building Campus located 20m east of the site.
1972 **1:10,000**	No significant change.	Terraced houses 100m west of the site have been demolished.
1978-1985 **1:1,250 & 1:10,000**	Multiple small buildings in the north-western corner of the site are shown as one building labelled the Marton Building. Some kind of landscaping feature (possibly steps) are located in the eastern side of the site. Part of the Mechanical Engineering Building extends over the southern boundary onto the site.	Television studios located 100m west of the site.
1985-1990 **1:1,250** **(Partial map)**	Subway shown by the middle of the southern site boundary. University of Manchester Institute of Science and Technology building is located on the western side of the site. An access road from the northern boundary leads up to its northern end.	No significant change.
1992 **1:1,250**	A large building with multiple wings labelled the Weston Building covers most of the eastern side of the site. A ramp is located in the south-eastern corner of the site. The Marton Building has extended in size along the western site boundary. A lane coming off Sackville Street east of the site runs along the eastern end of the southern site boundary.	No significant change.
1993-2022 **1:10,000 & 1:1,250**	No significant change.	No significant change.

4.2 Potential Contamination Sources Identified via Historical Plans

Possible contamination from historical land uses which may have impacted the site have been identified:

Made ground from materials used to infill depressions and form a level area for access or building. This may include brick, concrete, timber, ash, slag, coal and metals.

Construction/demolition waste from construction and demolition immediately around the site over the documented history. This may include brick, concrete, timber, asbestos and metals.

Roads/Parking Areas may have utilised coal tar, which can result in high levels of PAHs and Phenols and may require disposal as hazardous waste. In addition, historically road construction used ash as a sub-base material, which could be a further source of PAHs.

Timber Yard Potential contamination arising from timber yards/joinery workshops may include substances used in the treatment of wood such as creosote, metal contamination such as lead from paints and potentially other hydrocarbon contamination from oils/lubricants used on-site.

Infilled River/Water Course have potential for ground gas generation, depending on the materials used to infill the pits and also the time that has elapsed since deposition. The materials utilised as infill may themselves be contaminated with metals, hydrocarbons or asbestos.

Iron Works contaminants that may arise from Iron Works typically include metals such as lead, arsenic, cadmium or zinc and organic pollutants such as fuels, oils or PAHs.

Print Works contaminants that may arise from processes associated with the printing industry typically include metals such as tin, lead, chromate, cadmium or antimony and organic pollutants such as organic solvents, frequently including chlorinated hydrocarbons. Cyanide and mercuric chloride were also frequently used in photoengraving.

5 ENVIRONMENTAL SETTING

5.1 Information Sources

The environmental setting of the site was determined through reference to the following:

- Envirocheck Report (including historical map extracts)
- British Geological Survey (BGS): 1:50 000 geological map series sheet 85 Manchester Solid and Drift Edition (2010)
- David Bellis Coal Consultants Report
- BRE Publication BR211 Radon: Guidance on Protective Measures for New Dwellings

5.2 Landfill and Waste

There are no Landfills or any other facilities handling or managing waste located within 250m of the site.

5.3 Regulated Industries

The Envirocheck Report indicates that there are 22no Contemporary Trade Directory Entries located within 250m of the site. The nearest is located 76m north of the site under the name Archmate Ltd. Classification: Rubber & Plastic Products – Manufacturers. Status: Inactive.

The Envirocheck Report indicates that there are no Recorded Fuel Sites located within 250m of the site.

The Envirocheck Report indicates that there are no records of any Pollution controls located within 500m of the site.

The Envirocheck Report indicates that there are 14no records of Registered Radioactive Substances located within 500m of the site, 5no of these are located onsite. All of the consents are under the name Umist dated between March 1991 and April 2002. Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste.

The Envirocheck Report indicates that there are no records of Planning Hazardous Substance Consents and Enforcements located within 500m of the site.

The Envirocheck Report indicates that there are no records of Control of Major Accident Hazard (COMAH) sites located within 500m of the site.

The Envirocheck Report indicates that there are no records of Notification of Installations Handling Hazardous Substances (NIHHS) located within 500m of the site.

The Envirocheck Report indicates that there are no Substantiated Pollution Incidents located within 500m of the site.

The Envirocheck Report indicates that there are no Sites Determined as Contaminated Land under Part 2A EPA 1990 entries located within 500m of the site.

5.4 Geology

Made ground is expected from surface level to an unknown depth underlain by drift deposits likely to comprise Glacial Till (Figure 3).

The site is shown to be underlain by solid geology of the Chester Formation of sandstone (Figure 4).

There is a fault (East Manchester Fault) located approximately 40m north-east of the site. It runs north-west to south-east and dips to the north-east (Figure 4).

According to BGS Historical Borehole Record SJ89NW1500 dated 1985 the following ground conditions are recorded by the eastern site boundary. Made ground deposits of silty and sandy clay with brick pieces etc are present to the full depth of 6.25mbgl. This could be due to an infilled basement or the re-routed River Medlock.

BGS Historical Borehole Record SJ89NW248 dated 1944 is located approximately 90m south of the site. It records deposits of brown clay down to 3.05m where rockhead of a soft red sandstone is encountered. This sandstone becomes hard by 18.29m and pebbly by 32.00m down to the full depth of 76.51mbgl. Other borehole records in the vicinity record rockhead between 6.00 to 15.00mbgl.

There are no significant geological hazards noted within the Envirocheck Report.

5.5 Mining & Quarrying

The site is within a Coal Mining Affected Area as defined by the Coal Authority, as a result a coal mining search report was required to assess the risks posed by historic and possible future coal mining to any current or future developments on the site.

The coal mining search report conducted by David Bellis Consulting Surveyors dated 10th November 2022 is presented in Appendix D.

The mining report highlights that the site is situated in an area where no seams have been worked within the likely zone of physical influence on the surface.

The report highlights that the site is not situated within the boundary of a former opencast coal mining site. Neither is the site located within 200m of a currently operating opencast coal mine or 800m of a future opencast coal mine.

The report follows on to state that they have no knowledge of any shafts or adits within 20m of the site or the boundary of the site. Also, there are no tips or lagoons in the vicinity of the site.

The report concludes by stating that in their opinion it is unlikely that coal will be worked in the foreseeable future.

The Envirocheck Report indicates that there are no BGS recorded Mineral Sites located within 1km of the site.

The site is within 1km of 1no Man-Made Mining Cavity. It is located 520m south-east of the site with the commodity listed as Sandstone.

The site is not within 1km of a Non-Coal mining area of Great Britain, a Natural Cavity or a Brine Compensation area.

5.6 Hydrogeology

Using the Environment Agency's Policy and Practice for the Protection of Groundwater the solid geology beneath the site is classified as a Principal Aquifer. The overlying drift is classified as a Secondary Aquifer – Undifferentiated.

The groundwater vulnerability is categorised as Secondary Superficial Aquifer – Low Vulnerability.

The site does not lie within a Source Protection Zone.

The Envirocheck Report indicates that there are 9no Groundwater Abstractions located within 1km of the site. The nearest is located is 212m north of the site under the operator West Contracting. Permit Start Date: January 2009. Permit End Date: Not Supplied.

5.7 Hydrology

The nearest surface water feature is the River Medlock located in the south-western corner of the site and culverted underneath the site. Historically until approximately 1969 it meandered across the entire site.

The Envirocheck Report states there are 57no Licensed Discharge Consents entries within 500m of the site. 2no of these are located onsite, both under the operator Factory Communications Ltd. Discharge Type: Discharge of Other Matter – Surface Water. Status: Authorisation Revoked.

The Envirocheck Report states there are no Records of Water Industry Act Referrals (potentially harmful discharges to the public sewer) located within 500m of the site.

The Envirocheck Report indicates that there are no Surface Water Abstractions located within 1km of the site.

5.8 Flooding

The Envirocheck Report states that using fluvial models the site is at risk of Flooding from Rivers or Sea without defences.

The Envirocheck Report indicates that there are no flood defences, flood water storage areas or areas benefiting from flood defences and flood storage present within 250m of the site.

The Envirocheck Report states that there is Limited Potential for Groundwater Flooding to Occur.

5.9 Sensitive Land Use

A Nitrate Vulnerable Zone is located 854m north of the site. Name: River Irk (Moston Brook To River Irwell) Nvz.

The site does not lie within 2km of any other form of Designated Environmentally Sensitive Sites or Protected Areas.

5.10 Radon Gas

The site is not in a Radon Affected Area, as less than 1% of properties are estimated to be at or above the Action Level.

In accordance with the procedure described in BRE Publication BR211 Radon: Guidance on Protective Measures for New Dwellings, no radon protection measures are necessary for new buildings or extensions on the site.

6 CONCEPTUAL SITE MODEL

6.1 General

Based on the information presented in the preceding Sections, and in accordance with the LCRM guidance noted in Section 1, a Preliminary Conceptual Site Model has been produced.

The main features of the model are discussed in the following sections together with preliminary recommendations where appropriate.

6.2 Likely Ground Conditions

It is expected that, based on available information, ground conditions are likely to be made ground comprising areas of both topsoil and hardstanding. The surface deposits are expected to be underlain by further made ground, likely to consist of construction/demolition waste. Made ground is likely to be deepest by the southern site boundary where the Subway was located, as well as the possible infilled riverbed of the River Medlock that curves across the site. Historic UMIST tunnels have also been recorded onsite (Appendix G). However, the infilling and current route of the river is unknown at this time. The drift deposits on site are likely to comprise glacial till (clay) deposits overlying a sandstone, siltstone and mudstone bedrock.

6.3 Potential Buried Obstructions

Based on the site history, buried obstructions are expected. Relic foundations, cobbles, bricks, old UMIST tunnels, and stone blocks are the most likely obstructions.

6.4 Coal Mining Risk Assessment

The site is within a Coal Mining Reporting Area as defined by the Coal Authority.

From the Coal Mining Report, there are no known worked coal seams within the likely zone of physical influence on the surface.

Given the absence of shallow coal seams within influencing distance to the surface, and the sites location outside of a Development High Risk Area, no further investigation into historical coal mining is considered necessary.

6.5 Preliminary Geotechnical Assessment

Given the expected ground conditions noted in the sections above, the use of piled foundations for the new development is anticipated at present. Reference should be made to CIRIA documentation PR86 and PG6 for pile design and installation and the recommendations of the Federation of Piling Specialists on the requirements of pile design. Allowance should be made for the exploratory boreholes to exceed the pile end-bearing ultimate depth by at least 5m.

Due to the slopes currently present on the site, some earthworks comprising cut and fill and possibly retaining structures may be required to create a level surface for the development, should the existing flat level need extending.

The above suggestions should be regarded as tentative until Phase 2 intrusive works are undertaken, and information is available regarding design loads and development layout.

6.6 Preliminary Contamination Assessment

The desk study has shown that the site may have been exposed to some contamination, with construction/demolition waste and possibly oils or fuel from vehicle spills the most likely source local to the structures. Formerly (Pre-1900) a Print and Oil Works were noted on the site. Asbestos may also be present on the site from previous building cladding and roofing.

In view of the historic, current and future site use, chemical contamination testing is considered necessary. The following chemical testing suite should be considered for selected soil samples:

TABLE 2: POTENTIAL PRIORITY CONTAMINANTS

Inorganic Contaminants	Organic Contaminants
Antimony, Arsenic, Boron, Cadmium, Chromium, Lead, Mercury, Nickel, Zinc, Selenium, Free Cyanide, Soluble Sulphate, pH, Asbestos	Phenol, Organic Matter, speciated PAH, TPH CWG, VOCs and SVOCs.

It should be noted that the above potential contaminants are considered to be commonly associated with the specified past land uses of the site, and adjacent land use. Risk assessment should be undertaken for contamination identified during intrusive investigation.

Potential pathways which link the potential contaminants to end users of the site and controlled waters (receptors) include the following:

- Ingestion of soil (outdoors) / dust (indoors)
- Skin contact with soil (outdoors) / dust (indoors)
- Inhalation of dust (outdoors and indoors)
- Contamination via buried water pipes
- Surface water run-off, including via existing drainage infrastructure
- Downward infiltration of leachable contaminants to groundwater

6.7 Potential Sources of Ground Gas

Ground gases such as carbon dioxide and methane can be classed as a form of contamination. Potential sources of ground gases include:

- Made Ground
- Quarries, Infilled Clay Pits & Infilled Ponds
- Underlying Natural Strata (alluvium, peat and chalk)
- Petrol re-fuelling sites (which also includes Volatile Organic Compounds)
- Landfill (on and off-site)
- Coal measures

Based on historical map evidence and consideration of the sites environmental setting the table below shows a preliminary comparison of *consequence* against *probability* where ground gas is considered a potential threat to human health.

TABLE 3: POTENTIAL GROUND GAS POLLUTION LINKAGES

Potential Sources	**Potential Pathway**	**Receptor**
Made ground (CO_2, CO and CH_4). Infilled reservoir and riverbed (CO_2 and CH_4).	Ingress and Accumulation into buildings from vertical and horizontal migration	Future users of site are likely to include adults and students. Construction workers (in particular utility workers).
Preliminary Comparison of Consequence verses Probability		
	Classification	**Justification**
Probability *(Based on Table 8.1, CIRIA C665, 2007)*	LOW LIKELIHOOD	Ground gas from made ground.
		No landfills located within 1km radius of the site.
		No coal mining in area.
Consequence *(Based on Table 8.2, CIRIA C665, 2007)*	MEDIUM	Residential development.
	Risk	**Details**
Consequence vs. Probability *(Based on Table 8.3, CIRIA C665, 2007)*	LOW/MODERATE RISK	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the long term. *(Based on Table 8.4, CIRIA C665, 2007)*

Given the conditions noted above a ground gas assessment is considered necessary for the site to observe standing groundwater levels and to allow measurements to be made of hazardous gases. Monitoring should be undertaken following site works on a minimum of six occasions over three months.

6.8 Risk Assessment for Contaminated Land

As part of this Phase 1 Desk Study, a preliminary conceptual model and risk assessment is produced. This assessment should be revised following the Phase 2 Site Investigation outlining a qualitative risk assessment. Should there be unacceptable risks to the various receptors/end-users following the Phase 2 works, then a remediation strategy may be required to outline measures to satisfy Part 2A of the Environmental Protection Act (1990). The above measures are in line with Environment Agency *Land Contamination Risk Management*, which replaced the now-withdrawn Contaminated Land Report 11 – *Model Procedures for the Management of Land Contamination* (2004).

The results of the chemical contamination testing as part of the Phase 2 investigation should be compared to a current Land Quality Management (LQM) – Suitable 4 Use Levels (S4UL) December 2014.

6.9 Conceptual Site Model

The conceptual model collates the salient aspects of the site to form a model which should enable comparison after fieldwork and testing. This model identifies the potential pollution linkages that may influence the proposed development and geotechnical considerations.

The risk ratings are based on the current potential liabilities and likely potential future liabilities. The risks posed by the geotechnical and contamination aspects of the site will be revised following site works, and any mitigating action required added.

The Preliminary Conceptual Model has been undertaken in accordance with CIRIA C552. The Preliminary Conceptual Model assesses the consequence and the likelihood of a risk being realised to provide a risk classification, which is then used to produce the Preliminary Conceptual Model. Full details of the tables used to assess consequence, likelihood and risk classification are presented in Appendix E.

TABLE 4: PRELIMINARY CONCEPTUAL MODEL

Source	Pathway	Receptor	Risk Rating	Comments
Asphyxiating or explosive ground gases • Made ground • Infilled reservoir within 50m • Infilled riverbed on site • Not in Radon Affected Area	**Ground gas migration** • Migration through permeable soils • Inhalation	**Future site users** • Adults and students	Moderate /Low	Gas monitoring recommended. Six visits over three months proposed.
		Users during development • Construction workers	Low	
Areas of contamination • Potential contaminants in made ground • Potential demolition/construction waste • An infilled riverbed is present on site • Historic Print Works onsite	• Inhalation • Dust ingestion • Dermal contact	**Future site users** • Adults and students	Moderate	Mitigated by proposed structure hard standing – no gardens proposed.
		Users during development • Construction workers	Moderate	Contamination testing required to determine risks posed during construction. Consideration to be given to Health and Safety Executive Guidance. *Protection of Workers and the General Public During the Development of Contaminated Land.*
	• Inhalation • Dust ingestion	**Users of surrounding sites** • Transient adult workers and students	Moderate	Potential low risk during construction from dust generation. Contamination testing required to quantify the risks.
	• Leaching of mobilised contaminants	**Drift geology** • Secondary Aquifer - Undifferentiated	Low	Low sensitivity aquifer unlikely to contain significant groundwater.
		Solid geology • Principal Aquifer	Moderate	High sensitivity Aquifer located beneath low permeability drift deposits.
	• Drainage • Lateral migration • Accumulation of contaminated sediment	**Surface water features** • River Medlock in south-west corner	Moderate	Limited potential for contamination from site to reach surface water, either via surface run-off or groundwater movement.
	• Uptake via roots and leaf surfaces	**Vegetation** • None proposed	Low	No potential for Vegetation impact as no vegetation is proposed.
Areas of contamination above service fabric or BRE Special Digest 1	• Direct contact	**Construction Materials** • Concrete	Moderate /Low	pH and sulphates to be assessed during Site Investigation

thresholds	• Direct contact	**Construction Materials** • Service Fabric	Moderate /Low	Consideration to be given to Pipe Material Table (Appendix E) during Site Investigation

7 PROPOSED PHASE TWO INTRUSIVE WORKS

A Phase 2 Site Investigation should be undertaken to verify the assumptions made in the Preliminary Conceptual Site Model and to provide data for foundation design.

An outline ground investigation strategy is summarised below, based on the preliminary conceptual site model and information obtained during the desk study.

It is recommended that any site investigation works are undertaken following the demolition of the existing structures.

7.1 Site Investigation Rationale

The Conceptual Model highlights that there is potential for contamination on the site. Therefore, an intrusive investigation should be undertaken with the sampling strategies outlined within BS10175:2011 +A1:2013 and CLR4:1994. These strategies can be considered as:

- Non targeted (BS10175) – If no obvious hotspots or potential sources of contamination have been outlined in the desk study, it would be recommended to utilise a stratified random pattern of sampling locations.
- Targeted (CLR4) – If a possible hotspot is suspected on the site, it is recommended to adopt a targeted approach to sample the immediate vicinity of the hotspot. Highly focussed sampling consisting of several samples within the area of the hotspot may be necessary to delineate the extent of the hotspot.

These strategies can be employed either separately or in conjunction and any site investigation should be individually tailored to each site.

The density of sampling required is defined within BS10175 which notes that the density required is dependent on a number of factors including confidence and robustness required, and contaminants, pathways and receptors present.

7.2 Site Specific Sampling Rationale

The analysis of the historical maps and the Conceptual Model has highlighted that specific point sources of contamination may be present, or may historically have been present, on the site. It is recommended that a targeted approach it utilised in order to prove and delineate the extent of these hotspots. The hotspots outlined for targeted analysis are detailed below.

TABLE 5: HOTSPOT INVESTIGATION LOCATIONS

Proposed Exploratory Method	Possible Hotspot
Potential slip trenches (ca.3.00mbgl)	Infilled riverbed.

In addition to the proposed targeted approach, it is recommended that the remainder of the site away from the hotspots is investigated using a non-targeted approach.

The chemical testing proposed for the site is outlined in Section 6.6.

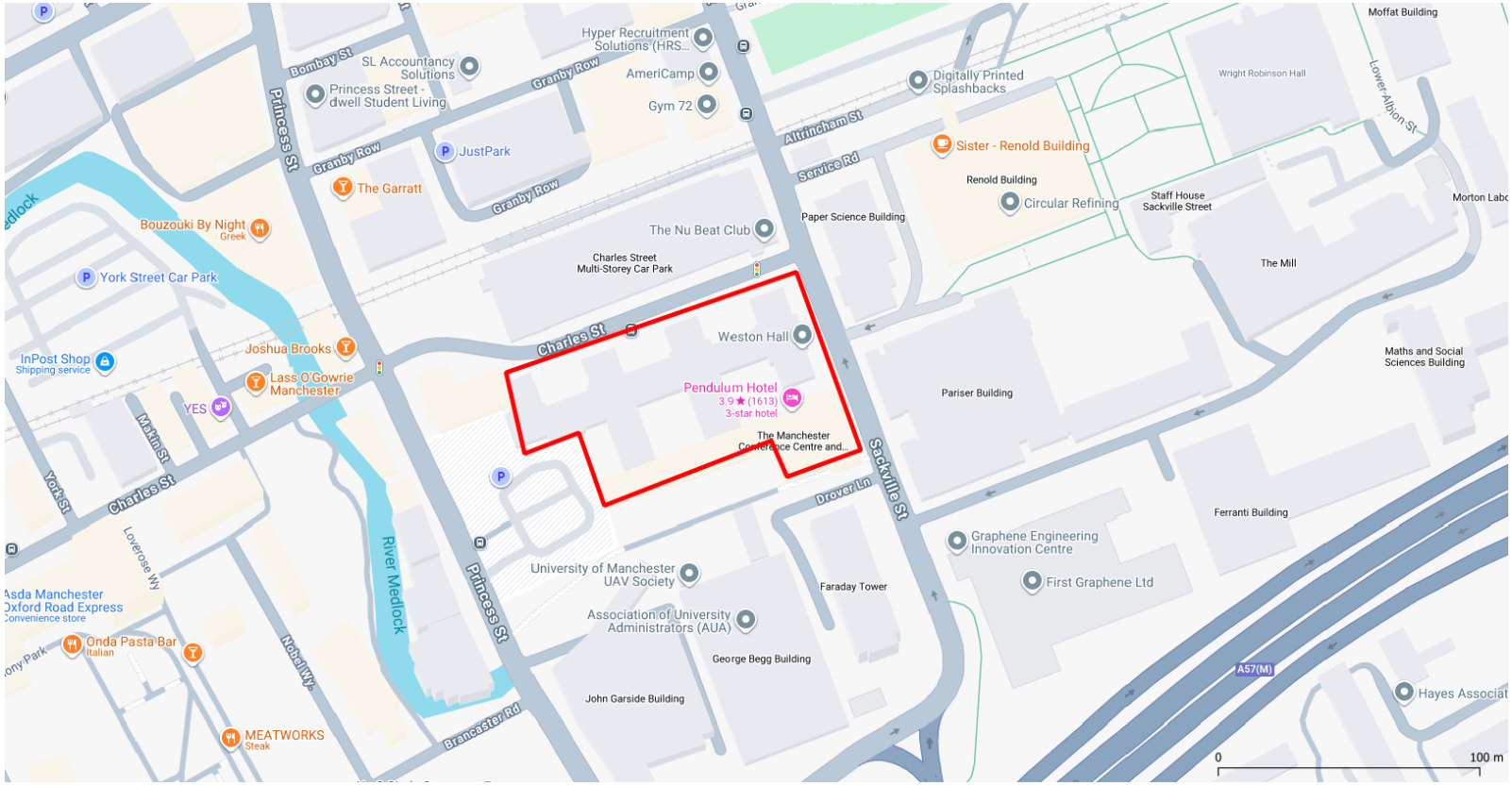
7.3 Proposed Methods of Investigation

The methods of investigation outlined within Table 6 are considered necessary to address the risks outlined within the Conceptual Model. A split approach to the investigation is recommended with pre and post demolition works. The locations of these investigation positions will be set out in line with the proposed sampling methodology outlined in Section 7.2.

TABLE 6: SITE INVESTIGATION RECOMMENDATIONS

Proposed method of investigation	Purpose	Comments
Pre-Demolition		
Topographical survey and Ground Penetrating Radar (GPR) utility survey	To identify and map underground utilities. May be able to identify the old River Medlock route – will be difficult whilst the structures are still on site	
Hand dug trial pits	Hand dug trial pits to 1.20mbgl to ensure positions are clear of underground services.	To be undertaken prior to the drilling of all boreholes and following CAT scanning and service plan inspection.
A series of dynamic sampling with rotary core follow on boreholes – to prove at least 7.50m of bedrock	• To determine shallow and deep ground conditions for initial foundation design to commence prior to demolition • To provide information for pile design. • To collect soil samples for geotechnical and chemical testing.	• Ensure positions are CAT scanned and service plans inspected prior to any excavation. • Rotary drilling rig to be used is smaller and more manoeuvrable than a cable percussive rig and can be set up around the current structures.
Gas/groundwater monitoring wells	• To observe standing groundwater levels and to allow measurements to be made of hazardous gases and/or contamination levels in groundwater.	• Monitoring to be undertaken following site works on a minimum of six occasions.
Post Demolition		
Geophysical Survey	To determine the location and condition of the culvert on the site.	To be undertaken post demolition.
Potential slip trenches to ca. 3.00mbgl	To investigate the location of the infilled riverbed.	• Ensure positions are CAT scanned and service plans inspected prior to any excavation.
A series of cable percussive boreholes to ca. 6.00-15.00mbgl to prove rockhead depth or dynamic sampling with the rotary rig.	• To determine shallow ground conditions. • To provide information for pile design. • To collect soil samples for geotechnical and chemical testing. • To observe soils profile, localised variations in materials and presence of groundwater.	• Ensure positions are CAT scanned and service plans inspected prior to any excavation. • Hand vanes to be taken in cohesive deposits. • SPT samples in granular strata and rock head. • Disturbed and jar samples to be undertaken for chemical testing.
A series of follow on rotary cored boreholes drilled ca. 7.50m into the bedrock.	To provide further information for potential pile design	Ensure positions are CAT scanned and service plans inspected prior to excavation.
Localised further gas/groundwater monitoring wells may be required.	To observe standing groundwater levels and to allow measurements to be made of hazardous gases and/or contamination levels in groundwater.	Monitoring to be undertaken following site works on a minimum of six occasions.
Chemical testing	To allow the potential risks identified within the conceptual model to be addressed.	Chemical soils testing to cover potential priority contaminants from Table 2.
Geotechnical testing	To confirm material properties and to provide concrete classification of materials.	Tests may include sulphate analysis, pH, moisture content, Atterberg limit determination, particle size distribution tests and triaxial testing. Further tests may be required depending on the materials encountered.

Appendix A



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Title
Site Location Plan

Project
Weston Hall, Manchester

Client
IQ Student

Date
September 2025

Fig No.
Figure 1

Scale
On map

Key

Approx. Site Boundary

N

Solmek Ltd.
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Fax: +44 (0) 1642 612355
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SOLMEK



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Title
Site Satellite Image

Project
Weston Hall, Manchester

Client
IQ Student

Date
September 2025

Fig No.
Figure 2

Scale
On map

Key

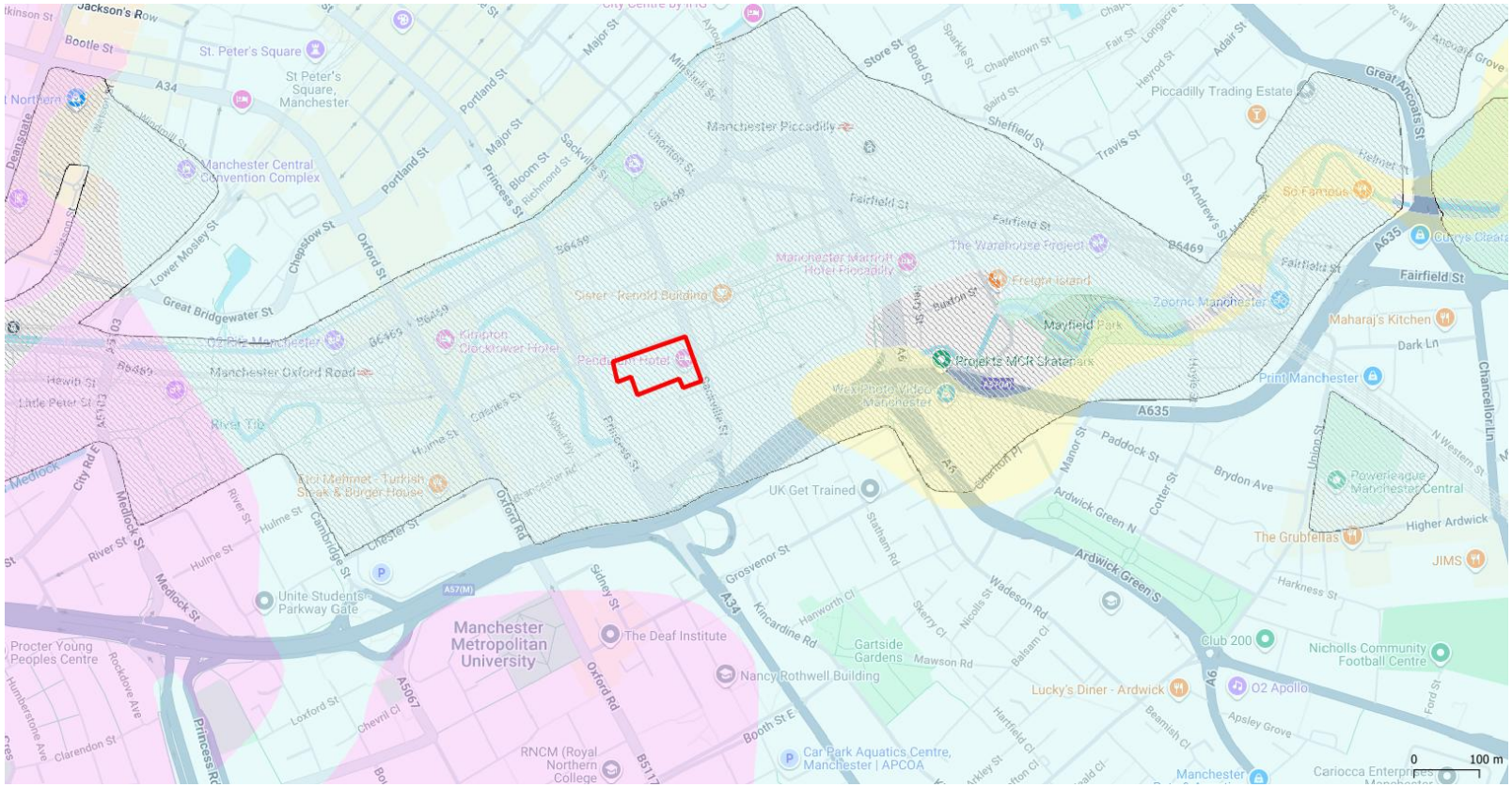
Approx. Site Boundary

N

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Title
Drift Geology Map

Project
Weston Hall, Manchester

Client
IQ Student

Date
September 2025

Fig No.
Figure 3

Scale
Scale on map

Key

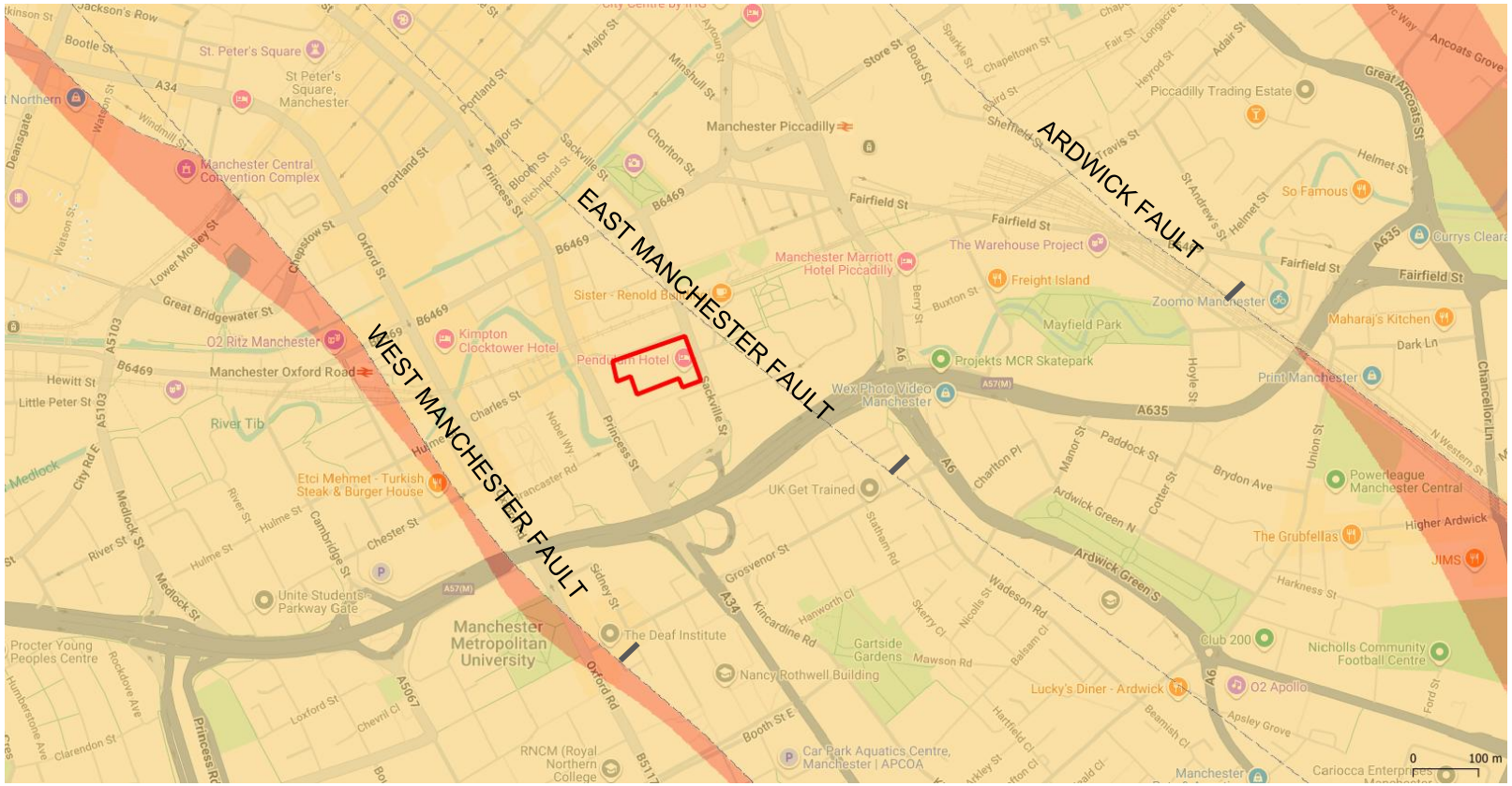
- Site Boundary
- Glaciofluvial Deposits, Devensian – Sand and Gravel
- Alluvium – Clay, Silt, Sand and Gravel
- Till, Devensian - Diamicton
- Artificial Ground

N

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Title
Solid Geology Map

Project
Weston Hall, Manchester

Client
IQ Student

Date
September 2025

Fig No.
Figure 4

Scale
On map

Key

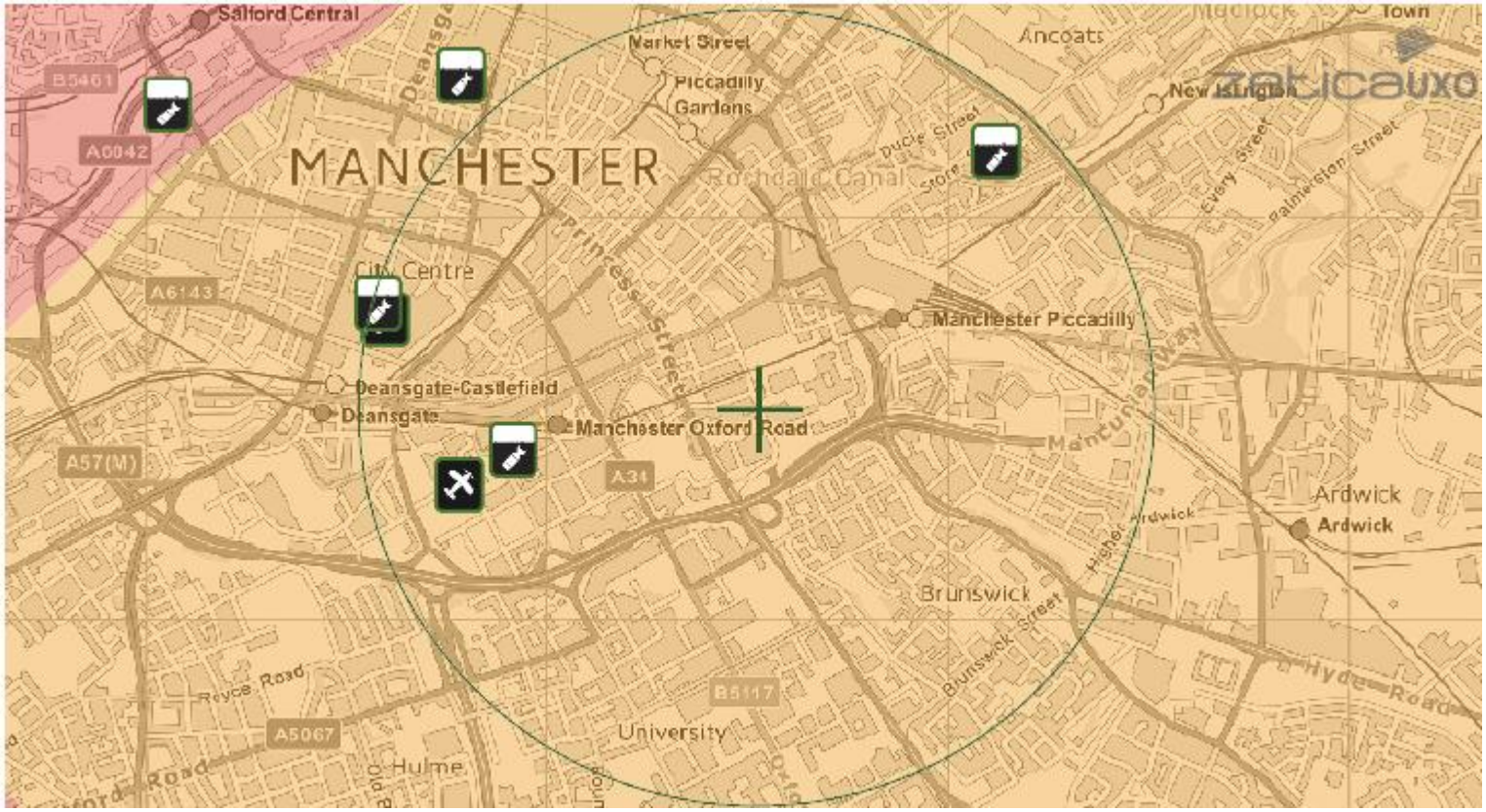
- Site Boundary
- Chester Formation - Sandstone
- Manchester Marls Formation - Mudstone
- Faults

N

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Title
Unexploded Bomb Risk Map

Project
Weston Hall, Manchester

Client
IQ Student

Date
September 2025

Fig No.
Figure 5

Scale
On map

Key

- High Risk
- Moderate Risk
- UXO Find
- Luftwaffe Targets

N

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Figure 6 – Courtyard on the eastern side of the site. View NW.

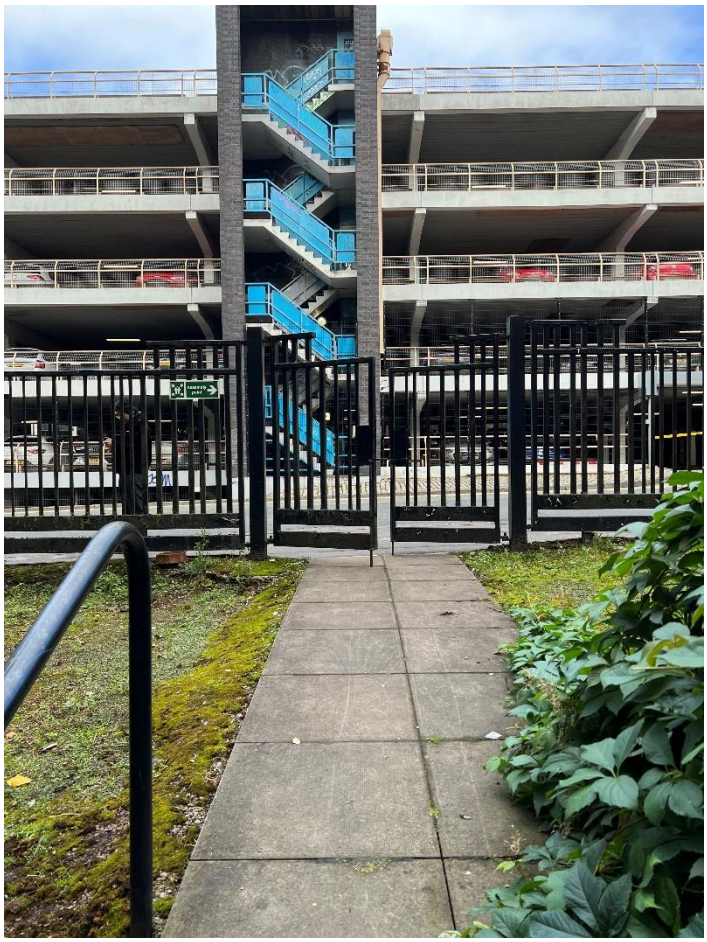


Figure 7 – Gate access to one of the courtyards on the northern site boundary. View N.

Title	**Date**
Site Photos	September 2025
Project	**Figure No.**
Weston Hall, Manchester	Figures 6 & 7
Client	
iQ Student Accommodation	

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SOLMEK



Figure 8 – Carpark on western side of the site. View NE.



Figure 9 – View from walkway down to Sackville Street. View E.

Title	**Date**
Site Photos	September 2025
Project	**Figure No.**
Weston Hall, Manchester	Figures 8 & 9
Client	
iQ Student Accommodation	

Solmek Ltd.
12 Yarm Road
Stockton-on-Tees
TS18 3NA

Tel: +44 (0) 1642 607083
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www.solmek.com

SOLMEK



Figure 10 – South-eastern area of the site with walkway. View SE.



Figure 11 – Courtyard on the western end of the northern site boundary. View S.

Title	**Date**
Site Photos	September 2025
Project	**Figure No.**
Weston Hall, Manchester	Figures 10 & 11
Client	
iQ Student Accommodation	

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TS18 3NA

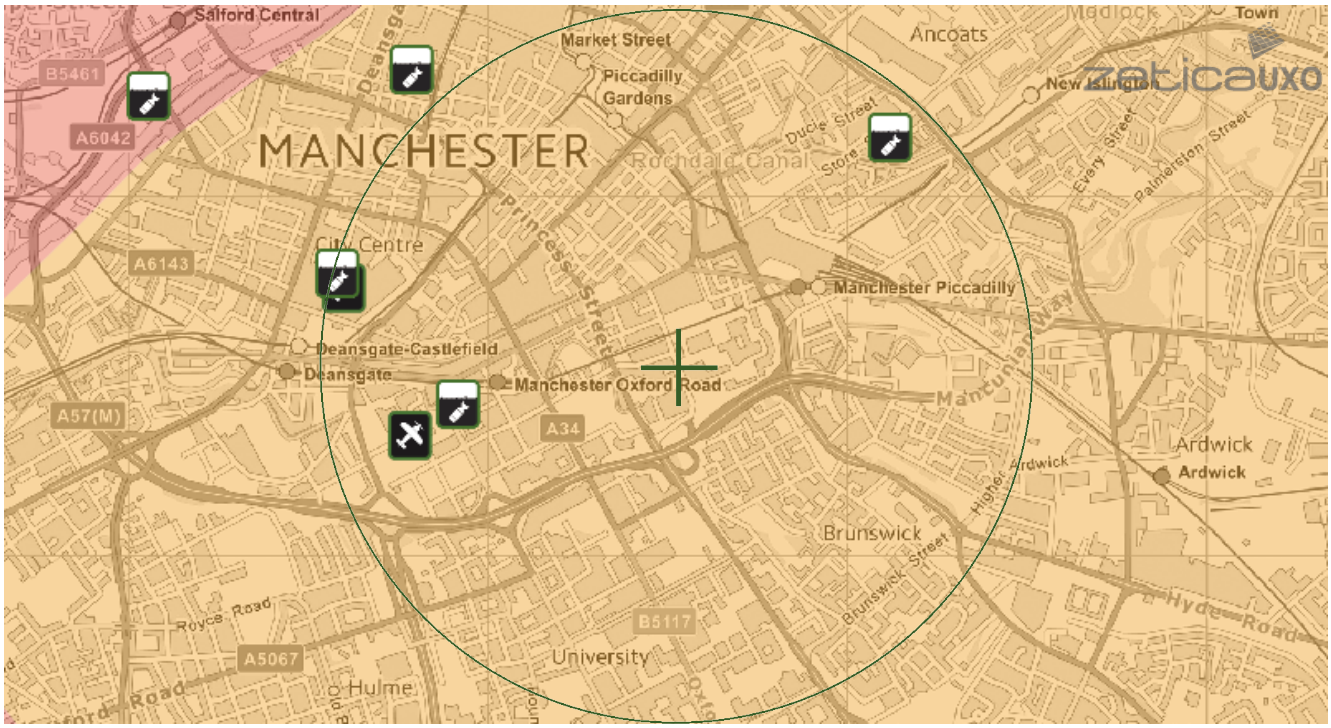
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UNEXPLODED BOMB RISK MAP

SITE LOCATION

Location: M1 3BB,
Map Centre: 384494,397533



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

LEGEND

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

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

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

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

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

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

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

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

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

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

If I have any questions, who do I contact?

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

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

Zetica cannot guarantee the accuracy or completeness of the information or data used and cannot accept any liability for any use of the maps. These maps can be used as part of a technical report or similar publication, subject to acknowledgement. The copyright remains with Zetica Ltd.

Appendix B

Historical Mapping Legends

Ordnance Survey County Series 1:10,560

Gravel Pit
Sand Pit
Other Pits
Quarry
Shingle
Orchard
Osiers
Reeds
Marsh
Mixed Wood
Deciduous
Brushwood
Fir
Furze
Rough Pasture
Arrow denotes flow of water
Trigonometrical Station
Site of Antiquities
Bench Mark
Pump, Guide Post, Signal Post
Well, Spring, Boundary Post
·285 Surface Level
Sketched Contour
Instrumental Contour
Main Roads
Fenced
Un-Fenced
Minor Roads
Fenced
Un-Fenced
Sunken Road
Raised Road
Road over Railway
Railway over River
Railway over Road
Level Crossing
Road over River or Canal
Road over Stream
Road over Stream
County Boundary (Geographical)
County & Civil Parish Boundary
Administrative County & Civil Parish Boundary
Co. Boro. Bdy. County Borough Boundary (England)
Co. Burgh Bdy. County Burgh Boundary (Scotland)
R.D. Bdy. Rural District Boundary
Civil Parish Boundary

Ordnance Survey Plan 1:10,000

Chalk Pit, Clay Pit or Quarry
Gravel Pit
Sand Pit
Disused Pit or Quarry
Refuse or Slag Heap
Lake, Loch or Pond
Dunes
Boulders
Coniferous Trees
Non-Coniferous Trees
Orchard
Scrub
Coppice
Bracken
Heath
Rough Grassland
Marsh
Reeds
Saltings
Building
Direction of Flow of Water
Shingle
Sand
Glasshouse
Pylon
Pylon
Electricity Transmission Line
Sloping Masonry
Cutting
Embankment
Standard Gauge Multiple Track
Road Under
Road Over
Level Crossing
Foot Bridge
Standard Gauge Single Track
Siding, Tramway or Mineral Line
Narrow Gauge
Geographical County
Administrative County, County Borough or County of City
Municipal Borough, Urban or Rural District, Burgh or District Council
Borough, Burgh or County Constituency
Shown only when not coincident with other boundaries
Civil Parish
Shown alternately when coincidence of boundaries occurs

BP, BS	Boundary Post or Stone	Pol Sta	Police Station
Ch	Church	PO	Post Office
CH	Club House	PC	Public Convenience
F E Sta	Fire Engine Station	PH	Public House
FB	Foot Bridge	SB	Signal Box
Fn	Fountain	Spr	Spring
GP	Guide Post	TCB	Telephone Call Box
MP	Mile Post	TCP	Telephone Call Post
MS	Mile Stone	W	Well

1:10,000 Raster Mapping

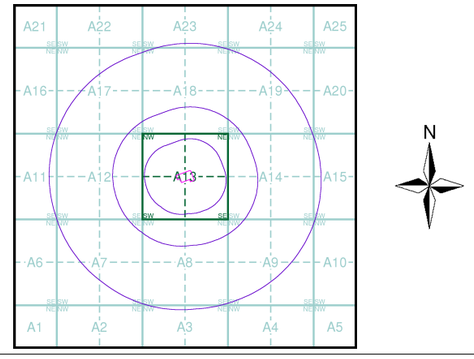
Gravel Pit
Refuse tip or slag heap
Rock
Rock (scattered)
Boulders
Boulders (scattered)
Shingle
Mud
Sand
Sand Pit
Slopes
Top of cliff
General detail
Underground detail
Overhead detail
Narrow gauge railway
Multi-track railway
Single track railway
County boundary (England only)
Civil, parish or community boundary
District, Unitary, Metropolitan, London Borough boundary
Constituency boundary
Area of wooded vegetation
Non-coniferous trees
Non-coniferous trees (scattered)
Coniferous trees
Coniferous trees (scattered)
Positioned tree
Orchard
Coppice or Osiers
Rough Grassland
Heath
Scrub
Marsh, Salt Marsh or Reeds
Water feature
Flow arrows
MHW(S) Mean high water (springs)
MLW(S) Mean low water (springs)
Telephone line (where shown)
Electricity transmission line (with poles)
BM 123.45 m Bench mark (where shown)
Triangulation station
Point feature (e.g. Guide Post or Mile Stone)
Pylon, flare stack or lighting tower
Site of (antiquity)
Glasshouse
General Building
Important Building

SOLMEK

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:10,560	1848	3
Cheshire	1:10,560	1882	4
Lancashire And Furness	1:10,560	1894 - 1896	5
Lancashire And Furness	1:10,560	1909	6
Lancashire And Furness	1:10,560	1923	7
Lancashire And Furness	1:10,560	1931 - 1933	8
Lancashire And Furness	1:10,560	1938	9
Ordnance Survey Plan	1:10,000	1956	10
Ordnance Survey Plan	1:10,000	1968	11
Ordnance Survey Plan	1:10,000	1972	12
Manchester	1:25,000	1975	13
Ordnance Survey Plan	1:10,000	1980 - 1981	14
Ordnance Survey Plan	1:10,000	1985 - 1987	15
Ordnance Survey Plan	1:10,000	1989	16
Ordnance Survey Plan	1:10,000	1993 - 1994	17
10K Raster Mapping	1:10,000	1999	18
10K Raster Mapping	1:10,000	2006	19
VectorMap Local	1:10,000	2025	20

Historical Map - Slice A



Order Details

Order Number:	386498456_1_1
Customer Ref:	S250913
National Grid Reference:	384470, 397510
Slice:	A
Site Area (Ha):	0.81
Search Buffer (m):	1000

Site Details

Pendulum Hotel, Sackville Street, MANCHESTER, M1 3BB

Landmark INFORMATION GROUP
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

Russian Military Mapping Legends

1:5,000 and 1:10,000 mapping

a. Not drawn to scale b. Drawn to scale

- Government and Administrative Buildings
- Military and Industrial Buildings
- Military and Communication Areas
- Subway Entrance
- Fireproof Building
- Prominent Fireproof Building
- Non-fireproof Building
- Non-fireproof Building (non-dwelling)
- Factory, mill, and flour mill, with chimneys
- Factory, mill, and flour mill, without chimneys
- Power Station, drawn to scale
- Hydroelectric Power Station
- Radio Station, drawn to scale
- Telephone Station, drawn to scale
- Abandoned Open-pit Mine or Quarry
- Open-pit Salt Mine
- Pit
- Oil Deposit or Well
- Oil Seepage
- Tailings Pile
- Fuel Storage Tanks
- Natural Gas Tank
- Bench Mark
- Drill Hole
- Burial Mound
- Triangulation Point on Burial Mound
- Single-track Railroad
- Double-track Railroad and Station Building
- Coniferous Forest
- Deciduous Forest
- Mixed Forest
- Lawns
- Citrus Orchard
- Wet Ground
- Scattered Vegetation

243,8 — Values for prominent elevations

186.0 — Numbers for spot elevations, depth soundings, contour lines, etc.

0,2 — Velocity of the current, width of river bed, depth of river

Fractional terms: length and capacity of bridges; depth of fords and condition of the river bottom; height of forest and the diameter of trees

Russian Alphabet (For reference and phonetic interpretation of map text)

А а (A)	З з (Z)	П п (P)	Ч ч (CH)
Б б (B)	И и (I)	Р р (R)	Ш ш (SH)
В в (V)	Й й (Y)	С с (S)	Щ щ (SHCH)
Г г (G)	К к (K)	Т т (T)	ъ (–)
Д д (D)	Л л (L)	У у (U)	ы (Y)
Е е (E)	М м (M)	Ф ф (F)	ь (')
Ё ё (YO)	Н н (N)	Х х (KH)	Э э (E)
Ж ж (ZH)	О о (O)	Ц ц (TS)	Ю ю (YU or IU)
			Я я (YA or IA)

1:25,000 mapping

a. Not drawn to scale b. Drawn to scale

- Government and Administrative Buildings
- Military and Industrial Buildings
- Military and Communication Areas
- Subway Entrance
- Partly Demolished Buildings
- Demolished Buildings
- Built-Up Area with Fireproof Buildings Predominant
- Built-Up Area with Non-Fireproof Buildings Predominant
- Individual Fireproof Building
- Prominent Industrial Building
- Individual Dwelling, Fireproof
- Ruins of an Individual Dwelling
- Factory or Mill Chimney
- Factory or Mill with Chimney (*бум.*)
- Factory or Mill without Chimney (*скип.*)
- Mine or Open Pit Mine (*медн.*)
- Operating Shaft or Mine (*кам. уг.*)
- Non-Operating Shaft or Mine
- Salt Mine (*сол.*)
- Tailings Pile
- Pit (1.7)
- Stone Quarry (*гл. пес. кам.*)
- Gas Pump or Service Station
- Fuel Storage or Natural Gas Tank
- Oil or Natural Gas Derrick
- Small Hydroelectric Power Station
- Power Station
- Transformer Station (*б.тр.*)
- Cemetery
- Burial Mound (height in metres) (8.1)
- Triangulation Point on Burial Mound (95.7)
- Triangulation Point (92.6)
- Bench Mark (52.1)
- Bench Mark (monumented) (71.1)
- Telegraph Office
- Telephone Station
- Radio Station
- Radio Tower
- Airfield or Seaplane Base
- Landing Strip
- Main Highway (Cut, Fill, Km Post, Plantings, Telegraph/Telephone Lines)
- Highway under Construction
- Improved Dirt Road (former truck road) (Width of Road, Steep Grade)
- Double-track Railroad with First Class Station (Small Bridge, Pipe (Culvert), Tunnel)
- Dismantled Railroad
- Railroad Under Construction
- Shore Embankment
- River or Ditch with Embankment (+2.4)
- Direction and velocity of current (0.2); Water Gauge (135.1); Water Level Mark
- Well (К. 125.0 (г.-сол.))
- Water Reservoir or Rain Water Pit (вдхр.)
- Spring (156.2 кл.)
- Isobath with value (20)
- Heavy (Index) Contour Line
- Contour Line and Value (20)
- Half Contour Line
- Spot Elevation Value (347.1)
- Coniferous
- Deciduous
- Mixed
- Scrub

Key to Numbers on Mapping

SJ89_Manchester

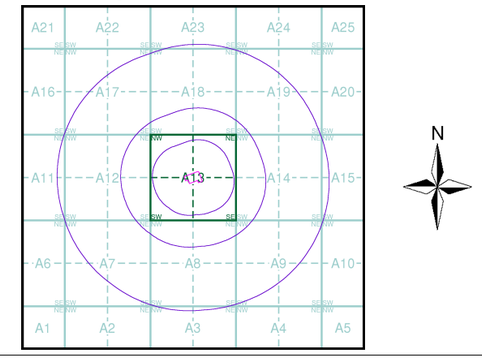
No.	Description
1	Airfield/Airport
6	Railway Station
66	Factory (Gas)
168	Post Office
169	Post Office
217	Education Establishment (University)

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Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:10,560	1848	3
Cheshire	1:10,560	1882	4
Lancashire And Furness	1:10,560	1894 - 1896	5
Lancashire And Furness	1:10,560	1909	6
Lancashire And Furness	1:10,560	1923	7
Lancashire And Furness	1:10,560	1931 - 1933	8
Lancashire And Furness	1:10,560	1938	9
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Ordnance Survey Plan	1:10,000	1968	11
Ordnance Survey Plan	1:10,000	1972	12
Manchester	1:25,000	1975	13
Ordnance Survey Plan	1:10,000	1980 - 1981	14
Ordnance Survey Plan	1:10,000	1985 - 1987	15
Ordnance Survey Plan	1:10,000	1989	16
Ordnance Survey Plan	1:10,000	1993 - 1994	17
10K Raster Mapping	1:10,000	1999	18
10K Raster Mapping	1:10,000	2006	19
VectorMap Local	1:10,000	2025	20

Russian Map - Slice A



Order Details

Order Number: 386498456_1_1
Customer Ref: S250913
National Grid Reference: 384470, 397510
Slice: A
Site Area (Ha): 0.81
Search Buffer (m): 1000

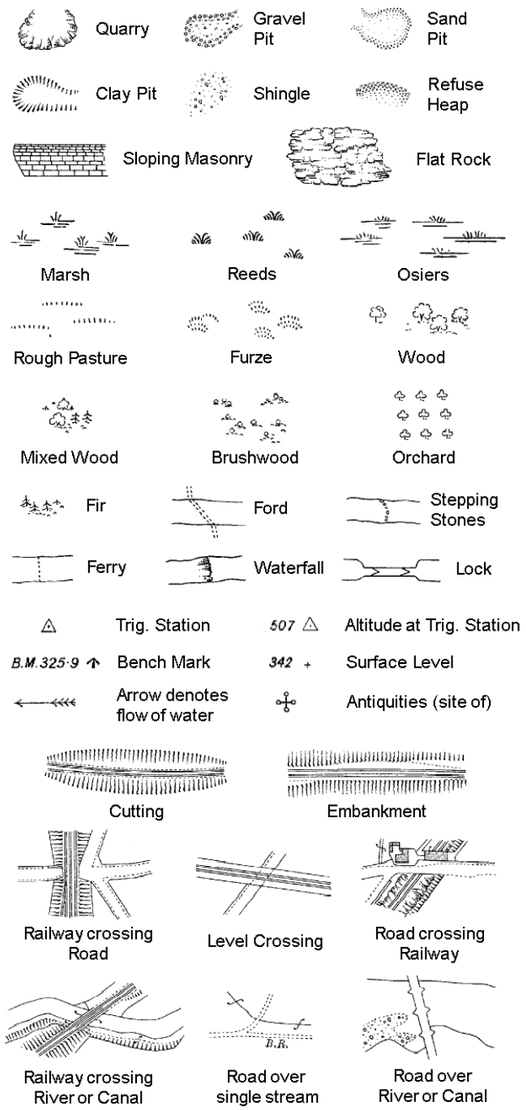
Site Details

Pendulum Hotel, Sackville Street, MANCHESTER, M1 3BB

Landmark INFORMATION GROUP
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

Historical Mapping Legends

Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



County Boundary (Geographical)

County & Civil Parish Boundary

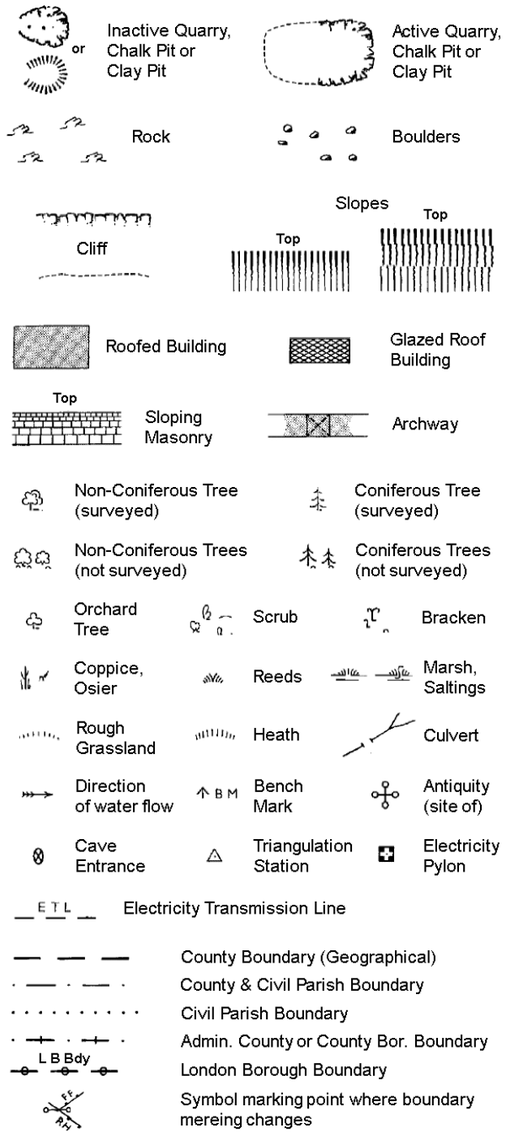
Administrative County & Civil Parish Boundary

Co. Boro. Bdy. County Borough Boundary (England)

Co. Burgh Bdy. County Burgh Boundary (Scotland)

B P B S	Boundary Post or Stone	P.C.B	Police Call Box
B.R.	Bridle Road	P	Pump
E.P	Electricity Pylon	S.P	Signal Post
F.B.	Foot Bridge	St.	Sluice
F.P.	Foot Path	Sp.	Spring
G.P	Guide Post or Board	T.C.B	Telephone Call Box
M.S	Mile Stone	Tr.	Trough
M.P M.R	Mooring Post or Ring	W	Well

Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



County Boundary (Geographical)

County & Civil Parish Boundary

Civil Parish Boundary

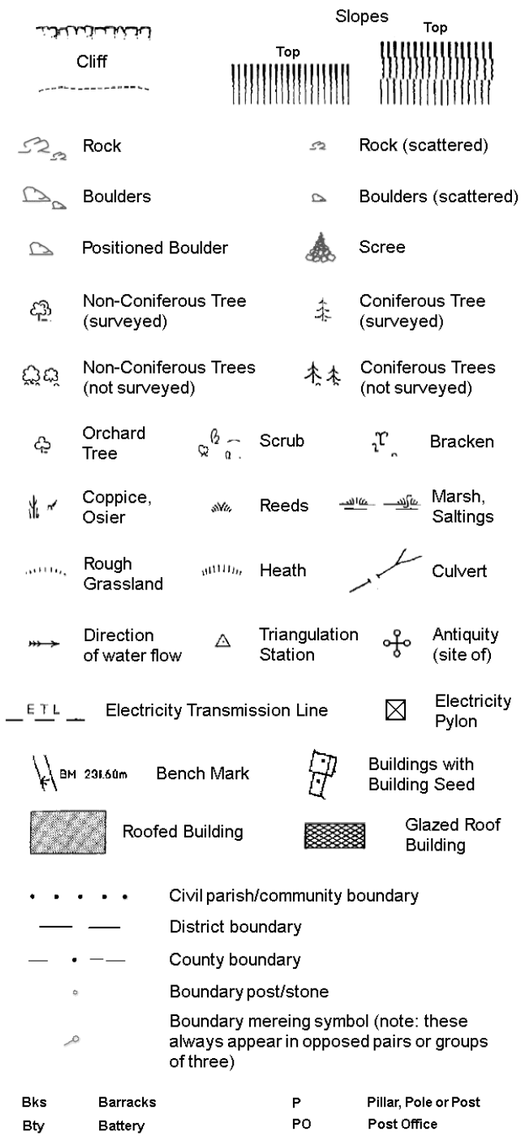
Admin. County or County Bor. Boundary

L B Bdy London Borough Boundary

Symbol marking point where boundary mereing changes

BH	Beer House	P	Pillar, Pole or Post
BP, BS	Boundary Post or Stone	PO	Post Office
Cn, C	Capstan, Crane	PC	Public Convenience
Chy	Chimney	PH	Public House
D Fn	Drinking Fountain	Pp	Pump
El P	Electricity Pillar or Post	SB, S Br	Signal Box or Bridge
FAP	Fire Alarm Pillar	SP, SL	Signal Post or Light
FB	Foot Bridge	Spr	Spring
GP	Guide Post	Tk	Tank or Track
H	Hydrant or Hydraulic	TCB	Telephone Call Box
LC	Level Crossing	TCP	Telephone Call Post
MH	Manhole	Tr	Trough
MP	Mile Post or Mooring Post	Wr Pt, Wr T	Water Point, Water Tap
MS	Mile Stone	W	Well
NTL	Normal Tidal Limit	Wd Pp	Wind Pump

Large-Scale National Grid Data 1:2,500 and 1:1,250



Civil parish/community boundary

District boundary

County boundary

Boundary post/stone

Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)

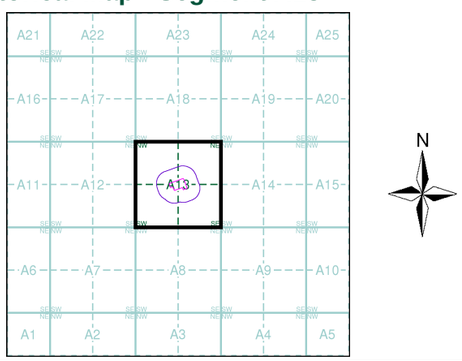
Bks	Barracks	P	Pillar, Pole or Post
Bty	Battery	PO	Post Office
Cemy	Cemetery	PC	Public Convenience
Chy	Chimney	Pp	Pump
Cis	Cistern	Ppg Sta	Pumping Station
Dismtd Rly	Dismantled Railway	PW	Place of Worship
El Gen Sta	Electricity Generating Station	Sewage Ppg Sta	Sewage Pumping Station
El P	Electricity Pole, Pillar	SB, S Br	Signal Box or Bridge
El Sub Sta	Electricity Sub Station	SP, SL	Signal Post or Light
FB	Filter Bed	Spr	Spring
Fn / D Fn	Fountain / Drinking Ftn.	Tk	Tank or Track
Gas Gov	Gas Valve Compound	Tr	Trough
GVC	Gas Governer	Wd Pp	Wind Pump
GP	Guide Post	Wr Pt, Wr T	Water Point, Water Tap
MH	Manhole	Wks	Works (building or area)
MP, MS	Mile Post or Mile Stone	W	Well

SOLMEK

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:2,500	1893	2
Lancashire And Furness	1:2,500	1908	3
Lancashire And Furness	1:2,500	1932	4
Ordnance Survey Plan	1:1,250	1948	5
Ordnance Survey Plan	1:2,500	1950	6
Ordnance Survey Plan	1:1,250	1954 - 1964	7
Ordnance Survey Plan	1:2,500	1955	8
Ordnance Survey Plan	1:1,250	1962 - 1964	9
Ordnance Survey Plan	1:2,500	1965	10
Ordnance Survey Plan	1:1,250	1969 - 1971	11
Ordnance Survey Plan	1:2,500	1970	12
Supply of Unpublished Survey Information	1:1,250	1975 - 1976	13
Additional SIMs	1:1,250	1978 - 1985	14
Additional SIMs	1:1,250	1985 - 1990	15
Ordnance Survey Plan	1:1,250	1987	16
Additional SIMs	1:1,250	1990	17
Large-Scale National Grid Data	1:1,250	1992	18
Large-Scale National Grid Data	1:1,250	1994 - 1995	19
Historical Aerial Photography	1:2,500	2000	20

Historical Map - Segment A13



Order Details

Order Number: 386498456_1_1
Customer Ref: S250913
National Grid Reference: 384470, 397510
Slice: A
Site Area (Ha): 0.81
Search Buffer (m): 100

Site Details

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Web: www.envirocheck.co.uk

CHAS. E. GOAD, LTD. CIVIL ENGINEERS

56 CROUCH HILL LONDON N.4.

EXPLANATION OF SIGNS

USED ON

INSURANCE PLANS OF TOWNS & CITIES

ABBREVIATIONS

ASB. ASBESTOS
CORR. CORRUGATED IRON
D.I.D. DOUBLE IRON DOORS
DRA. DRAPERY
D. DWELLING
ELECT. ELECTRICIAN
(E.M.) ELECTRIC MOTORS
(ENG.) STEAM ENGINE
FURNE. FURNITURE
GAR. GARAGE
(G.E.) GAS ENGINE
H.W. HARDWARE
I.COLS. IRON COLUMNS OR STEEL STANCHIONS
JWLY. JEWELLERY
M.CL. METAL CLAD
M.W. MANCHESTER WAREHOUSE
m.l. MATCH (OR WOOD) LINED
OIL OIL & COLOR
(O.E.) OIL ENGINE
P.H. PUBLIC HOUSE
S. SHOP
S.I.D. SINGLE IRON DOORS
S.I.S. SINGLE IRON SHUTTERS
TAI. TAILORS
TENS. TENEMENTS
W.G. WIRED GLASS
W.N. WIRE NETTING OVER GLASS.

COLORS

BRICK, STONE OR CONCRETE
WOOD
AREAS CLEARED DUE TO ENEMY ACTION
SKYLIGHTS ON 1 & 2 STORY BUILDINGS
SKYLIGHTS ON HIGHER BUILDINGS
METAL BUILDINGS.
TIMBER PILED OR STACKED

WALLS

PARTY WALL 2 STORIES OR OVER, A PROBABLE FIRE CUT OFF
ENTIRE WALL, BUT DOUBTFUL AS FIRE CUT OFF
DEFECTIVE WALL — IMPERFECT
WALL ABOVE, IRON COLS: UNDER
WALL SOME FLOORS ONLY (OR WOOD OR PLASTER PARTITION)
ABOVE ROOF 6" TO 1'-6"
—Dº— 1'-6" TO 2'-6".
MATCH OR WOOD LINED
WOOD CLAD WITH CORRUGATED IRON

OPENINGS

PASSAGE UNDER
ON ALL FLOORS
SOME FLOORS ONLY } UNPROTECTED
ALL FLOORS (PROTECTED)
ALL FLOORS (SOME PROTECTED) } SINGLE IRON DOORS
SOME FLOORS ONLY (PROTECTED)
ALL FLOORS (SOME PROTECTED)
ALL FLOORS (PROTECTED) } DOUBLE IRON DOORS
SOME FLOORS ONLY (PROTECTED)
WOOD LOADING DOOR
IRON LOADING DOOR

WINDOWS

ON ALL OR MOST FLOORS
MORE THAN USUAL
OVERLOOKING } UNPROTECTED
NEARLY ALL GLASS
OPENINGS THRO' & WINDOWS OVER
ON SOME FLOORS ONLY
PROTECTED BY WIRED GLASS
PROTECTED BY SINGLE IRON SHUTTERS
PROTECTED BY DOUBLE IRON SHUTTERS.
WINDOWS IN FRONT & REAR OF BUILDINGS UNDERSTOOD UNLESS OTHERWISE SHOWN

FLOORS

1. 2. 3. 3½ &c. ON BUILDINGS ARE NUMBER OF STORIES ABOVE GROUND (3½=3 FLOORS & ATTIC)
2&2B MEANS 2 STORIES & 2 BASEMENTS BAST & SUB-BASEMENT.

SKYLIGHTS

^ LESS THAN 50 SQUARE FEET (SAY 10'x5', OR 7'x7')
≙ OPENINGS THROUGH 2 FLOORS UNDER (EACH STROKE DENOTES AN OPENING.)
WITH WELL HOLE THROUGH 3 FLOORS.
LANT. LANTERN LIGHT, SIDES ONLY GLASS.
OR VENT. OR RAISED VENTILATOR
} OVER 50 SQ: FT. TO SCALE

HOISTS & LIFTS

H OPEN
W H OPEN TO STREET
HF OPEN (WOOD FLAPS TO FLOORS.)
H ENCLOSED BRICK OR FIRE RESISTING WIRED GLASS DOORS
H ENCLOSED WOOD OR PLASTER
IRON DOORS SHOWN AS EXPLAINED UNDER "OPENINGS"

ROOFS

ASB ASBESTOS
C CONCRETE
CORR: CORRUGATED IRON
┐ METAL
P PATENT (FELT &c)
O SLATE
T TILE

PROFILES

WITH NORTH LIGHTS

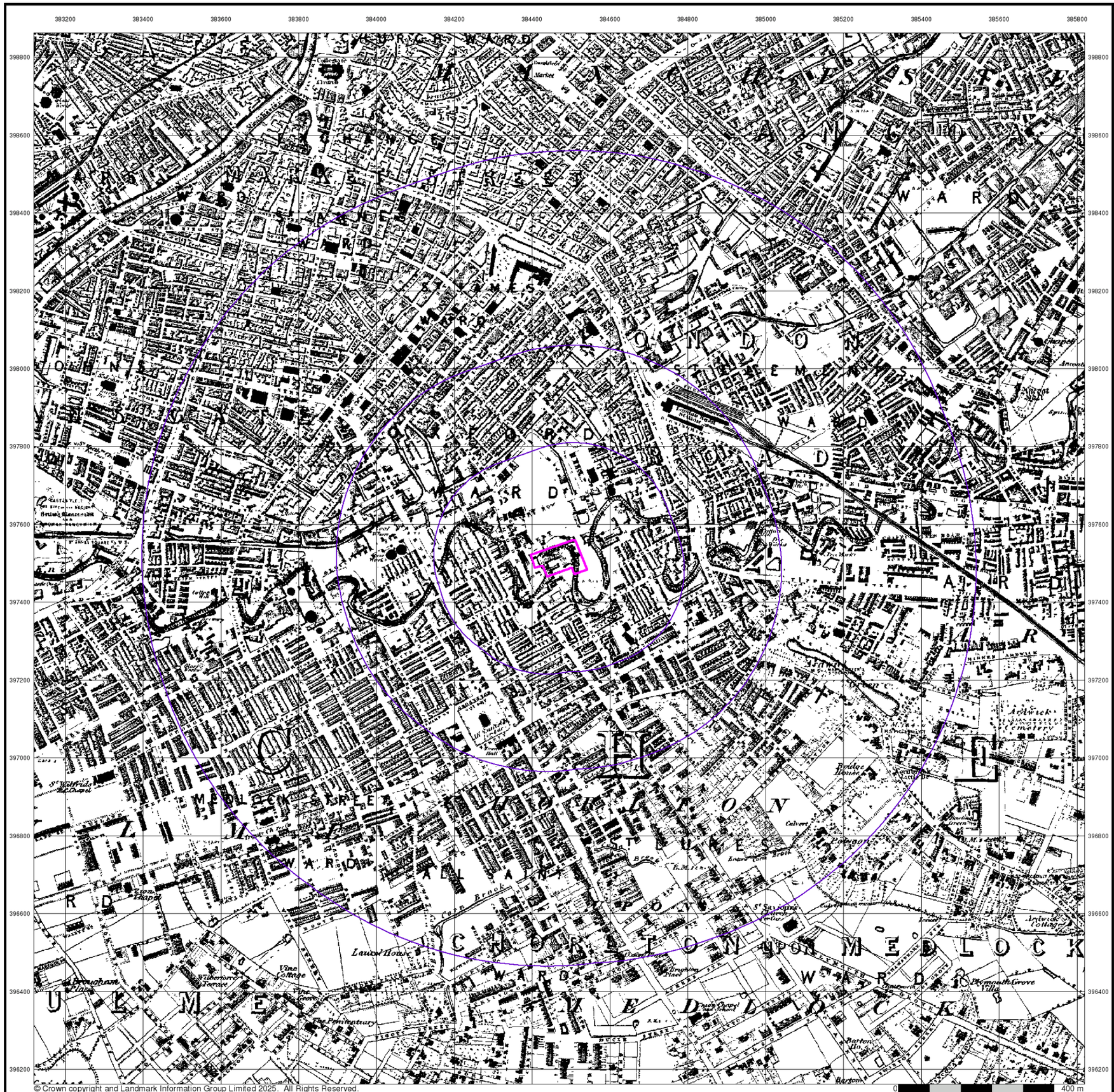
SUNDRIES

STEAM BOILERS
—"— BOILER SET IN BRICK
FACTORY CHIMNEYS
(ENG.) STEAM ENGINE
OVERHANGING WOOD CORNICE
FIRE ALARM BOX
—— Dº —— ON KEY PLAN
HYDRANT
HYDRAULIC HYDRANT
PRIVATE HYDRANT OR STAND PIPE
DOUBLE HYDRANT
SALT WATER HYDRANT
SPRINKLER OR AUTO ALARM BELL

REFERENCE NUMBERS

NUMBERS PARALLEL WITH STREET ARE EXISTING STREET Nºs
WHERE TWO SETS OF STREET Nºs IN SAME BLOCK COINCIDE, ADDITIONAL ARBITRARY Nºs ARE GIVEN TO ONE SET (500 & UPWARDS.)
WHERE BUILDINGS TO WHICH THEY APPLIED ARE DEMOLISHED, STREET & ARBITRARY Nºs ARE SHOWN & CROSSED THROUGH ON REVISION
—48'— (37') ARE STREET WIDTHS. ARE HEIGHTS OF GROUND ABOVE ORDNANCE DATUM
HEIGHT IN FEET OF ADJOINING BUILDINGS WHERE STORIES DIFFER IN HEIGHT
10" 6" 8" SIZES OF WATER MAINS SUPPLYING HYDRANTS

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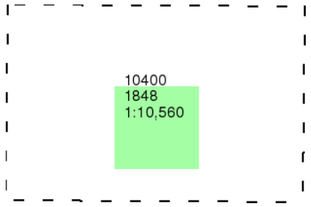
Lancashire And Furness

Published 1848

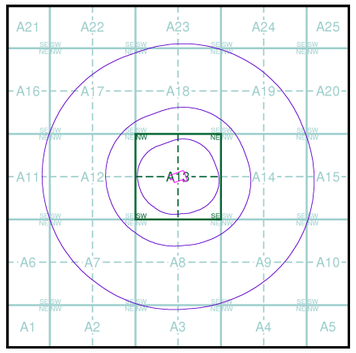
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

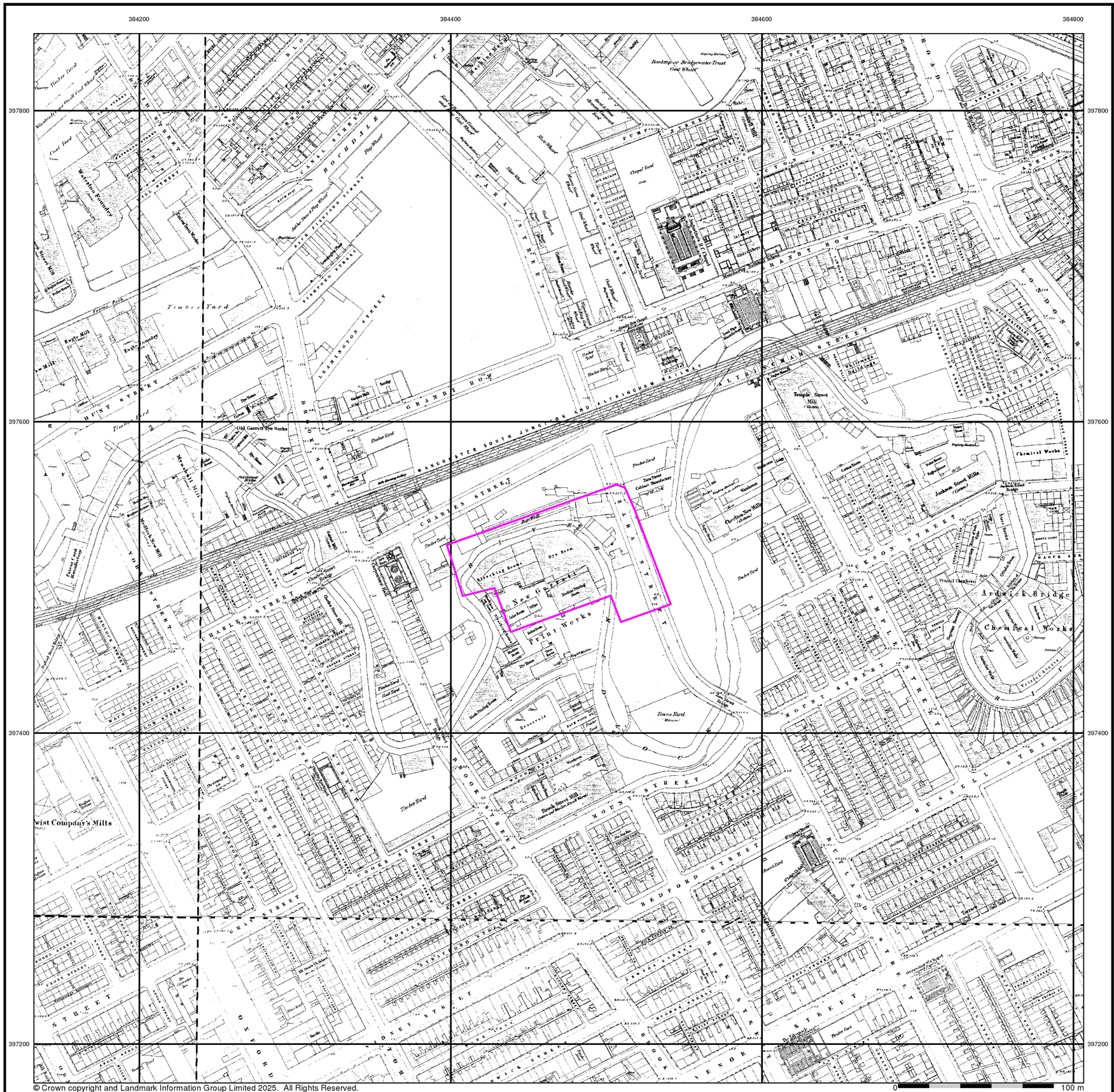
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Slice:	A
Site Area (Ha):	0.81
Search Buffer (m):	1000

Site Details

Pendulum Hotel, Sackville Street, MANCHESTER, M1 3BB

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0 100 m

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Lancashire And Furness

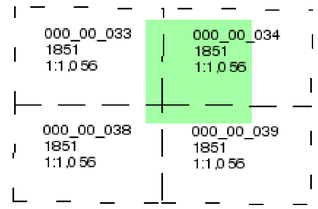
Published 1851

Source map scale - 1:1,056

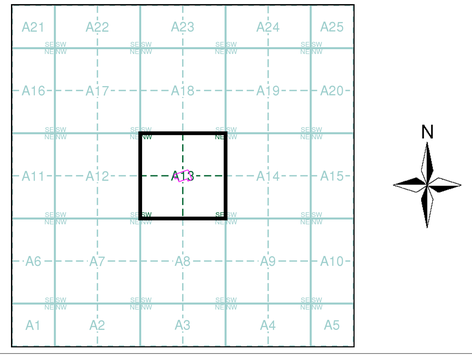
The 1:1056 scale of Ordnance Survey mapping was adopted from Ireland in 1848 and was used to survey towns with a population of over 4000, plus county towns of lesser population, in those counties mapped at the six-inch scale in 1841-55. The scale was the largest scale at which London was mapped by the Ordnance Survey and a 'skeleton' survey of the capital, showing little more than streets, street names, frontages and altitudes, was undertaken between 1848 and 1850. The majority of the 1:1056 surveys were later replaced by 1:500 surveys; although almost all the remainder were revised at this scale, sometimes more than once before 1895. The type of detail shown on the 1:1056 scale is broadly similar to that on 1:500; the apparent omission of minor details such as sewer access points and street lights may be as much a reflection of the generally earlier date of these plans, as of the specification of the map.

Please note: Due to the partial coverage of Historical Town Plans, it is possible that not all segments within an order will contain mapping. Only the segments that have Town Plan coverage will be generated.

Map Name(s) and Date(s)



Historical Town Plan - Segment A13



Order Details

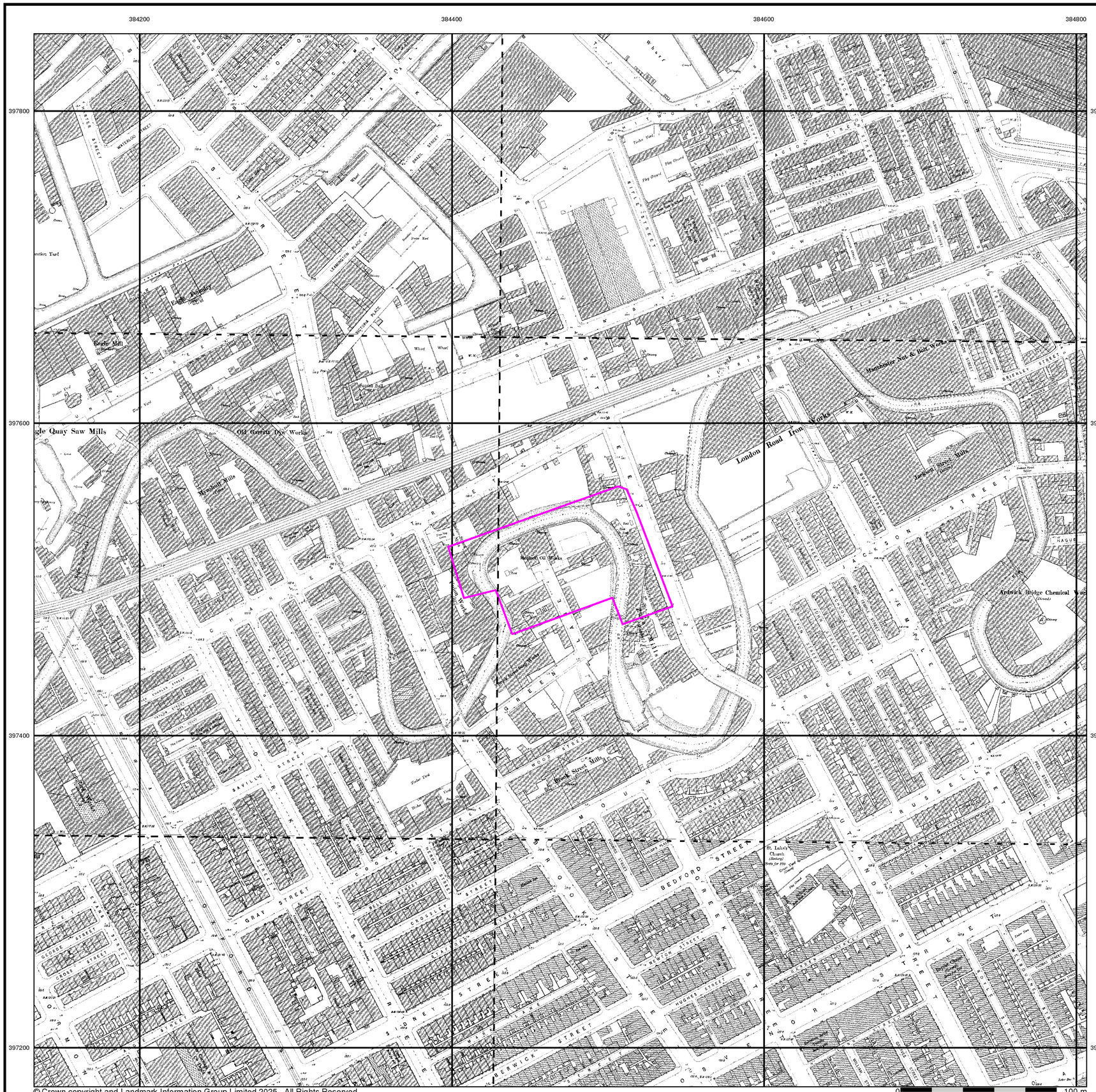
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Lancashire And Furness

Published 1891

Source map scale - 1:500

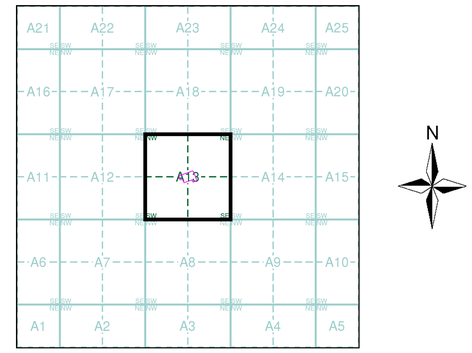
The 1:500 scale Ordnance Survey mapping was introduced in 1855 as a replacement for the 1:528 scale and to compliment the 1:2500 scale that had been implemented in 1853. By 1895, the 1:500 scale covered most towns over a population of about 4000 at the time of survey, although very few towns were mapped more than once at this scale, and none have been since 1910. The 1:500 scale gives particular emphasis to such features as lamp posts, man holes, arched passages and minor building projections. Also often featured are divisions between tenements, interior ground floor layouts of public buildings, and on earlier plans, the functions of the various parts of larger industrial premises are also indicated. Content of the plans does vary however, from one town to the next in terms of, for example, the completeness of railway tracks and the coverage of public buildings.

Please note: Due to the partial coverage of Historical Town Plans, it is possible that not all segments within an order will contain mapping. Only the segments that have Town Plan coverage will be generated.

Map Name(s) and Date(s)

104_10_010 1891 1:500	104_11_006 1891 1:500
104_10_015 1891 1:500	104_11_011 1891 1:500
104_10_020 1891 1:500	104_11_016 1891 1:500

Historical Town Plan - Segment A13



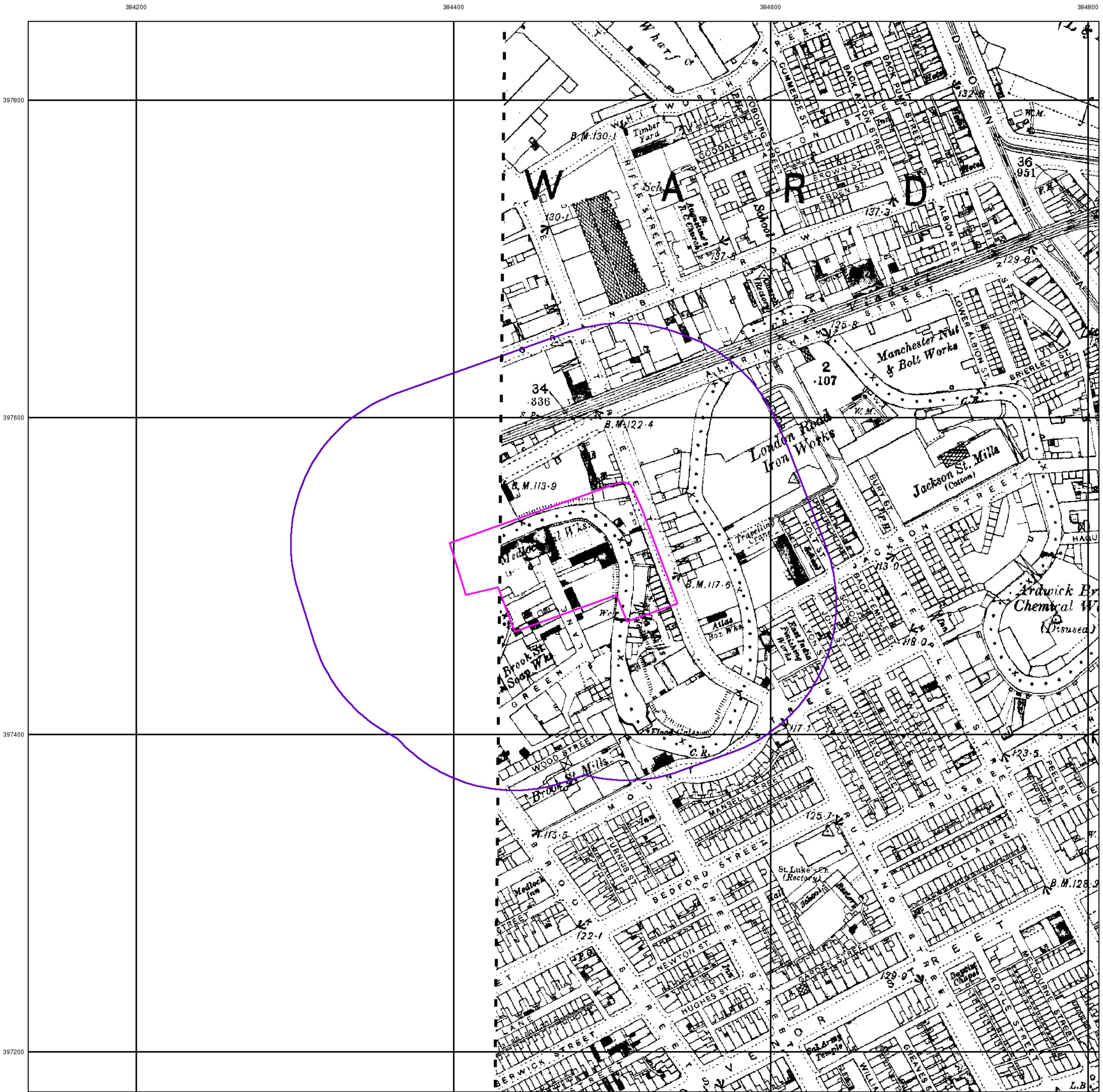
Order Details

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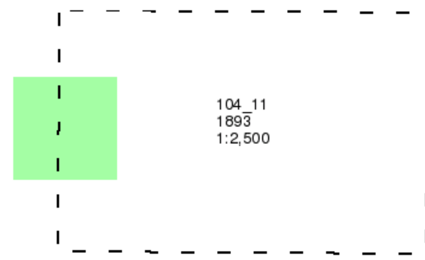
Lancashire And Furness

Published 1893

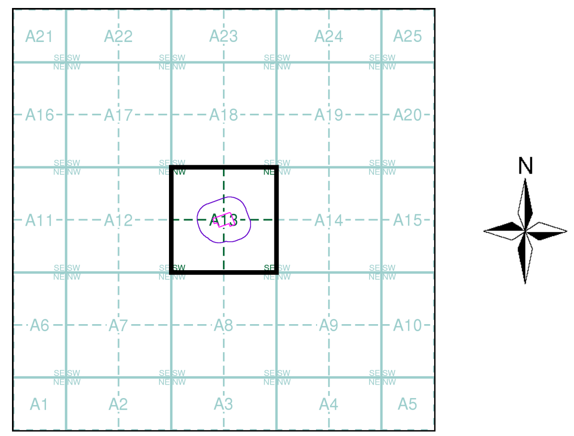
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

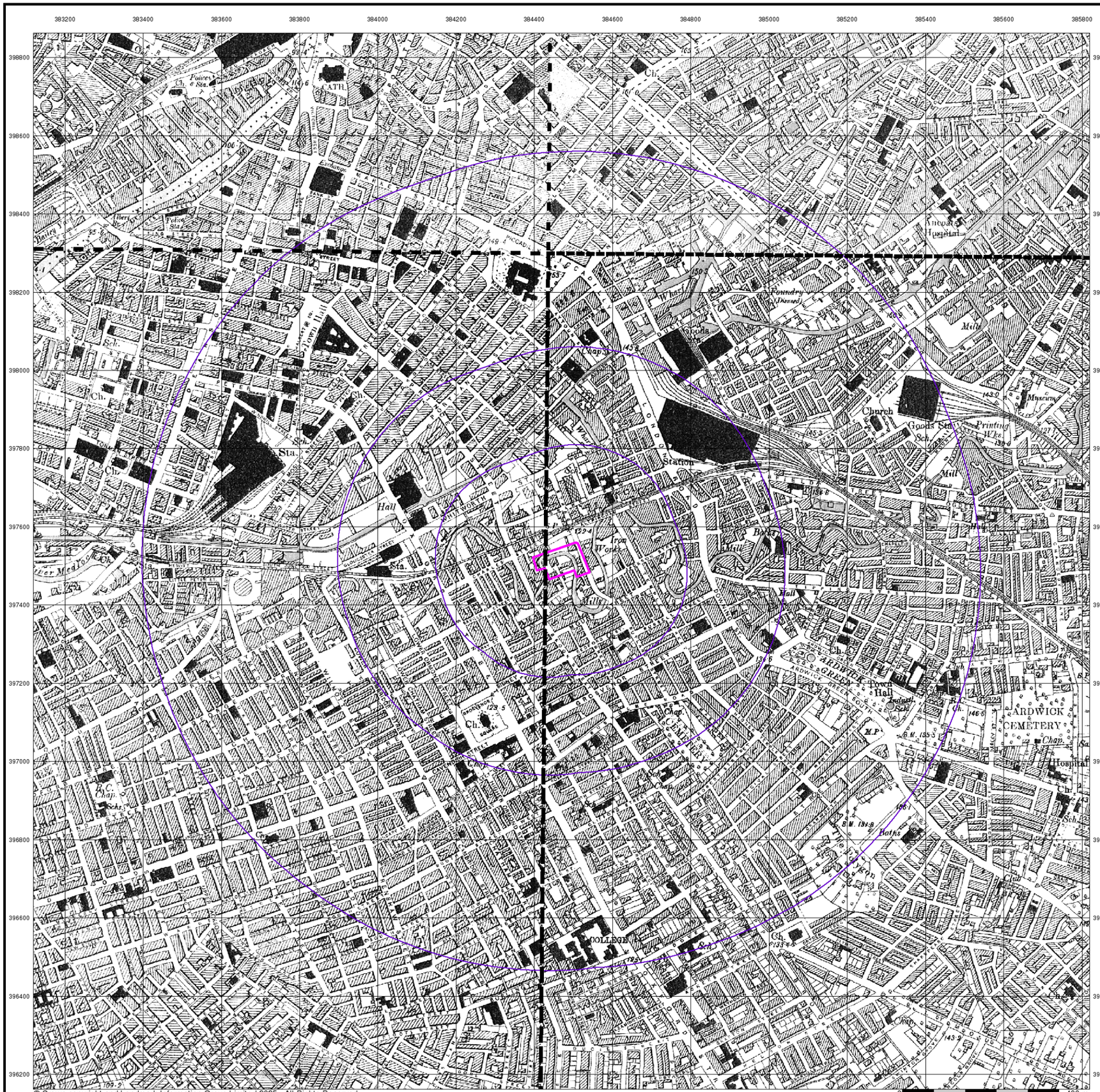
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Search Buffer (m): 100

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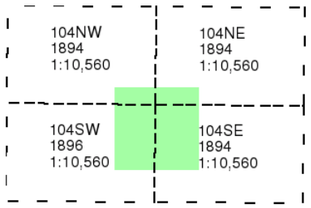
Lancashire And Furness

Published 1894 - 1896

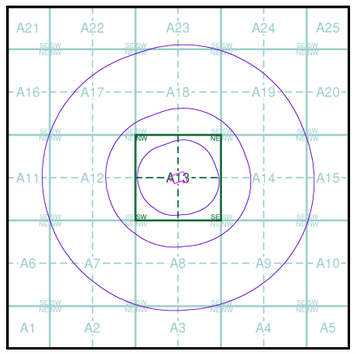
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

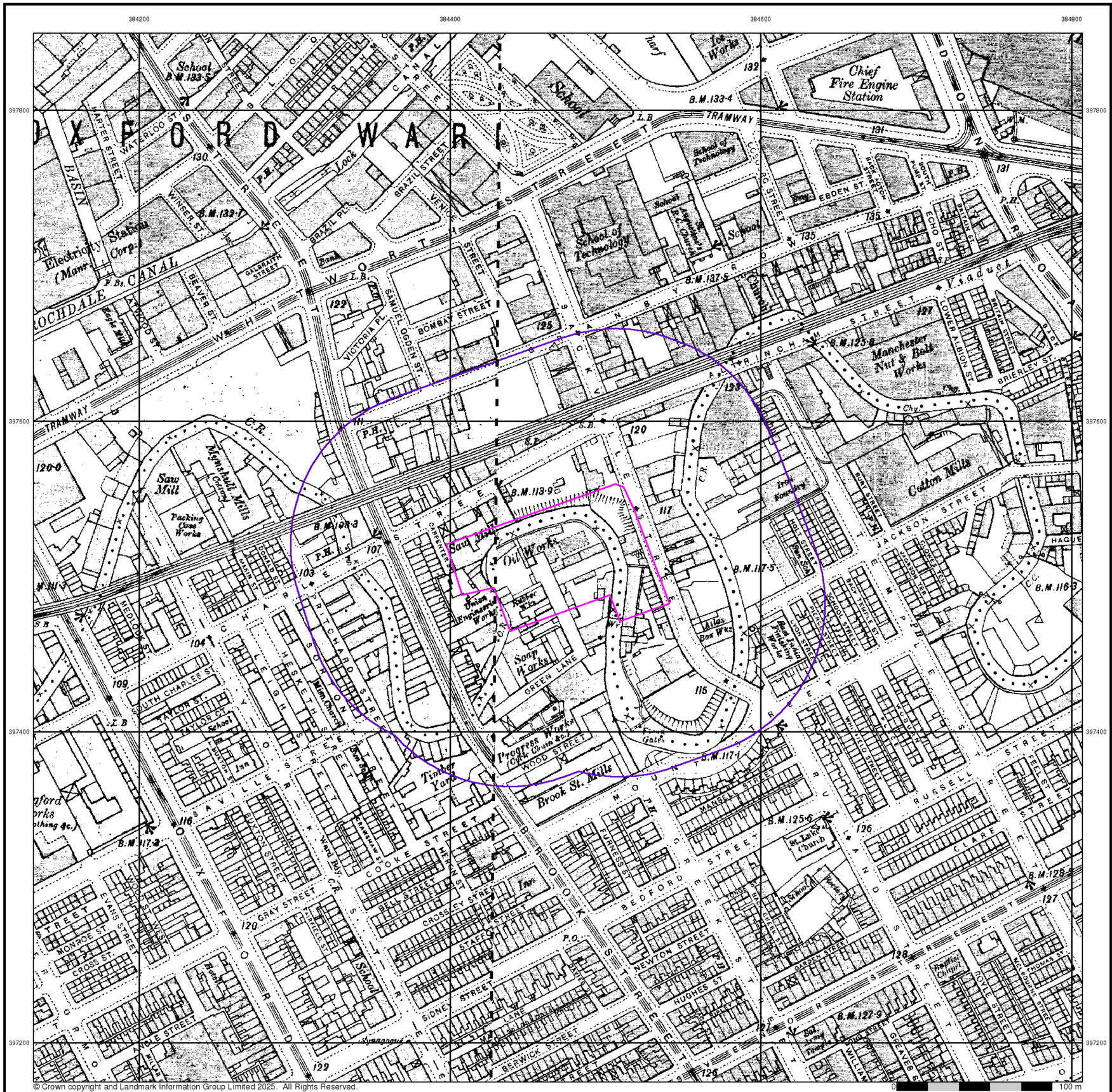
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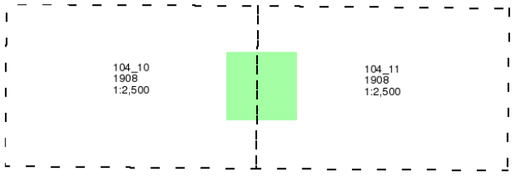
Lancashire And Furness

Published 1908

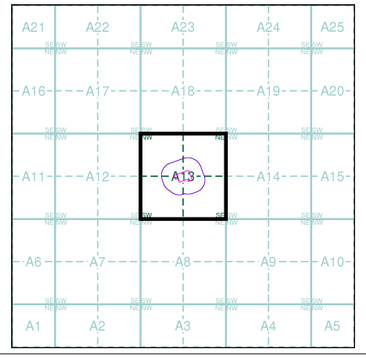
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

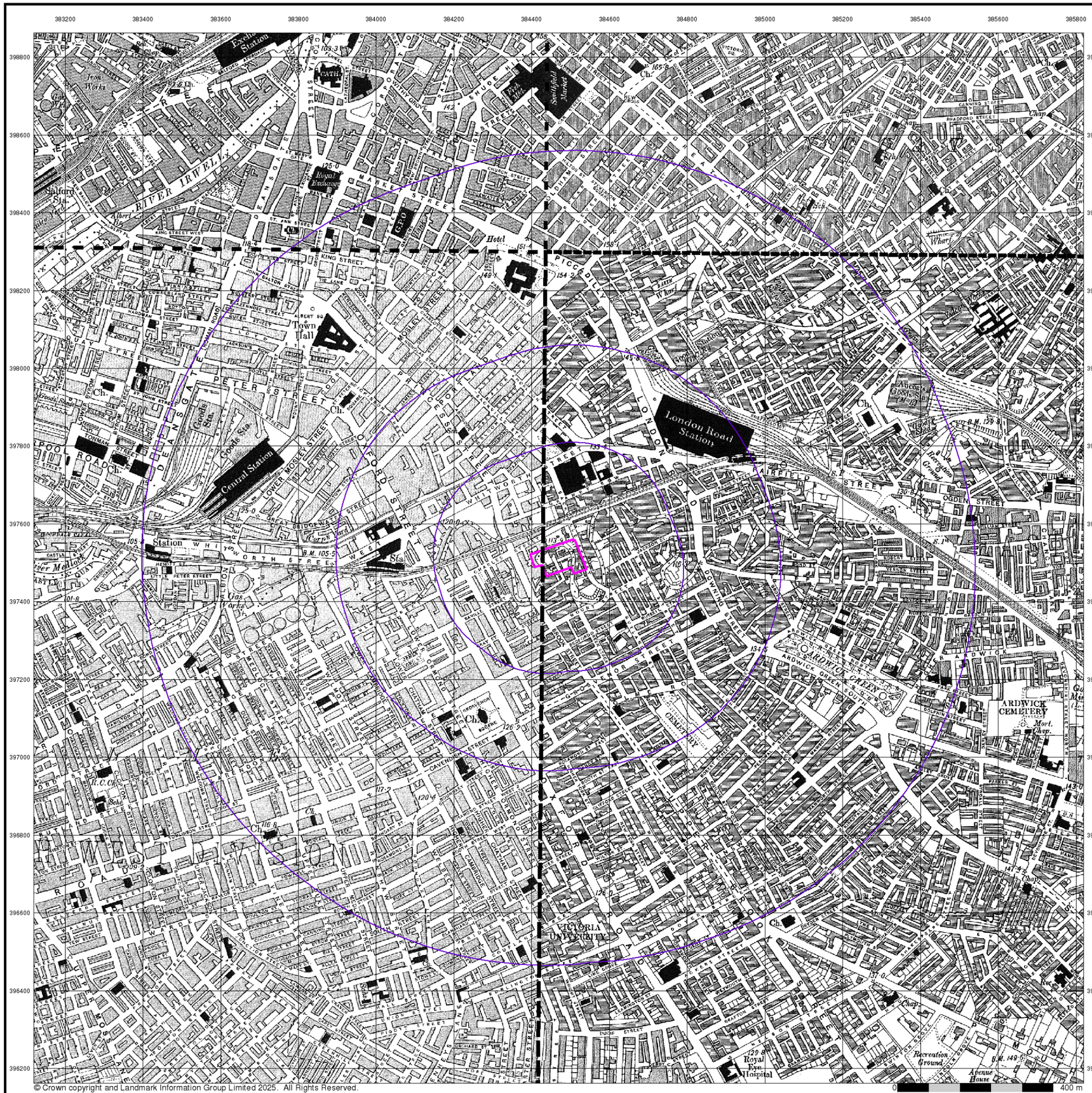


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Site Details

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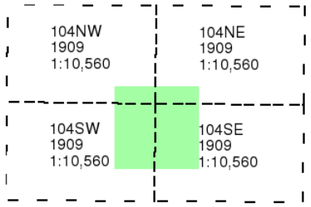
Lancashire And Furness

Published 1909

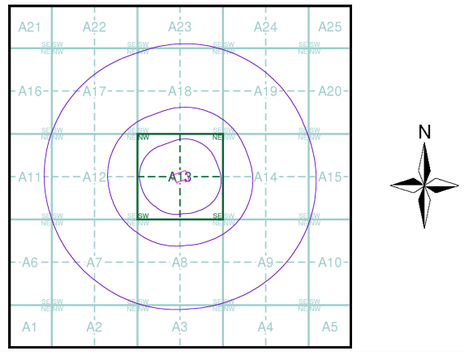
Source map scale - 1:10,560

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Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

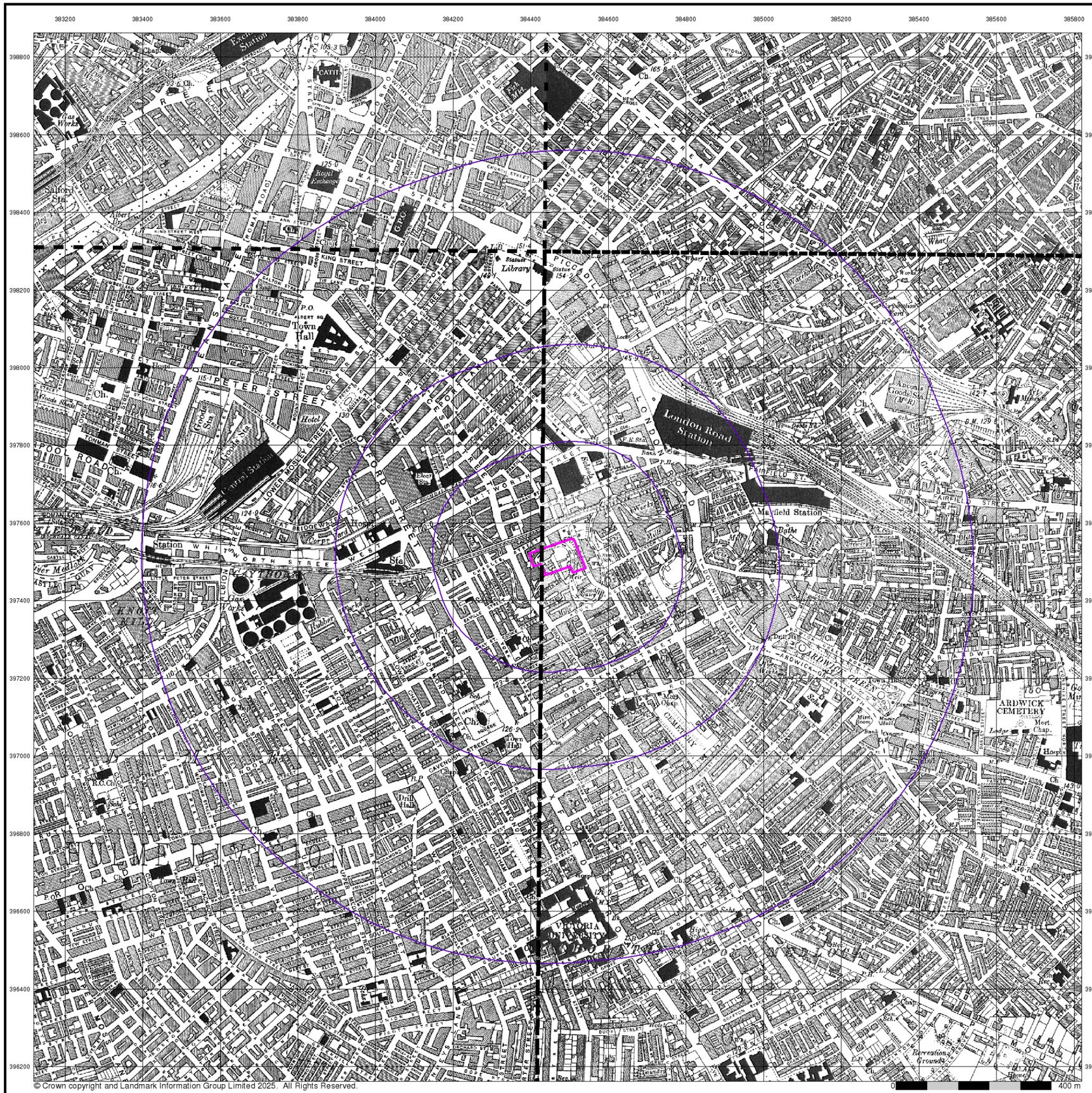
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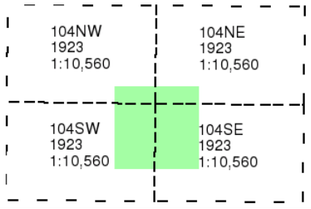
Lancashire And Furness

Published 1923

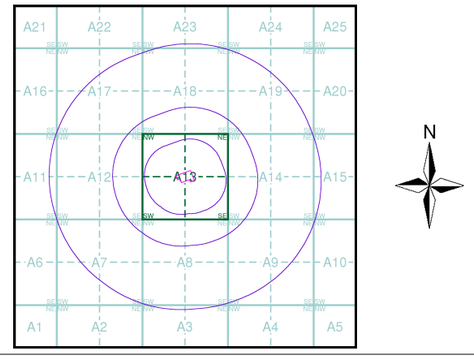
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number:	386498456_1_1
Customer Ref:	S250913
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Site Details

Pendulum Hotel, Sackville Street, MANCHESTER, M1 3BB

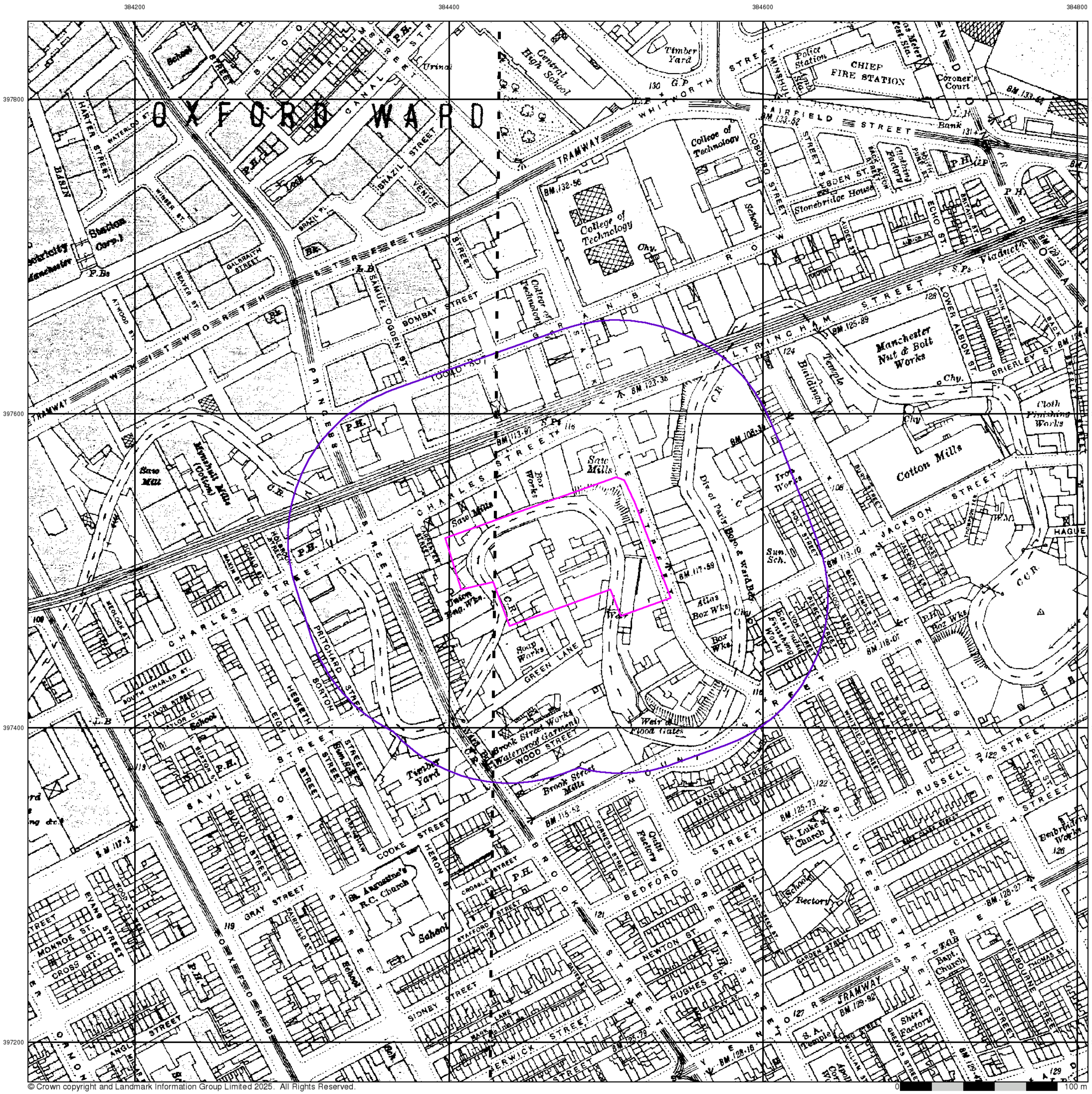
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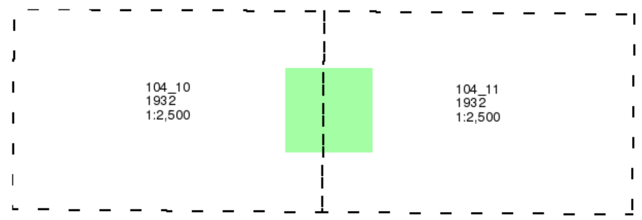
Lancashire And Furness

Published 1932

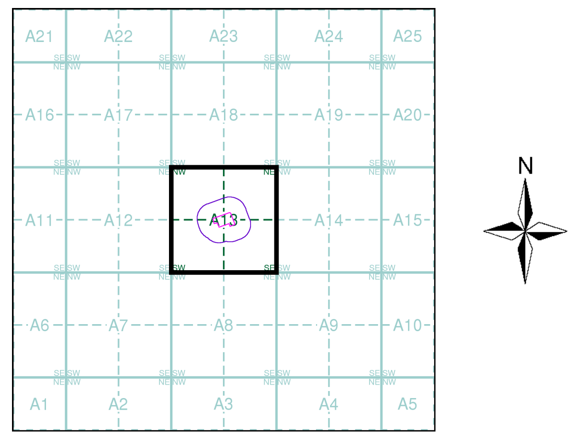
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

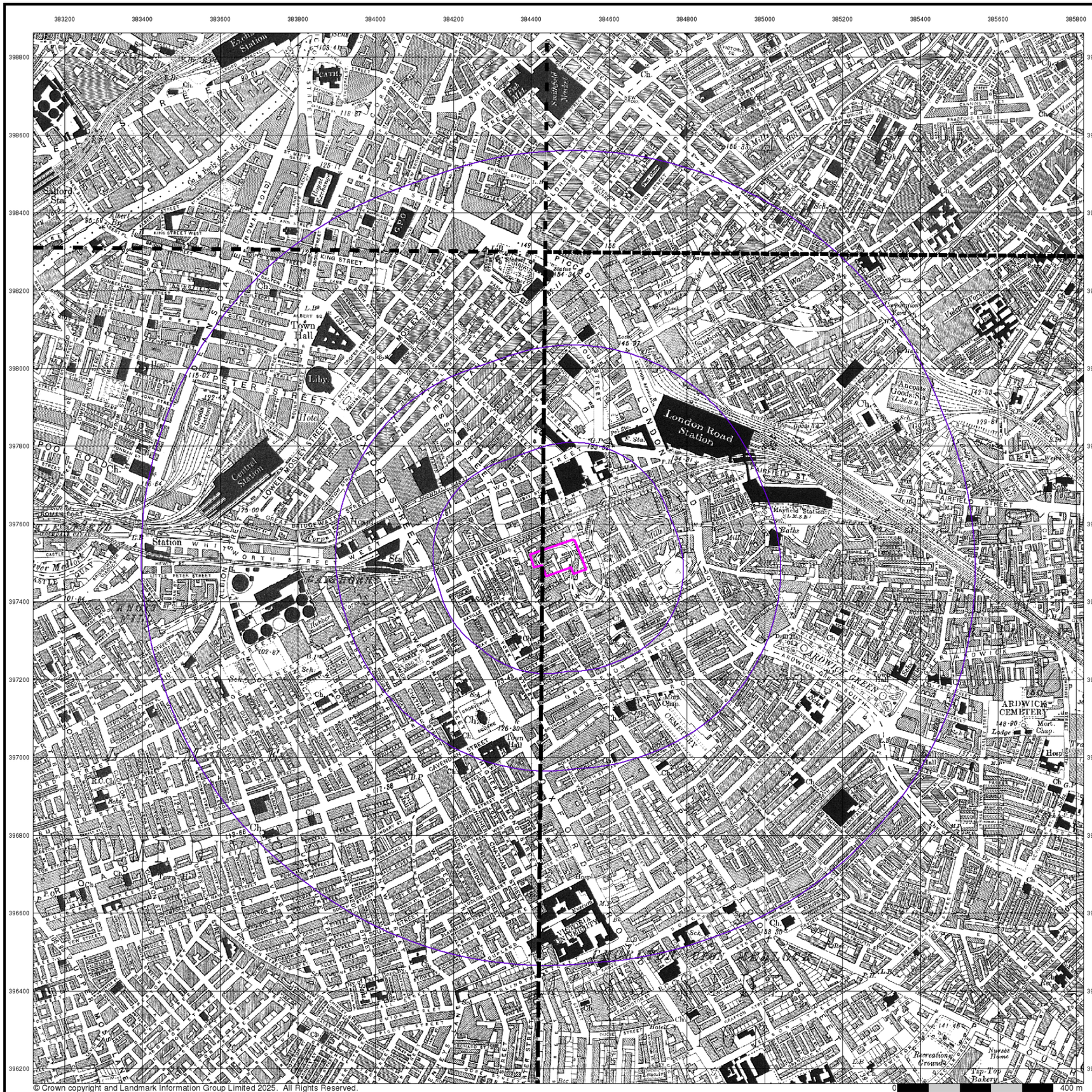


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Site Details

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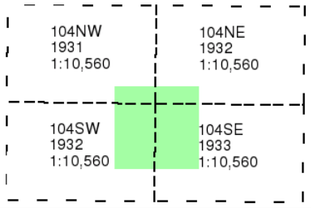
Lancashire And Furness

Published 1931 - 1933

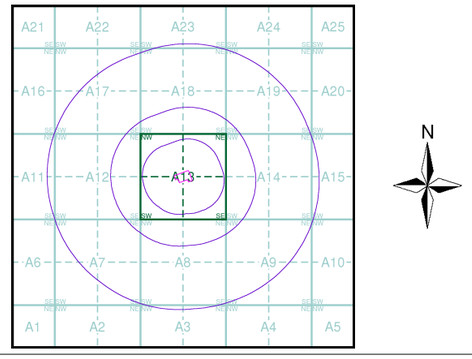
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

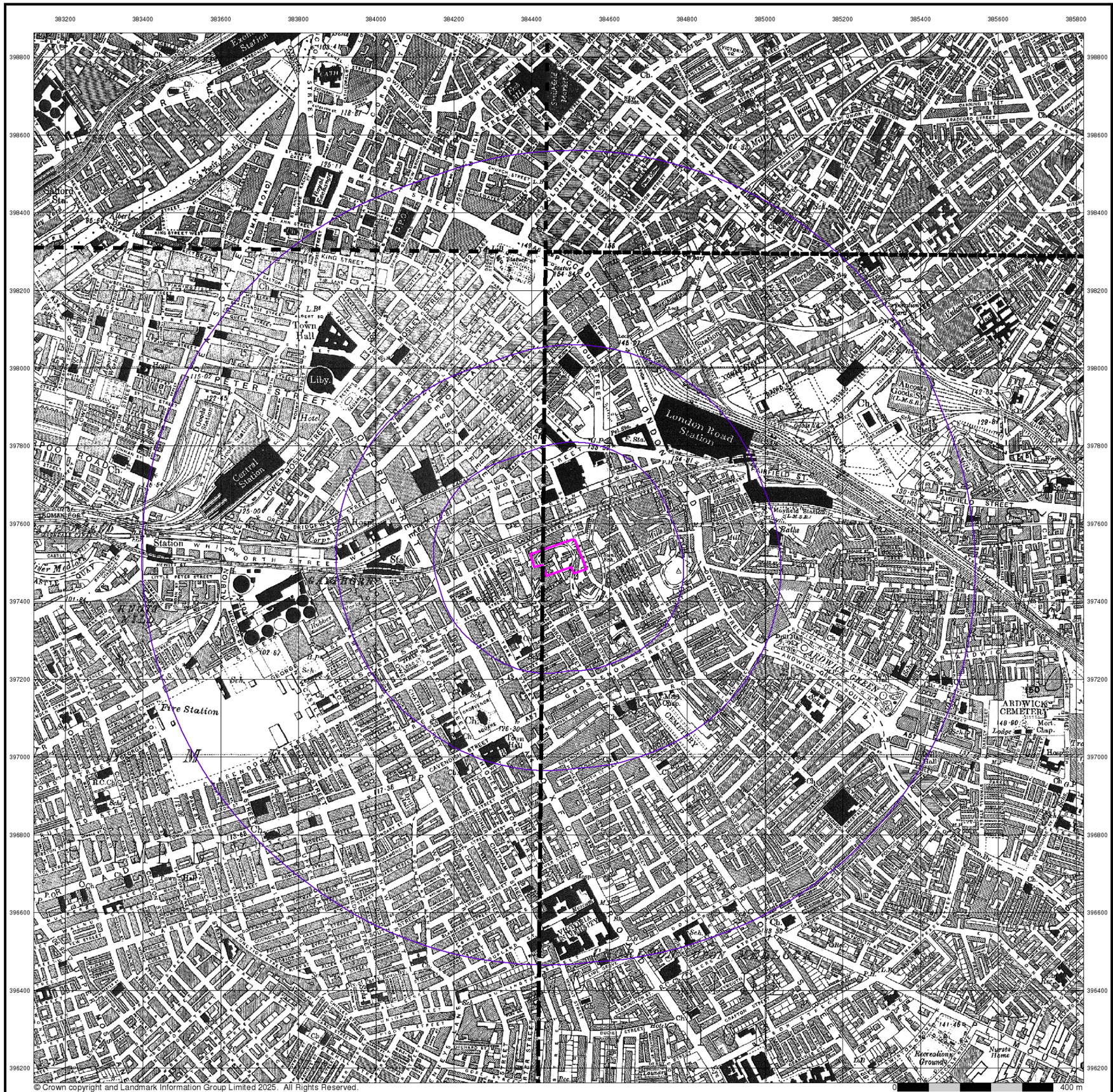
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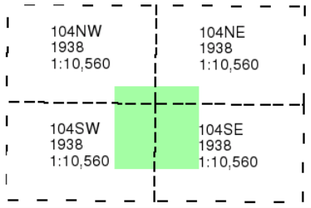
Lancashire And Furness

Published 1938

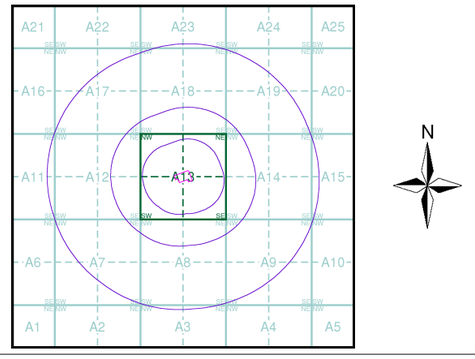
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

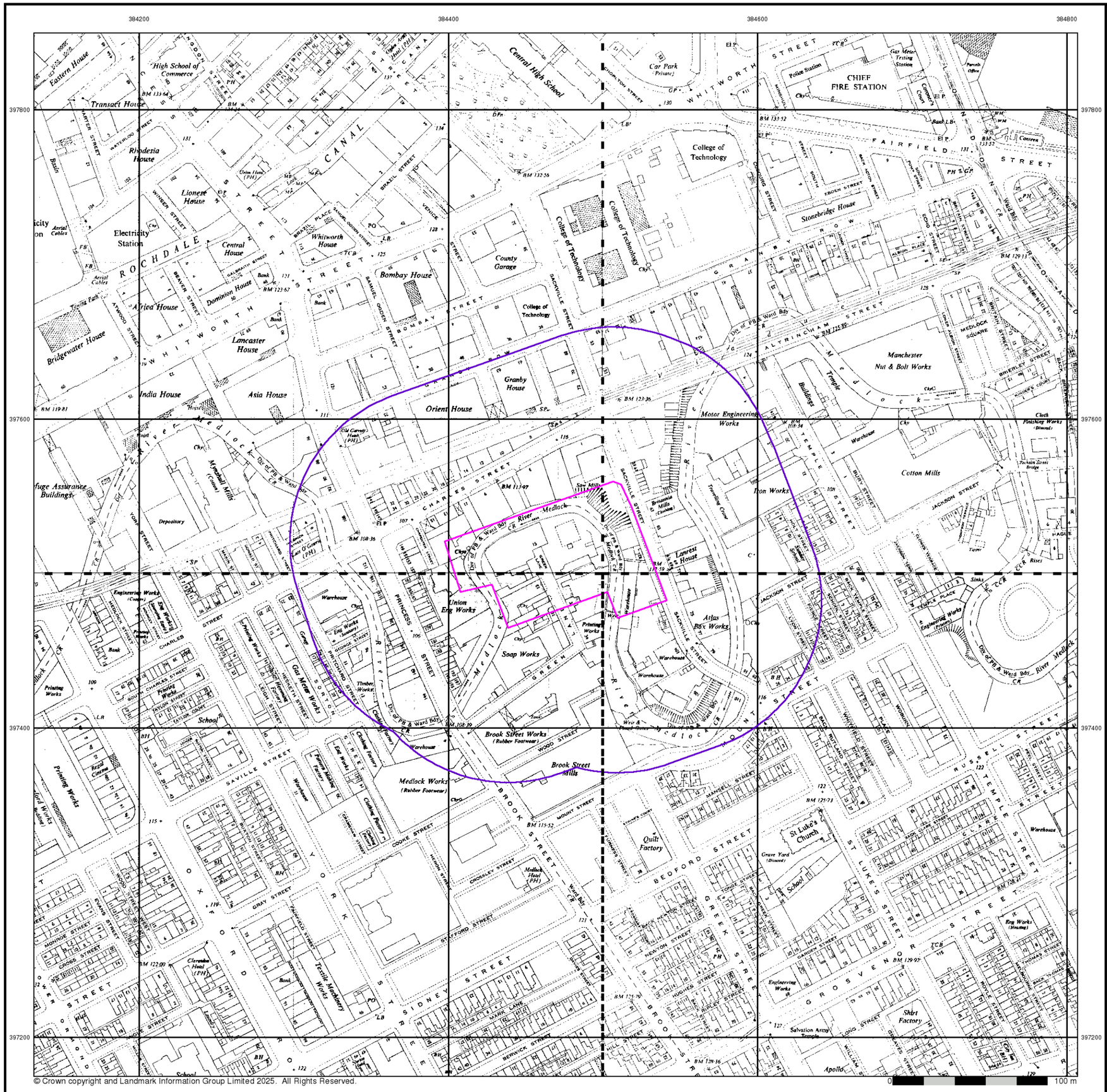
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Customer Ref:	S250913
National Grid Reference:	384470, 397510
Slice:	A
Site Area (Ha):	0.81
Search Buffer (m):	1000

Site Details

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SOLMEK

Ordnance Survey Plan

Published 1948

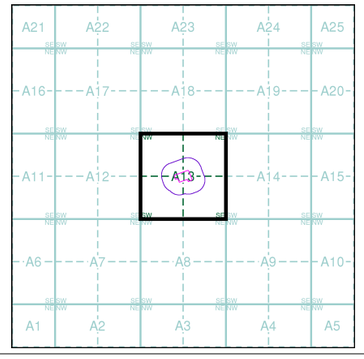
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SJ8497NW 1948 1:1,250	SJ8497NE 1948 1:1,250
SJ8497SW 1948 1:1,250	SJ8497SE 1948 1:1,250

Historical Map - Segment A13

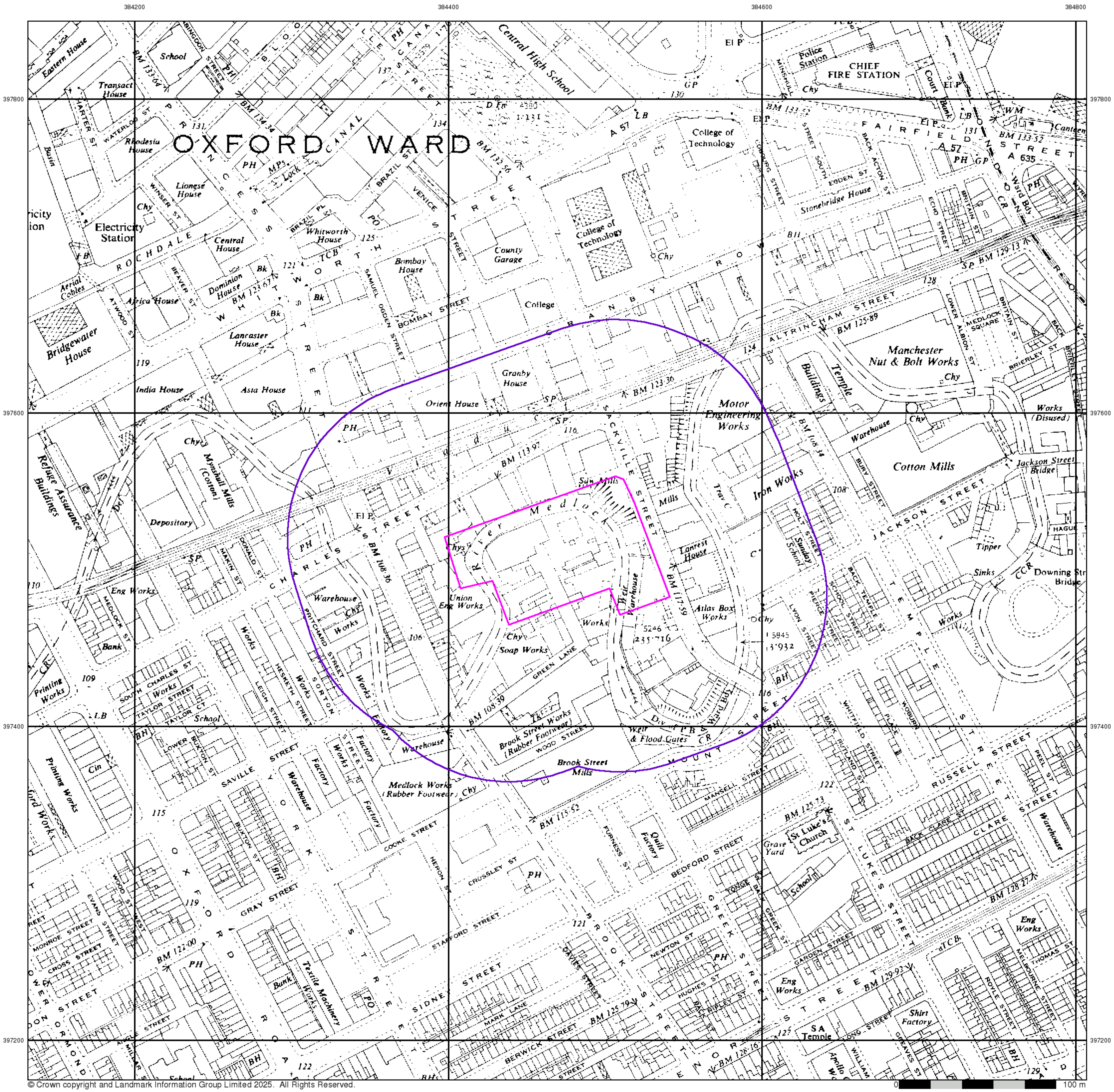


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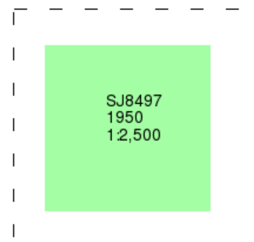
Ordnance Survey Plan

Published 1950

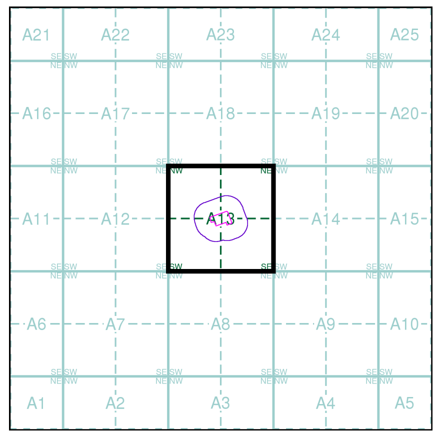
Source map scale - 1:2,500

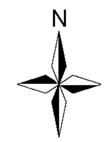
The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13





Order Details

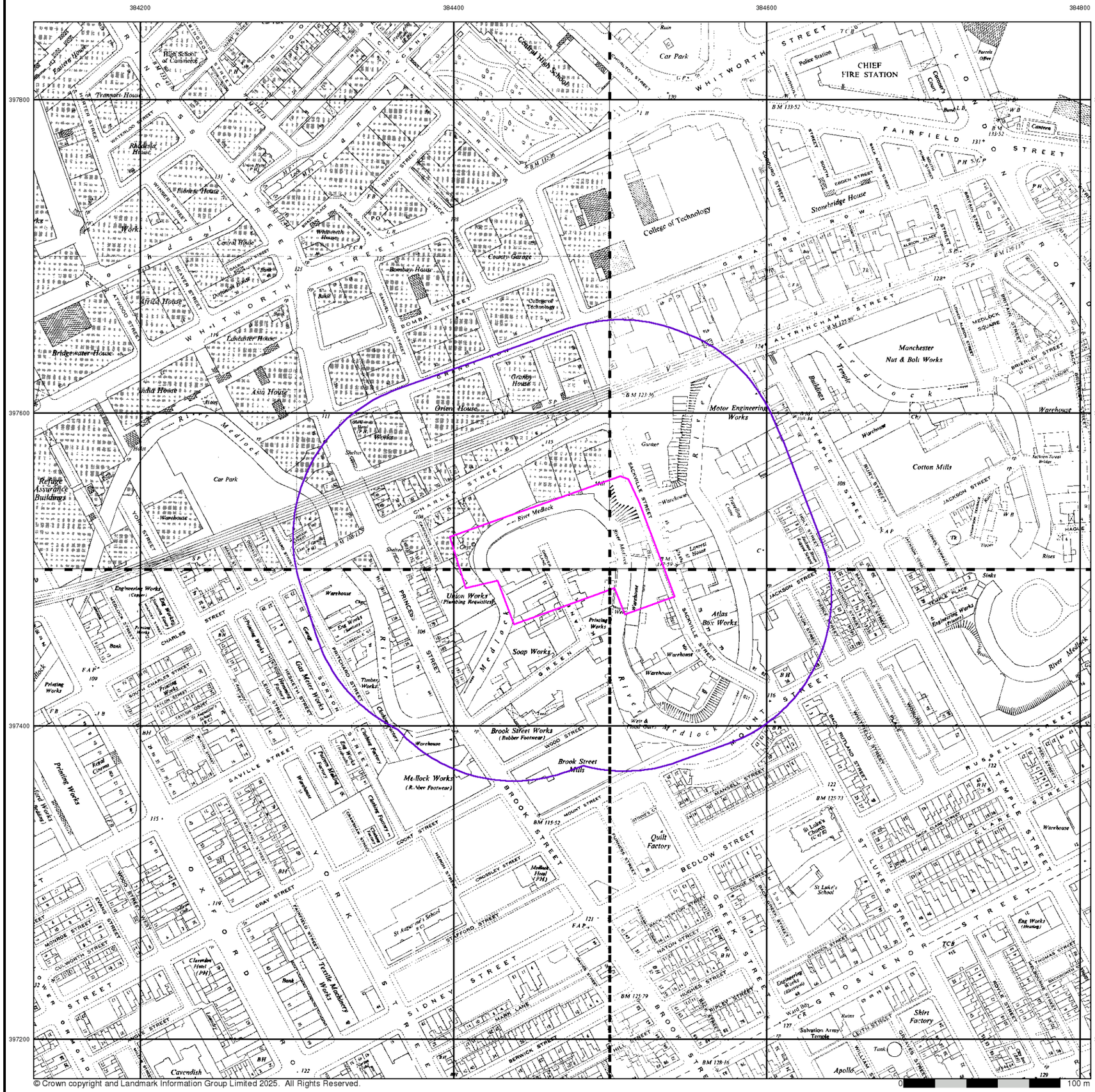
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National Grid Reference:	384470, 397510
Slice:	A
Site Area (Ha):	0.81
Search Buffer (m):	100

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Ordnance Survey Plan

Published 1954 - 1964

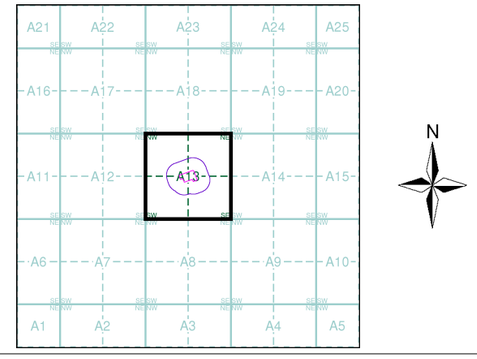
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SJ8497NW 1964 1:1,250	SJ8497NE 1954 1:1,250
SJ8497SW 1954 1:1,250	SJ8497SE 1955 1:1,250

Historical Map - Segment A13



Order Details

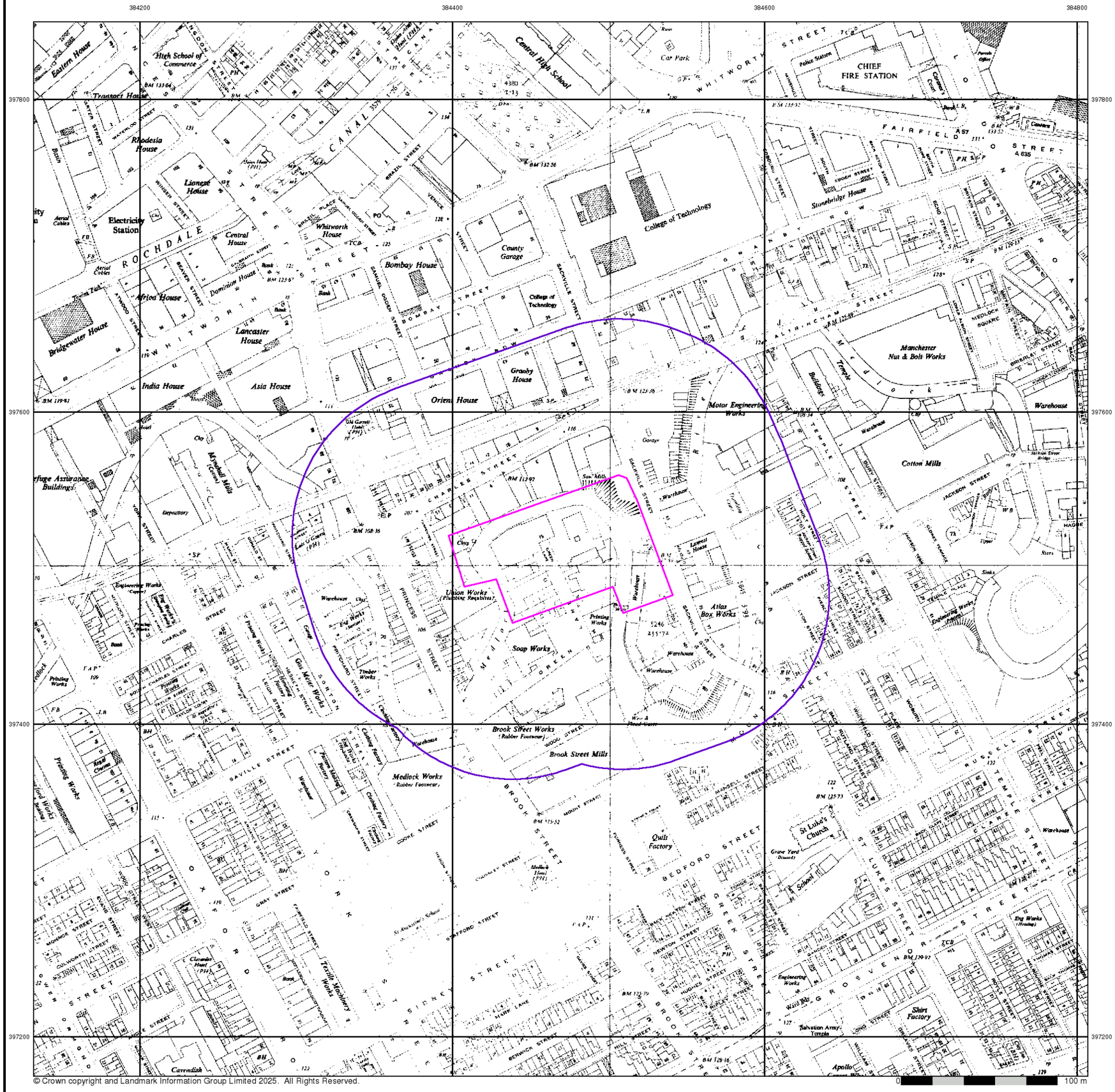
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Site Area (Ha):	0.81
Search Buffer (m):	100

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Ordnance Survey Plan

Published 1955

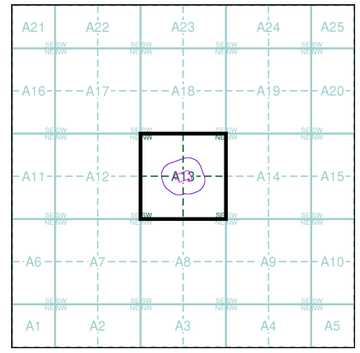
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SJ8497
1955
1:2,500

Historical Map - Segment A13

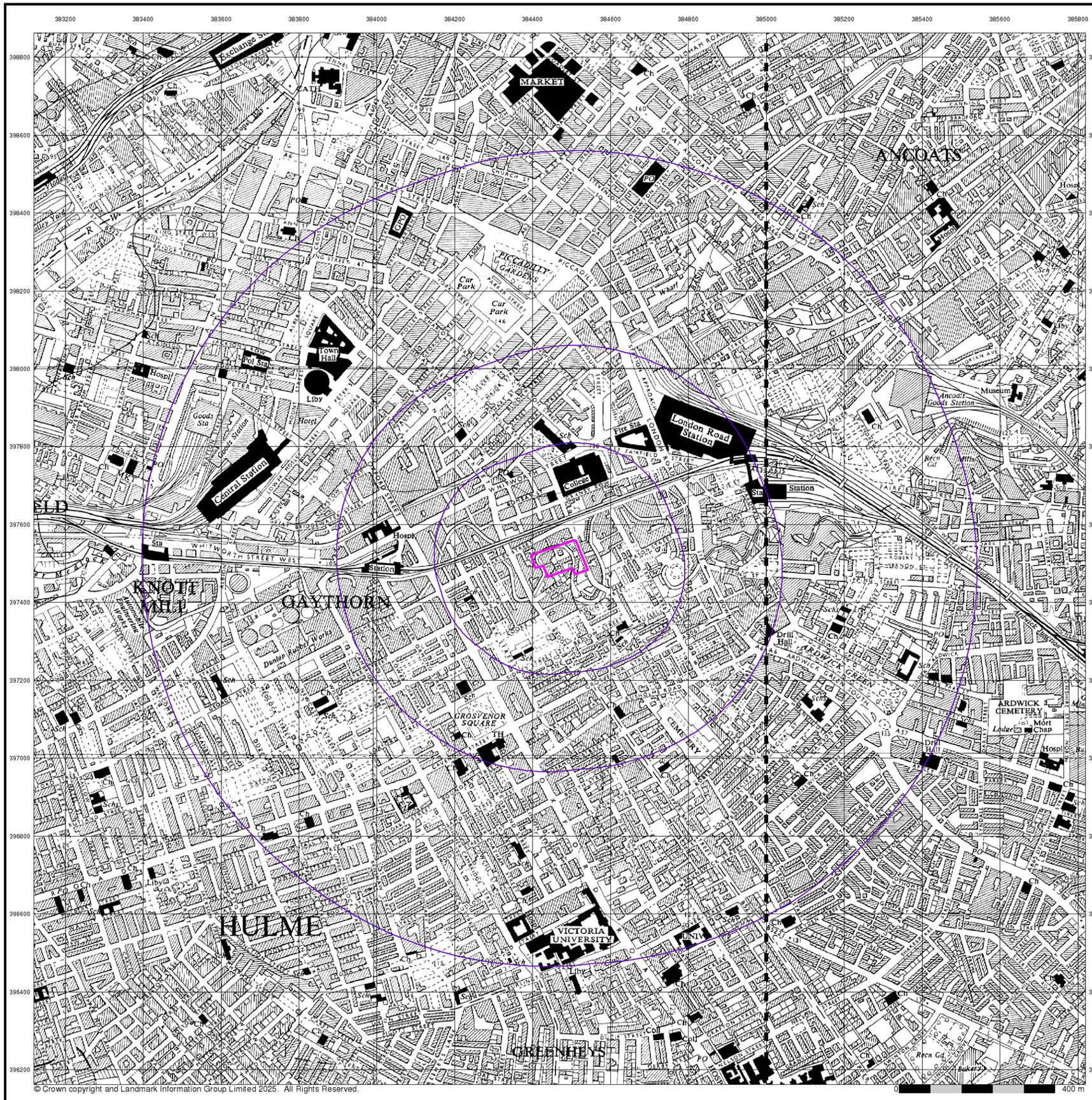


Order Details

Order Number:	386498456_1_1
Customer Ref:	S250913
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Search Buffer (m):	100

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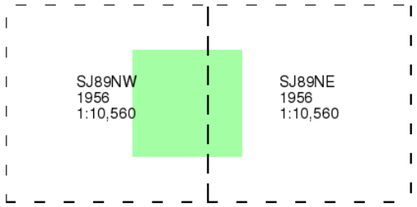
Ordnance Survey Plan

Published 1956

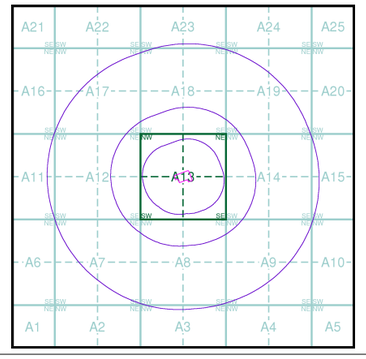
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

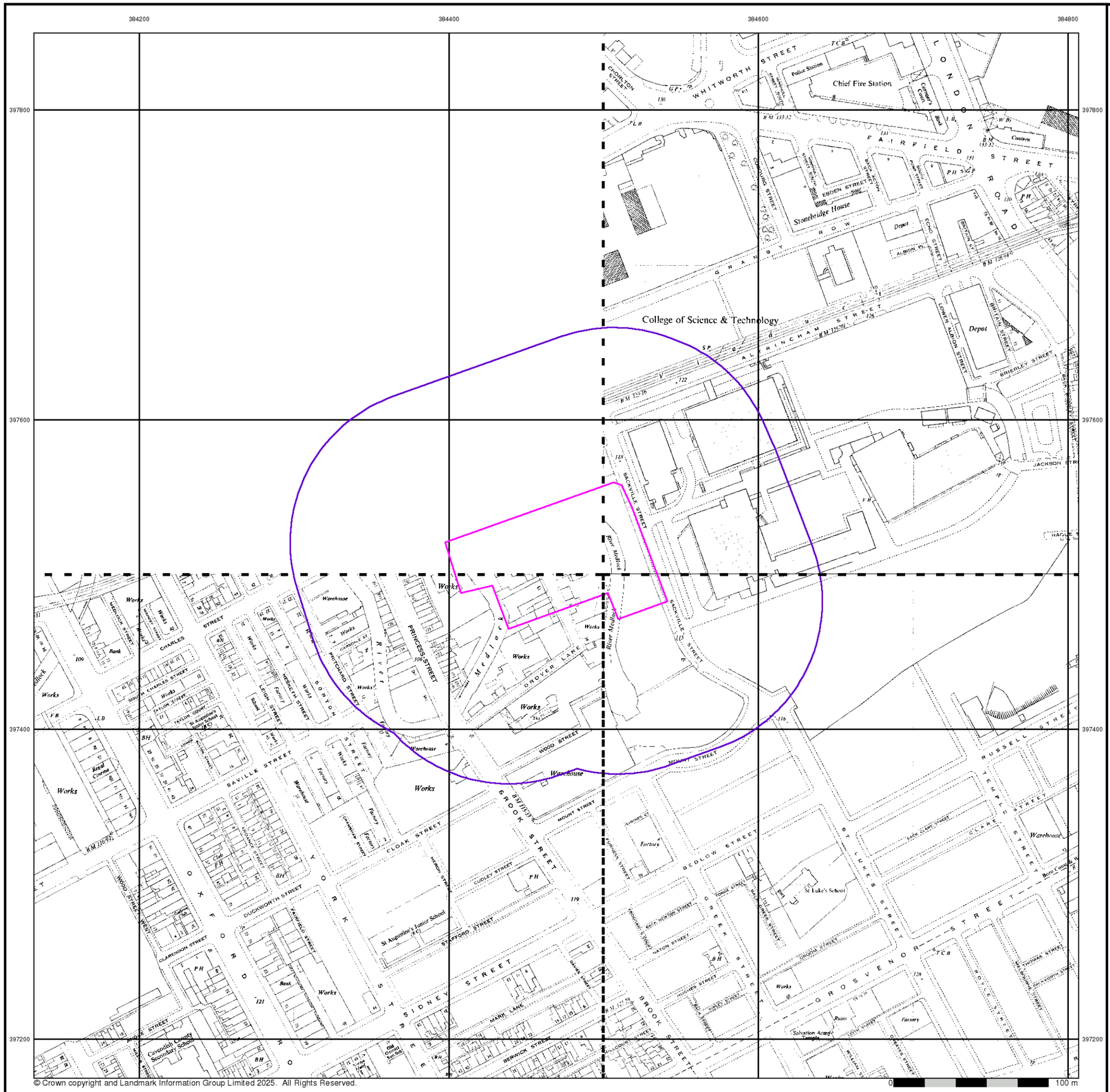
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Customer Ref:	S250913
National Grid Reference:	384470, 397510
Slice:	A
Site Area (Ha):	0.81
Search Buffer (m):	1000

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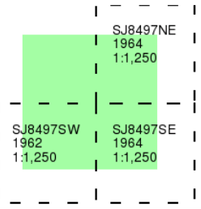
Ordnance Survey Plan

Published 1962 - 1964

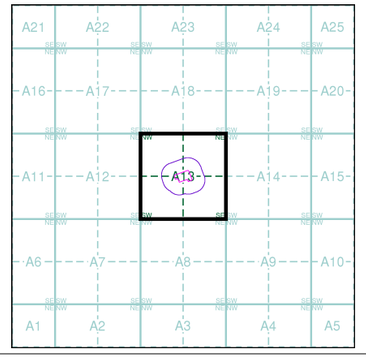
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

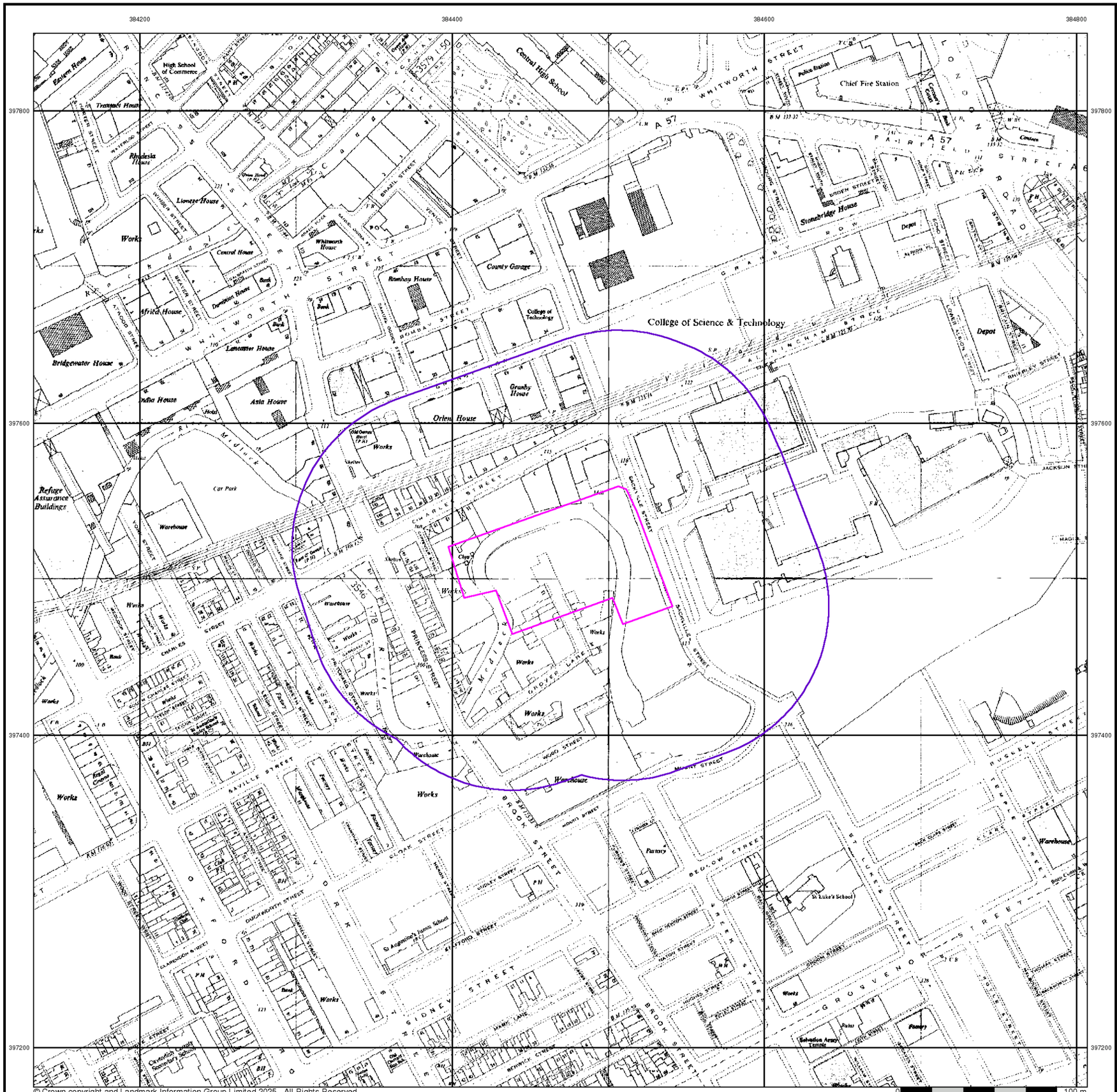
Order Number:	386498456_1_1
Customer Ref:	S250913
National Grid Reference:	384470, 397510
Slice:	A
Site Area (Ha):	0.81
Search Buffer (m):	100

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Ordnance Survey Plan

Published 1965

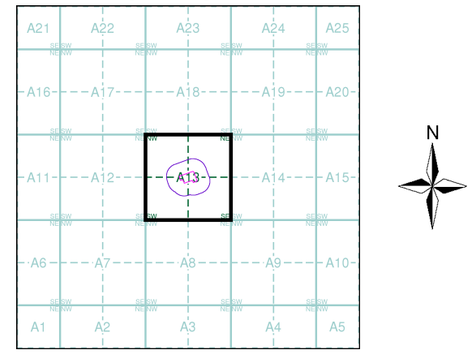
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SJ8497
1965
1:2,500

Historical Map - Segment A13



Order Details

Order Number:	386498456_1_1
Customer Ref:	S250913
National Grid Reference:	384470, 397510
Slice:	A
Site Area (Ha):	0.81
Search Buffer (m):	100

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343

SEE SHEET No 351.

ALTRINCHAM ST.

CHARLES ST

MANCHESTER SCIENCE COLLEGE OF TECHNOLOGY

CIVIL ENGINEERING BLOCK

PAPER SCIENCE BLOCK

LECTURE ROOM BLOCK

BUTTERWORTH & CLIFFORD & Co SAW MILLS

CAR PARK

PRINCESS ST

SEE SHEET No 342

BROOK ST

DROVER (LATE GREEN) LANE

WOOD ST.

MOUNT STREET (RIVER MEDLOCK UNDER)

SACKVILLE ST.

RIVER MEDLOCK

730

731

733

729

728

727

726

SCALE-40 FEET=1 INCH.

Published Date : 1962
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SOLMEK

0 50m

SEE SHEET Nº 351

PRIVATE ROAD (LATE ALTRINCHAM ST.)

CHARLES ST.

MANCHESTER

SACKVILLE ST.

CAR PARK

CIVIL ENGINEERING BLOCK 728

COLLEGE OF SCIENCE LABORATORIES

RENOLD BUILDING

LECTURE ROOM BLOCK

PLANT ROOM

MACHINE ROOM BAST

PAPER SCIENCE BLOCK

MACHINE ROOM BAST

PROPOSED EXTENSION TO MANCHESTER COLLEGE OF SCIENCE AND TECHNOLOGY 730

SERVICE ROAD

TECHNOLOGY

CHEMISTRY BLOCK

LECTURE ROOMS

LABORATORIES

TO BE OFFS LIBRARY

731

733

734

729

728

RIVER MEDLOCK

DROVER LA.

WOOD ST.

BROOK ST.

PRINCESS ST.

CARPENTER ST.

DUNLOP RUBBER Co.

STORES IN OPEN YARD

OPHTHALMIC OPTICS BLDG.

SEE SHEET Nº 342

PROPOSED NEW ROAD

UNDER

SCALE - 40 FEET = 1 INCH

Published Date : 1965

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SOLMEK

0 50m

343

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PRIVATE ROAD
(LATE ALTRINCHAM ST.)

CHARLES ST.

UNIVERSITY OF MANCHESTER

RENOLD BUILDING

LECTURE ROOMS BLOCK

PLANT ROOM

PAPER SCIENCE BUILDING

MACHINE ROOM BAST

PLANT ROOM BAST

SACKVILLE ST.

CAR PARK

CAR PARK

PROPOSED EXTENSION TO UNIVERSITY OF MANCHESTER INSTITUTE OF SCIENCE & TECHNOLOGY

730

732

729

728

727

726

731

733

CARPENTER ST.

OPHTHALMIC OPTICS BLDG.

SCALE - 40 FEET = 1 INCH

PRINCESS ST.

SEE SHEET No 342

DROVER LA.

WOOD ST.

BROOK ST.

DUNLOP RUBBER CO.

JOHN WOBLE LTD.

RIVER MEDLOCK

UNDER

SERVICE ROAD

TECHNOLOGY

CHEMISTRY BLOCK

LIBRARY OFFS

RESEARCH LABORATORIES

UNDERGRADUATES BECOME LABORATORIES

CIVIL ENGINEERING BUILDINGS

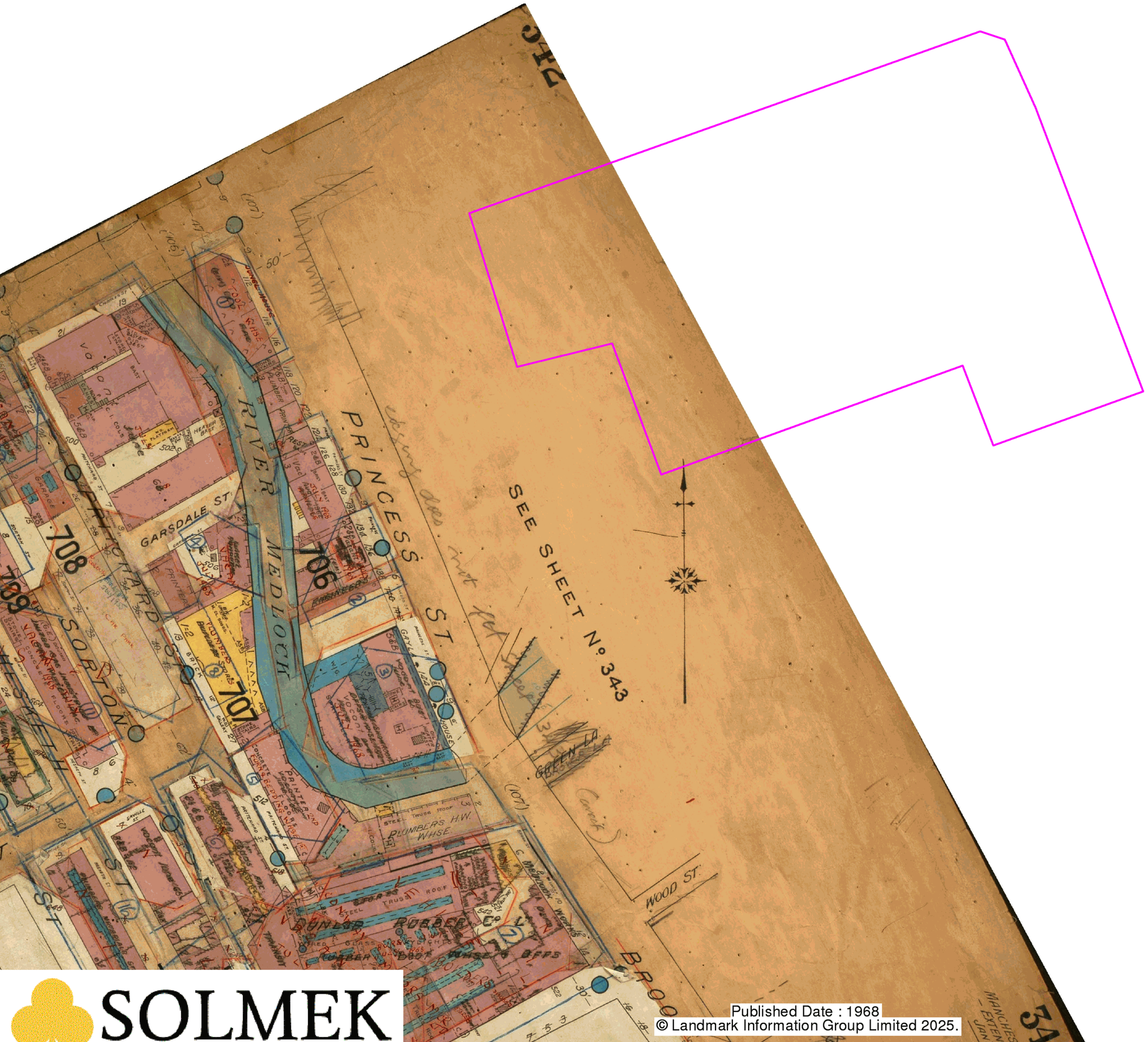
PROPOSED NEW ROAD

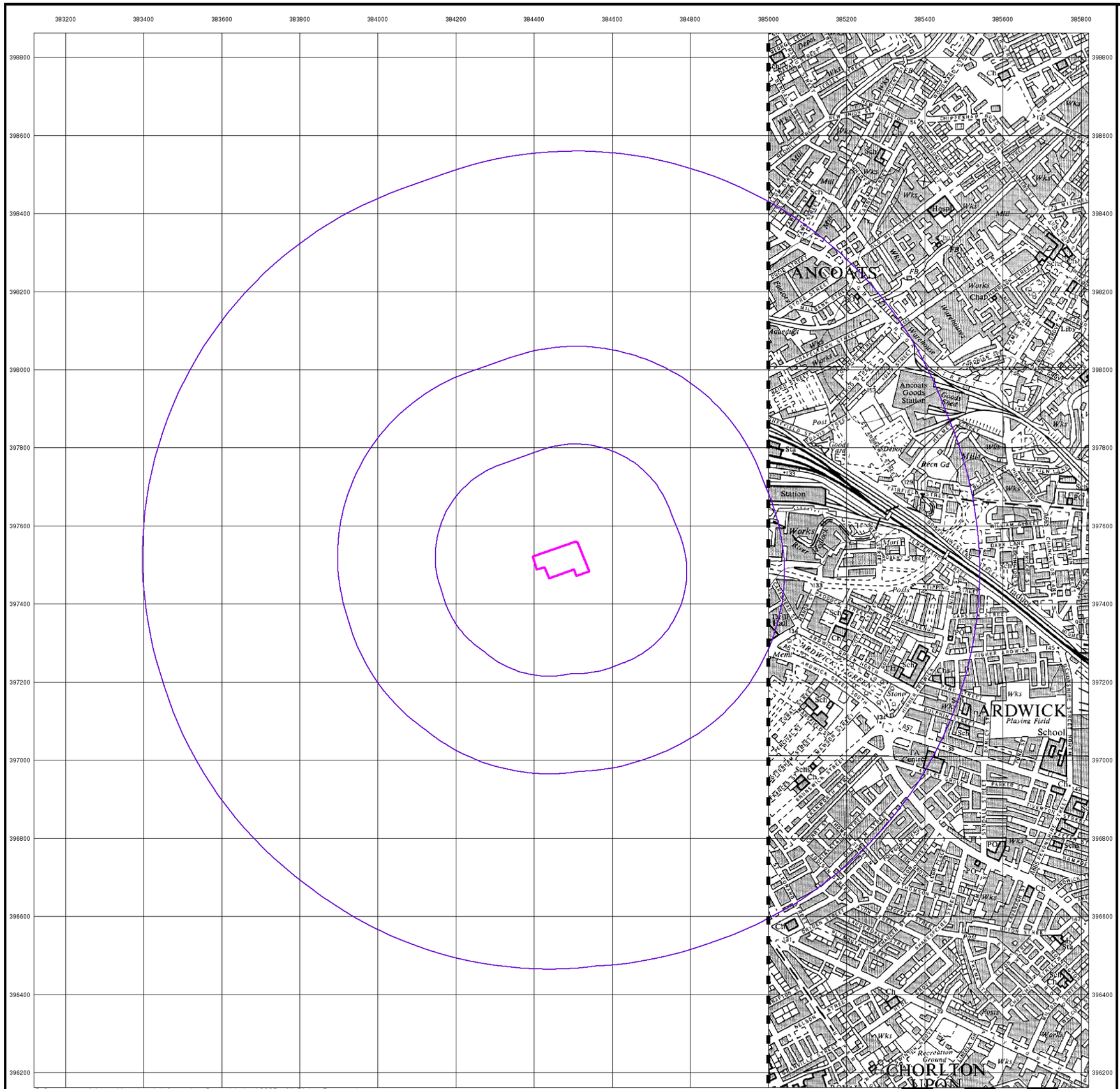
AUTOCLAV

SOLMEK

Published Date : 1968
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0 50m


RIVER MEDLOCK
PRINCESS ST.
GARSDALE ST.
SORTON ST.
WOOD ST.
GREEN LA.
SEE SHEET No 343
708
706
707
709
PLUMBERS H.W. WHSE.
DUNLOP RUBBER Co.
Published Date : 1968
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0
50m



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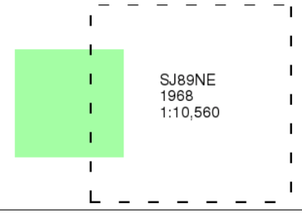
Ordnance Survey Plan

Published 1968

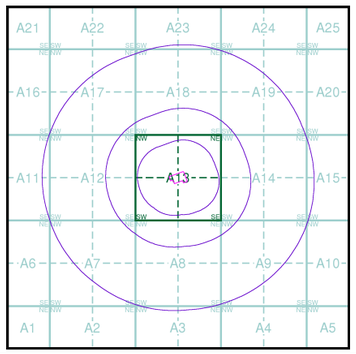
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

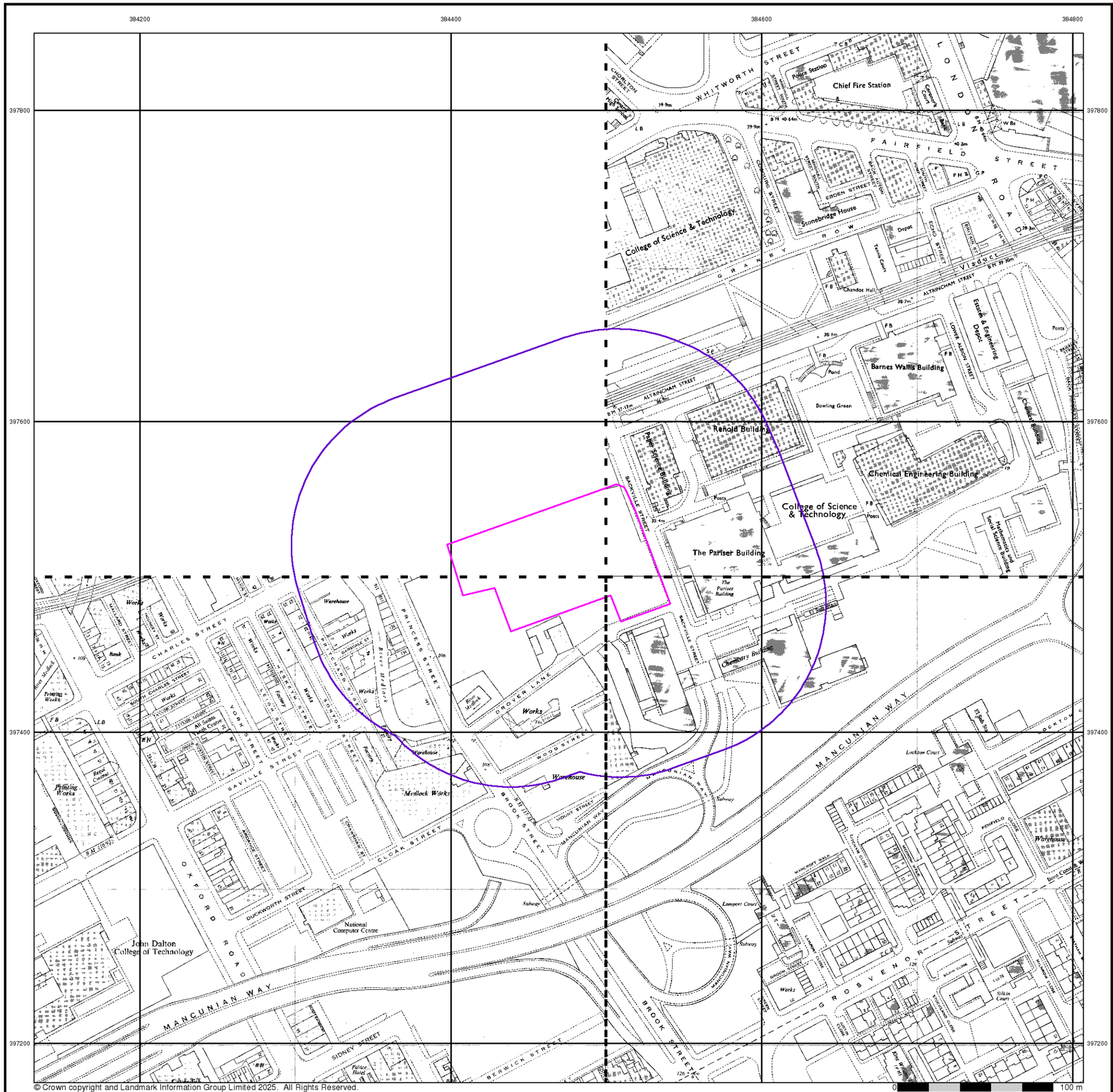
Order Number:	386498456_1_1
Customer Ref:	S250913
National Grid Reference:	384470, 397510
Slice:	A
Site Area (Ha):	0.81
Search Buffer (m):	1000

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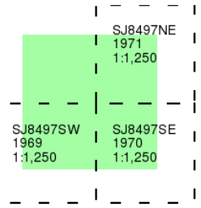
Ordnance Survey Plan

Published 1969 - 1971

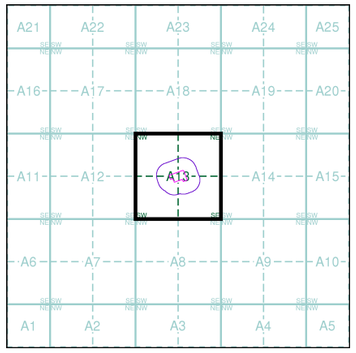
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



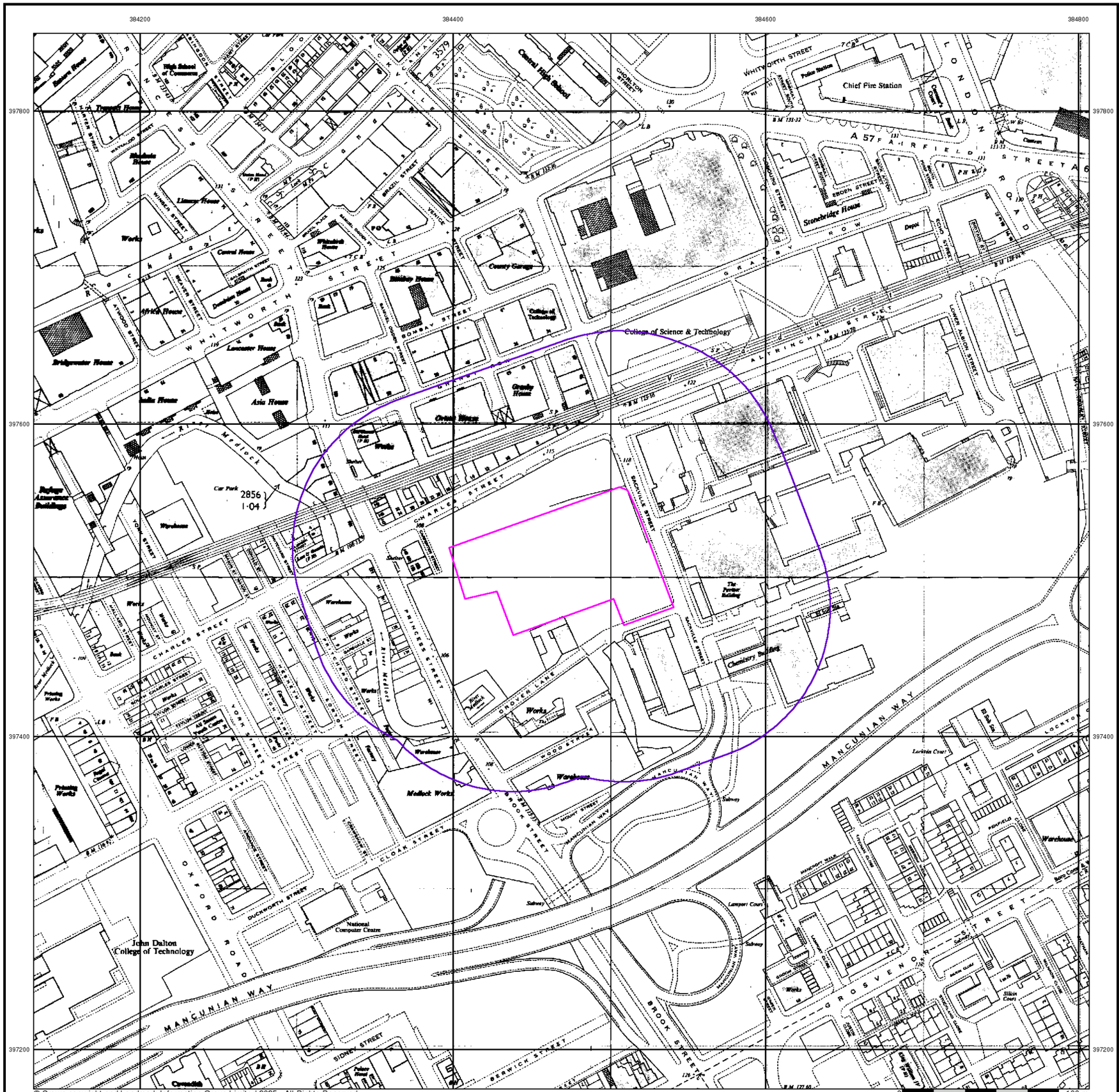
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Order Number:	386498456_1_1
Customer Ref:	S250913
National Grid Reference:	384470, 397510
Slice:	A
Site Area (Ha):	0.81
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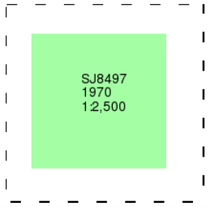
Ordnance Survey Plan

Published 1970

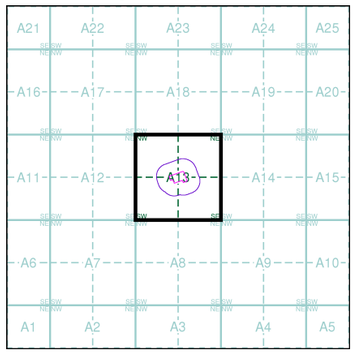
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



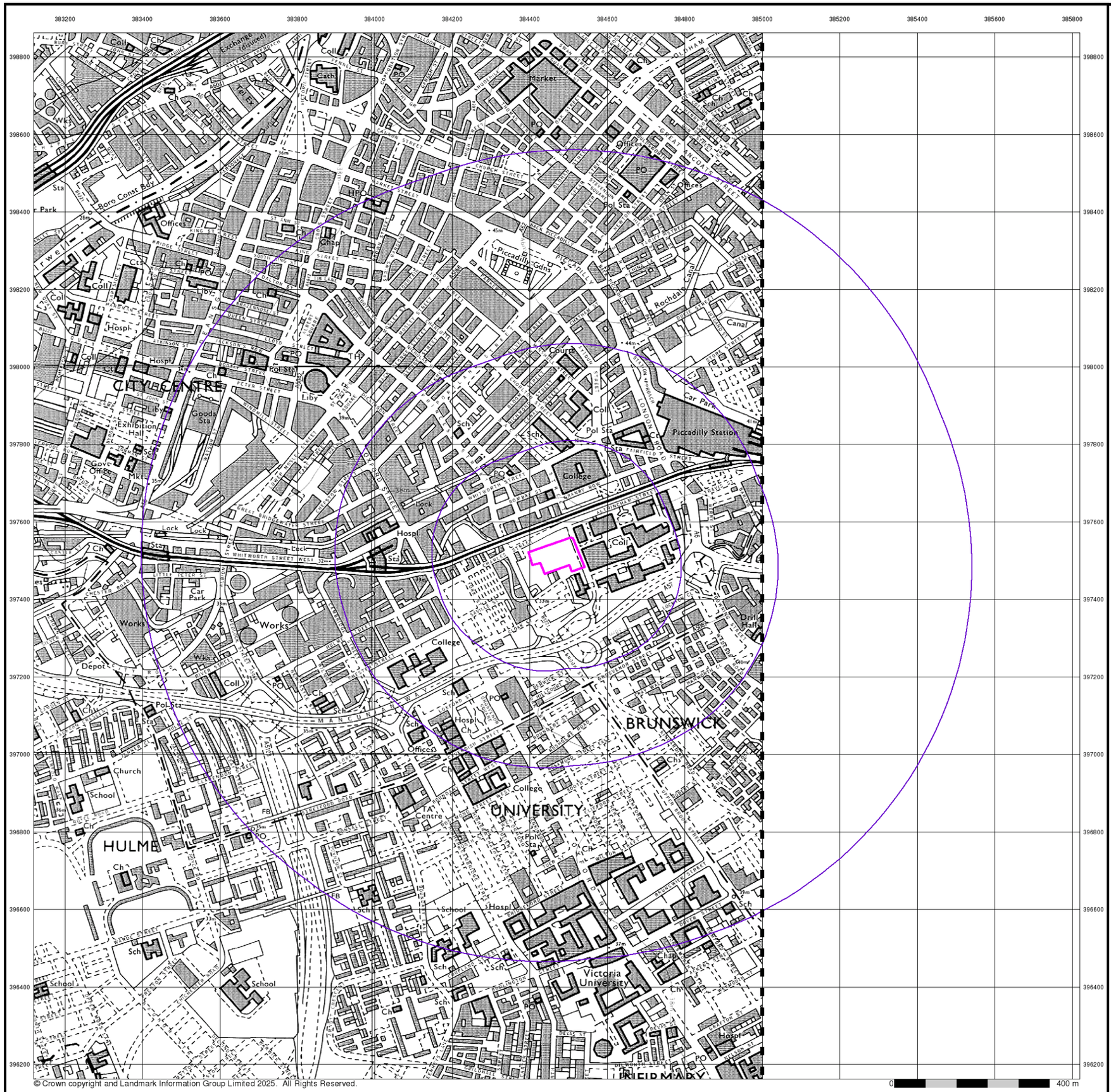
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Order Number:	386498456_1_1
Customer Ref:	S250913
National Grid Reference:	384470, 397510
Slice:	A
Site Area (Ha):	0.81
Search Buffer (m):	100

Site Details

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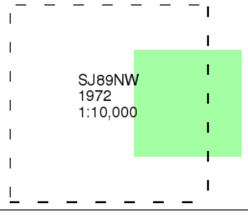
Ordnance Survey Plan

Published 1972

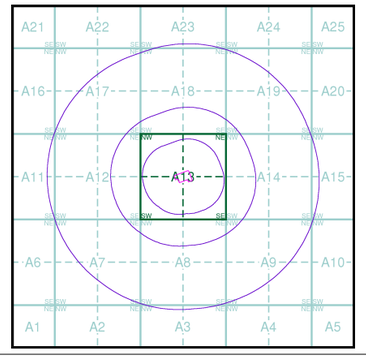
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number:	386498456_1_1
Customer Ref:	S250913
National Grid Reference:	384470, 397510
Slice:	A
Site Area (Ha):	0.81
Search Buffer (m):	1000

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0 400 m

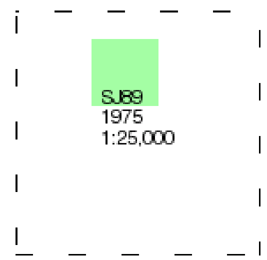
Manchester

Published 1975

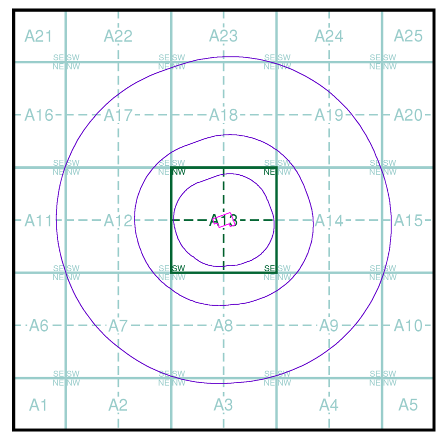
Source map scale - 1:25,000

These maps were produced by the Russian military during the Cold War between 1950 and 1997, and cover 103 towns and cities throughout the U.K. The maps are produced at 1:25,000, 1:10,000 and 1:5,000 scale, and show detailed land use, with colour-coded areas for development, green areas, and non-developed areas. Buildings are coloured black and important building uses (such as hospitals, post offices, factories etc.) are numbered, with a numbered key describing their use.
They were produced by the Russians for the benefit of navigation, as well as strategic military sites and transport hubs, for use if they were to have invaded the U.K. The detailed information provided indicates that the areas were surveyed using land-based personnel, on the ground, in the cities that are mapped.

Map Name(s) and Date(s)



Russian Map - Slice A



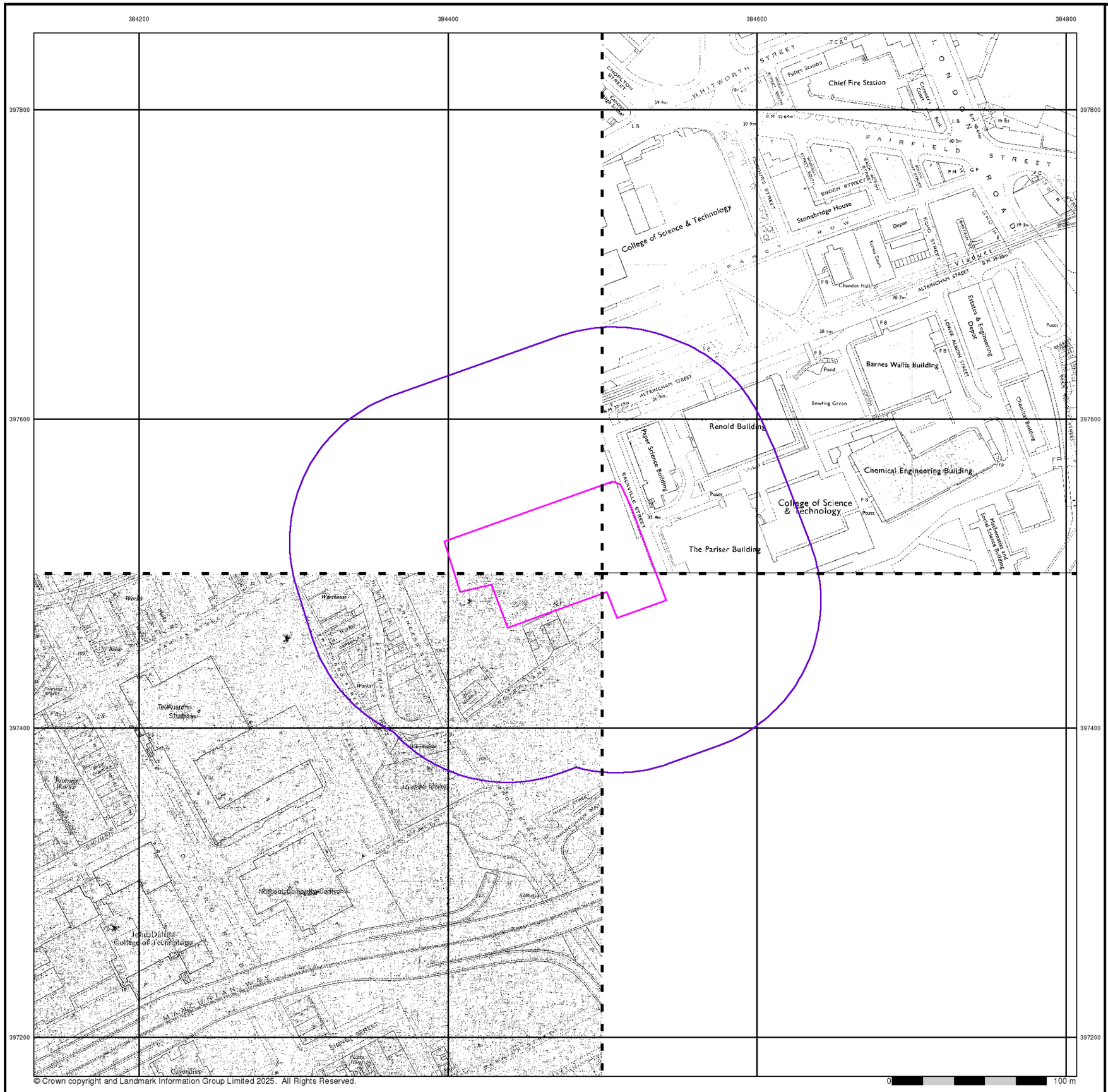
Order Details

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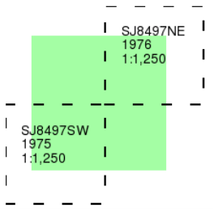
Supply of Unpublished Survey Information

Published 1975 - 1976

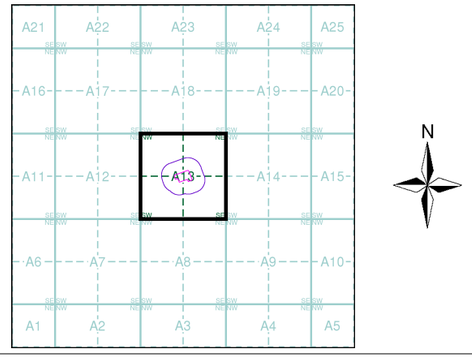
Source map scale - 1:1,250

SUSI maps (Supply of Unpublished Survey Information) were produced between 1972 and 1977, mainly for internal use at Ordnance Survey. These were more of a `work-in-progress' plan as they showed updates of individual areas on a map. These maps were unpublished, and they do not represent a single moment in time. They were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

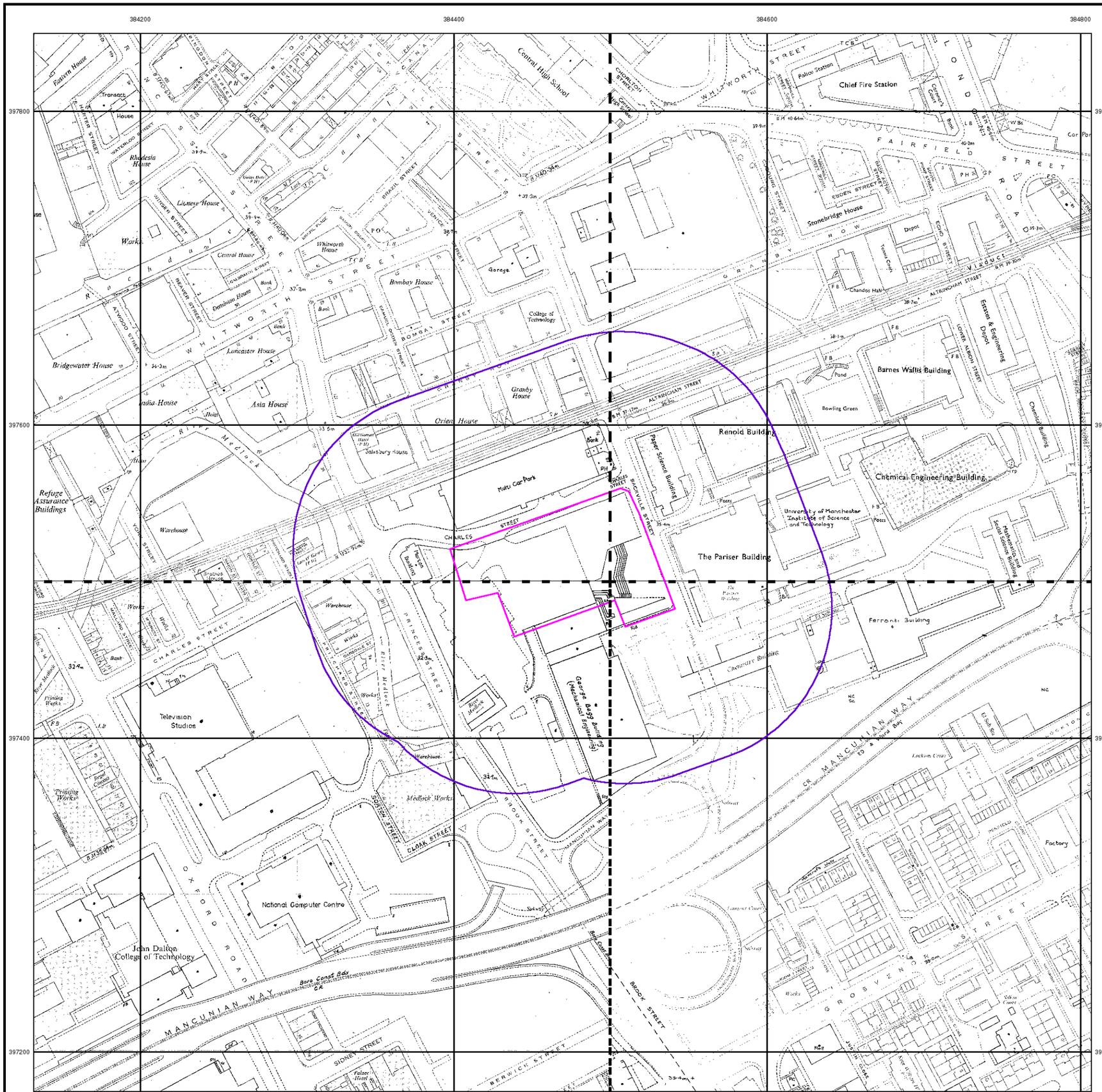
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Additional SIMs

Published 1978 - 1985

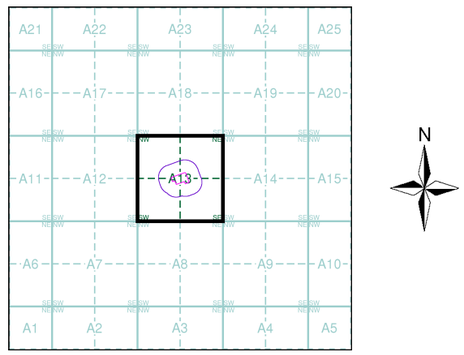
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's `Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SJ8497NW 1985 1:1,250	SJ8497NE 1984 1:1,250
SJ8497SW 1978 1:1,250	SJ8497SE 1984 1:1,250

Historical Map - Segment A13



Order Details

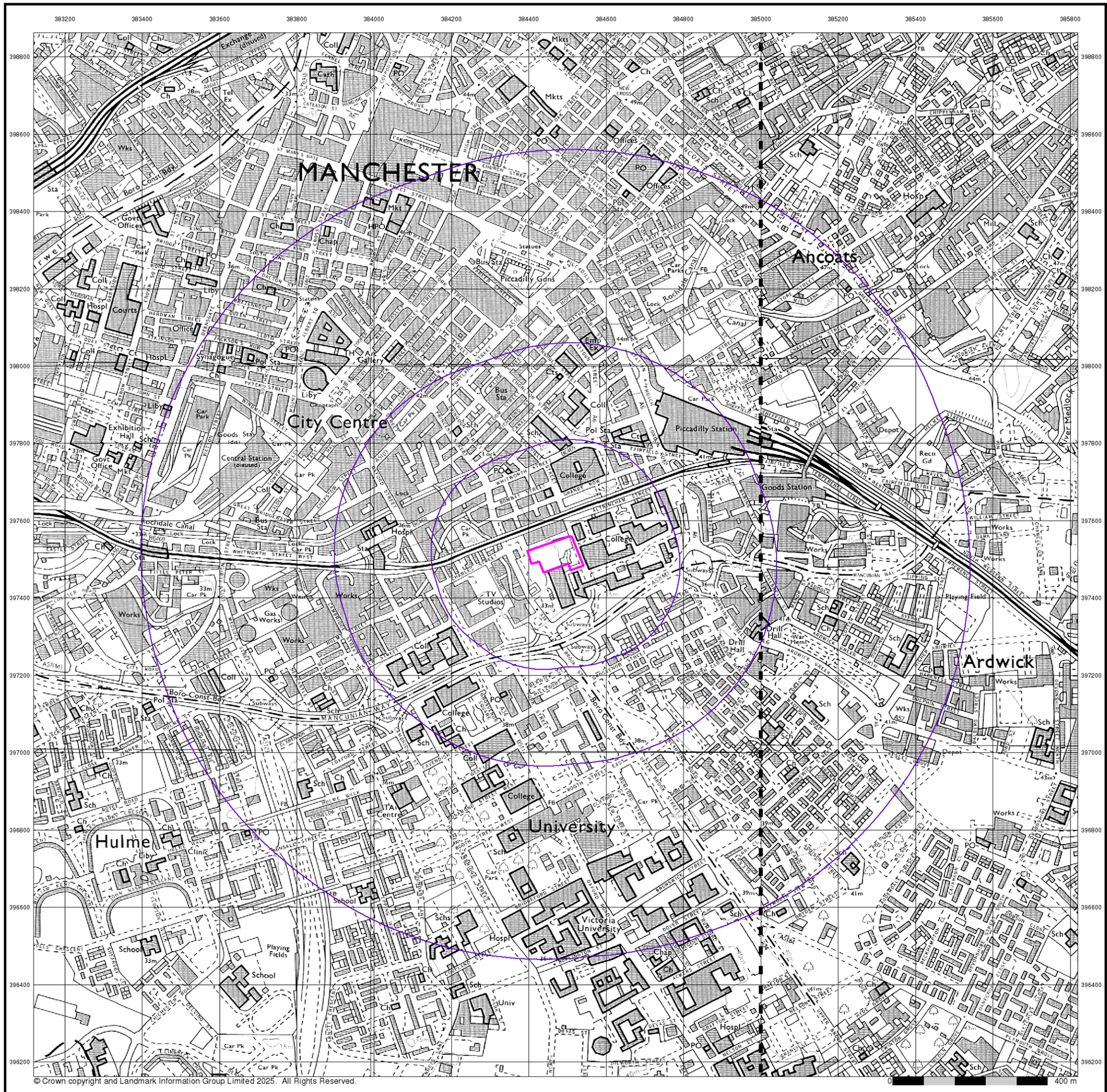
Order Number:	386498456_1_1
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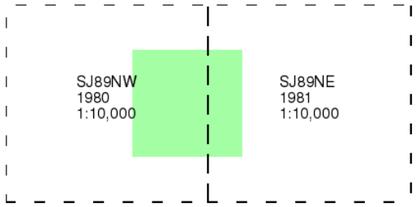
Ordnance Survey Plan

Published 1980 - 1981

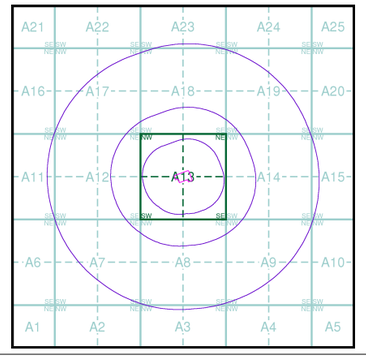
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



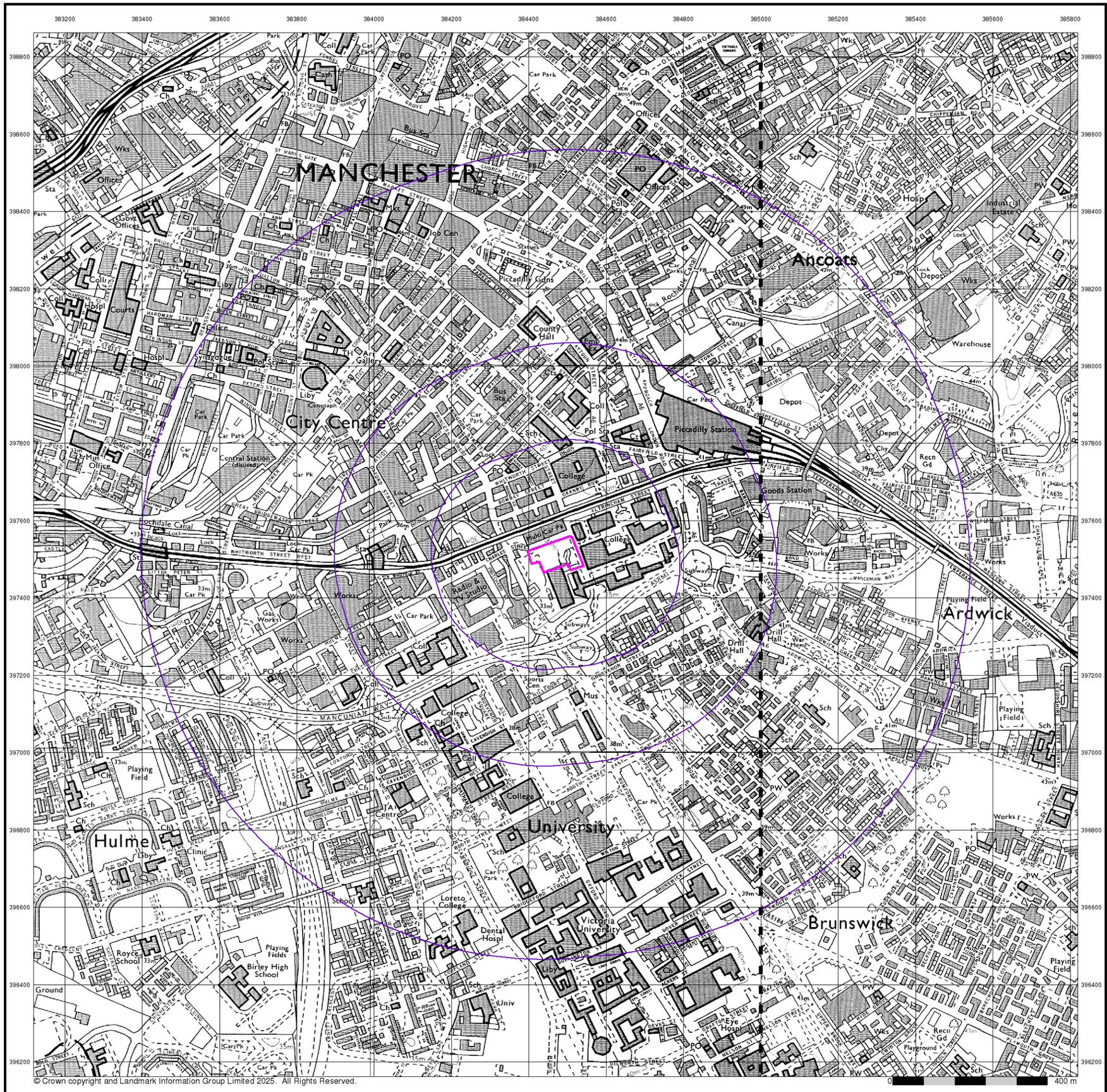
Order Details

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Customer Ref:	S250913
National Grid Reference:	384470, 397510
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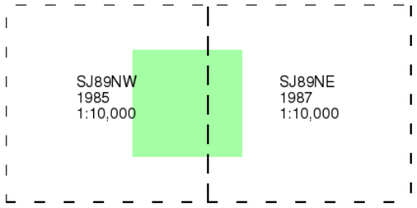
Ordnance Survey Plan

Published 1985 - 1987

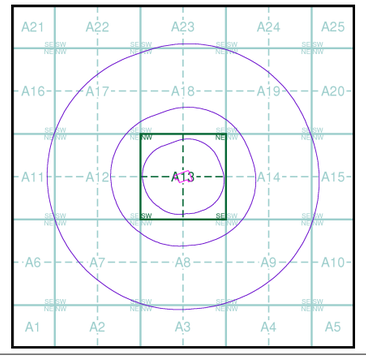
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

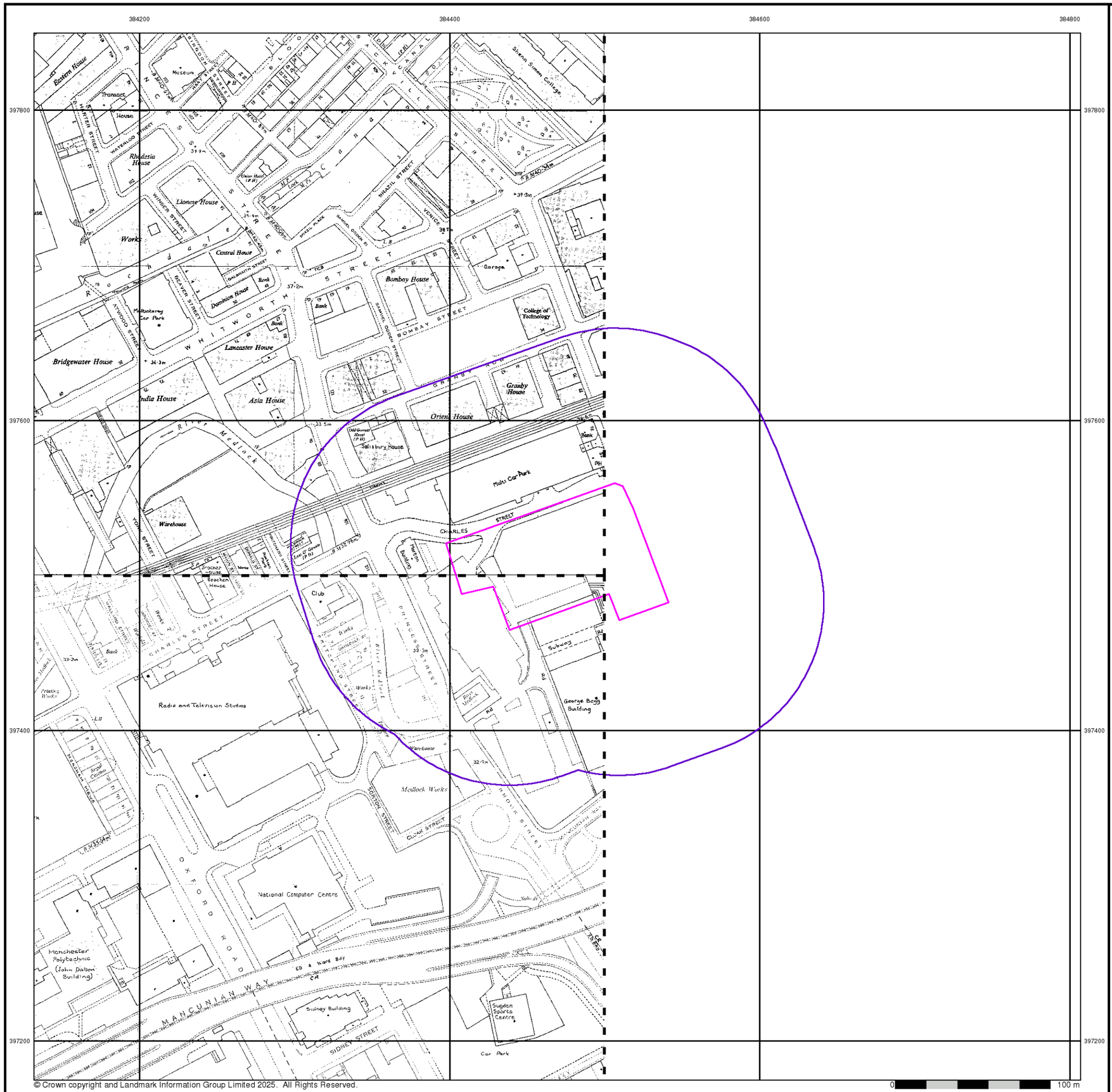
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Customer Ref:	S250913
National Grid Reference:	384470, 397510
Slice:	A
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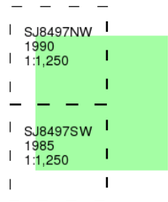
Additional SIMs

Published 1985 - 1990

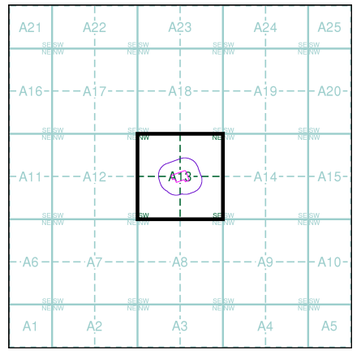
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's `Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13

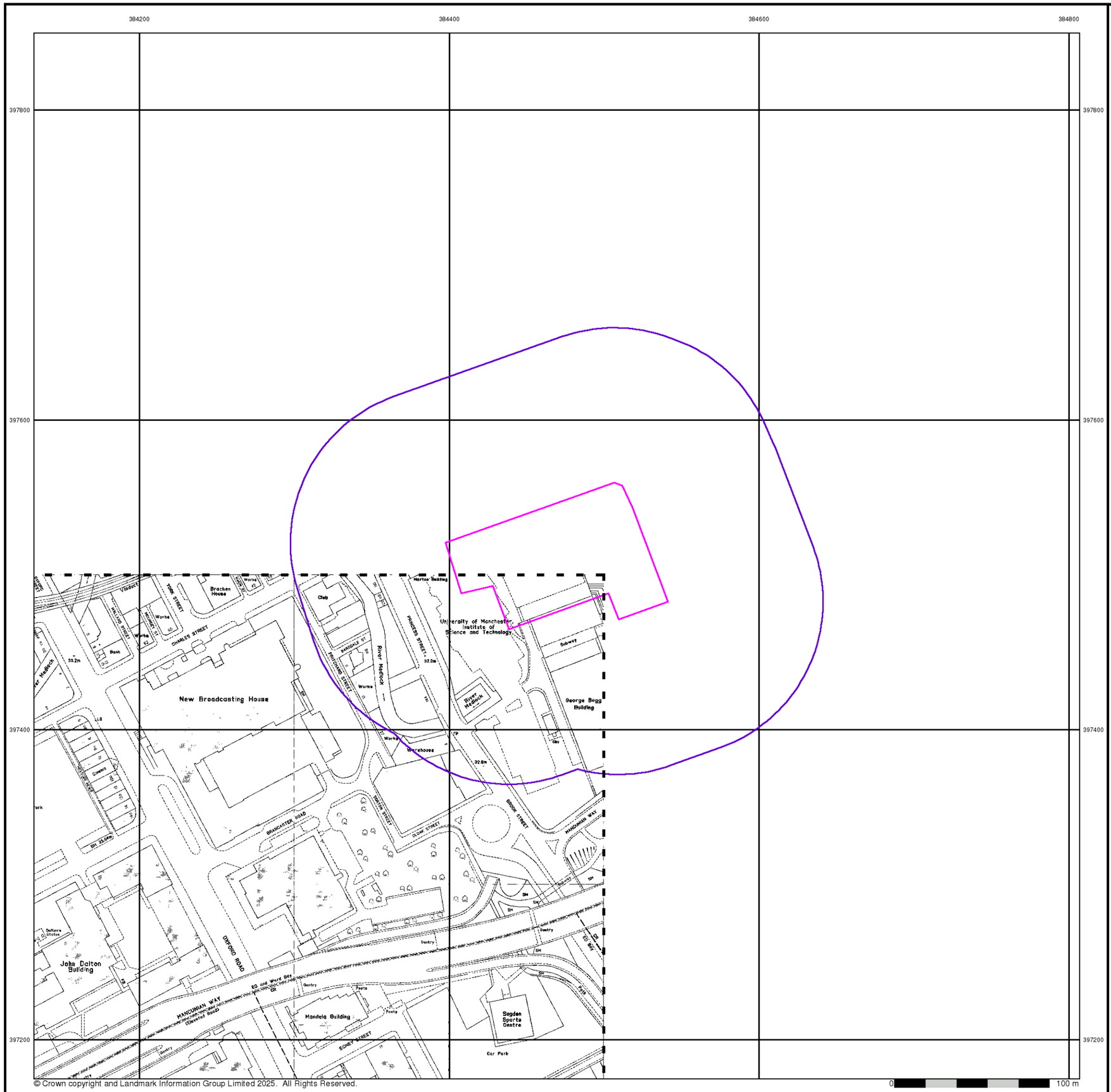


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Customer Ref:	S250913
National Grid Reference:	384470, 397510
Slice:	A
Site Area (Ha):	0.81
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Site Details

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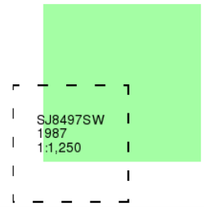
Ordnance Survey Plan

Published 1987

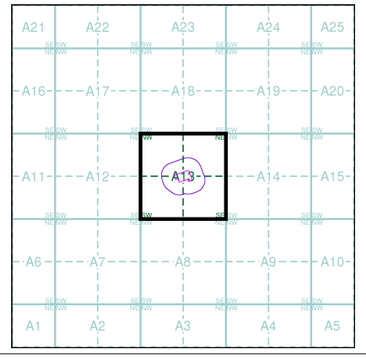
Source map scale - 1:1,250

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Map Name(s) and Date(s)



Historical Map - Segment A13

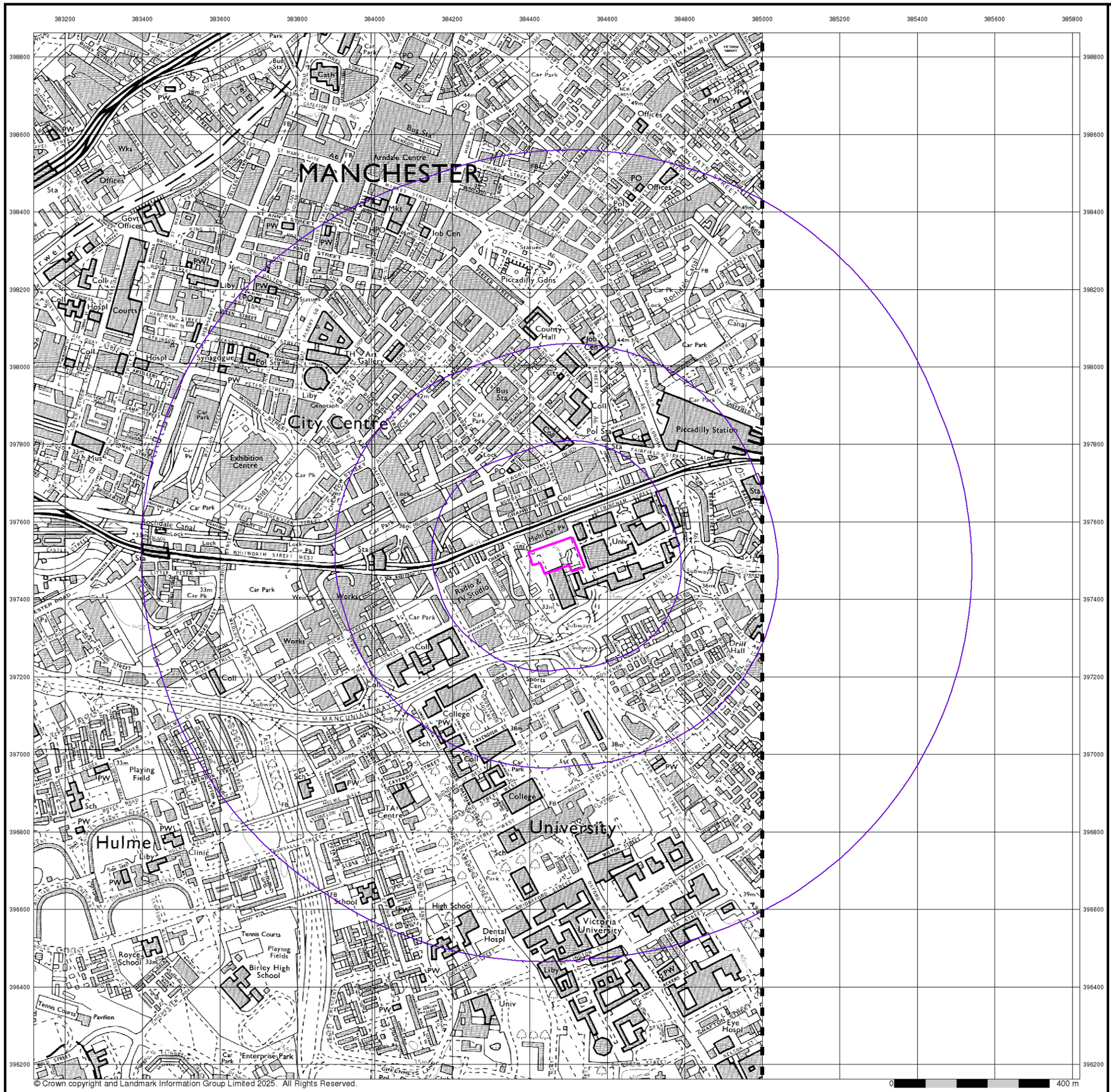


Order Details

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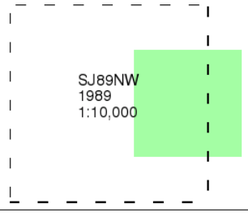
Ordnance Survey Plan

Published 1989

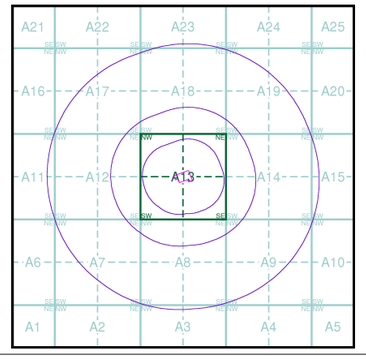
Source map scale - 1:10,000

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Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

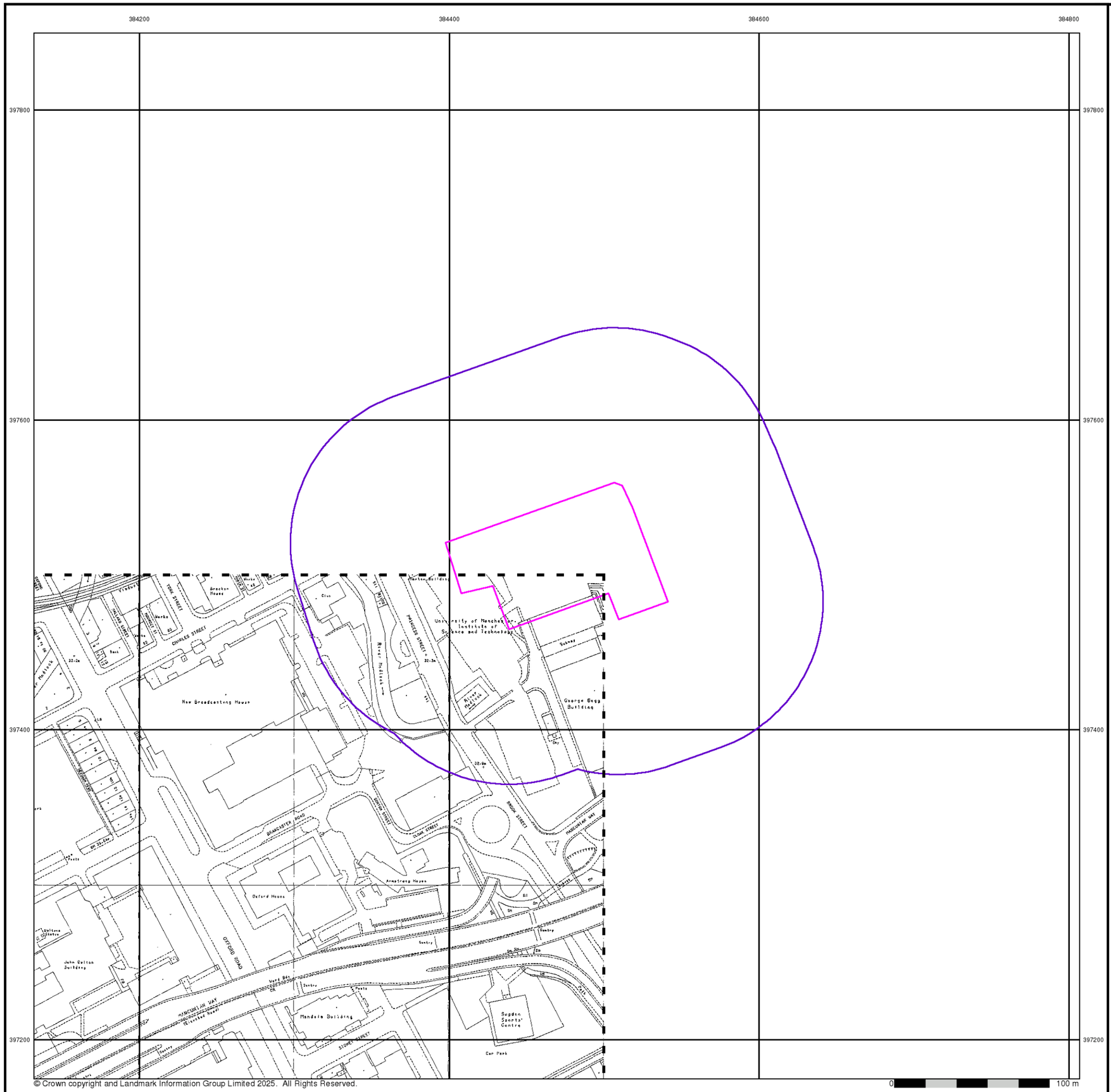
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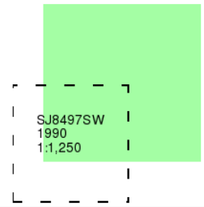
Additional SIMs

Published 1990

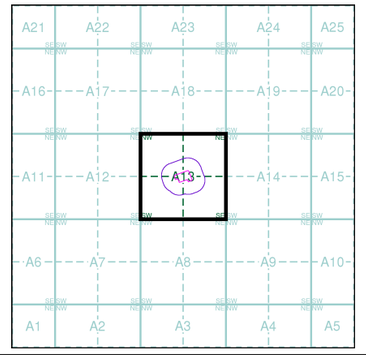
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's `Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

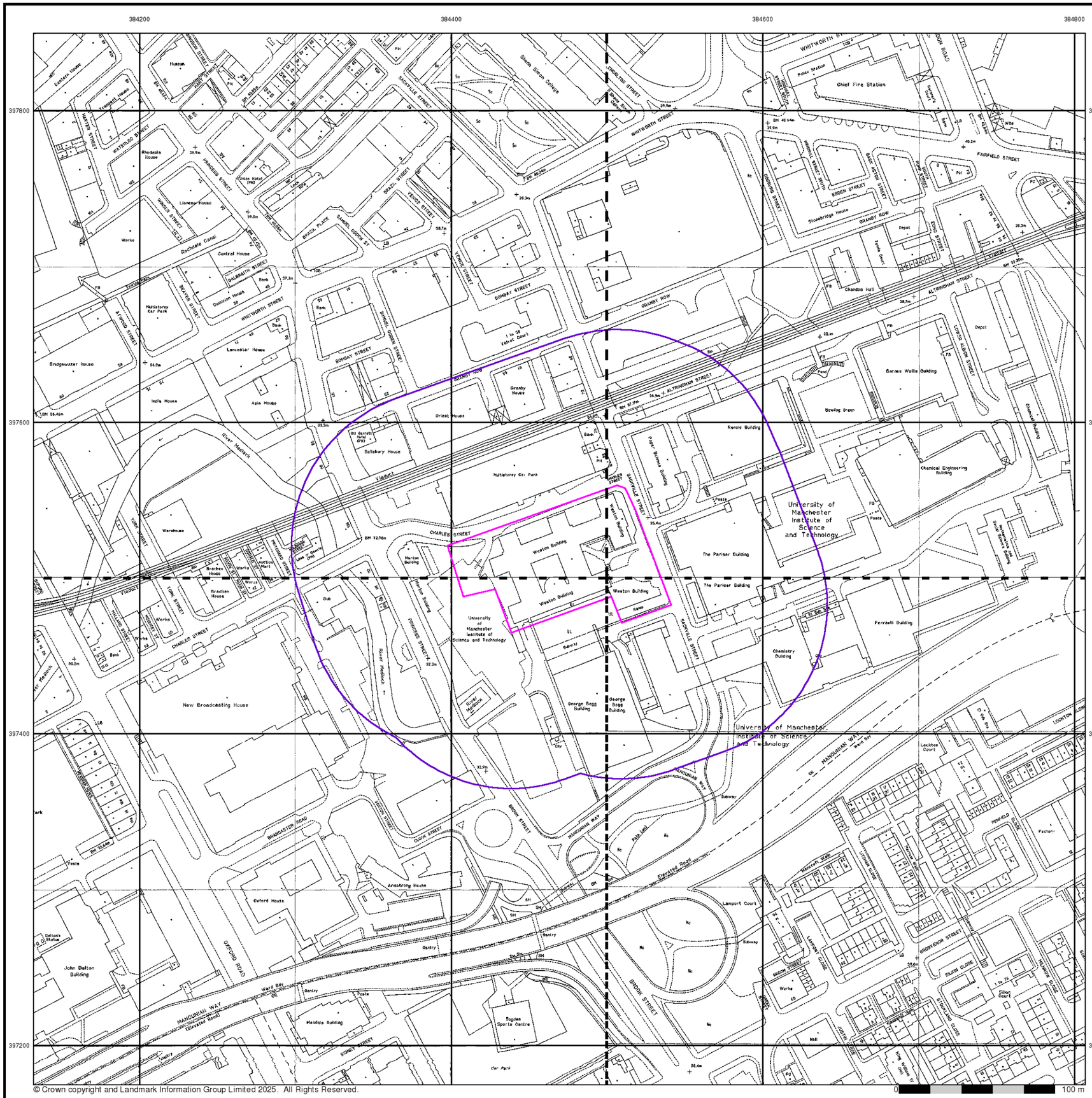
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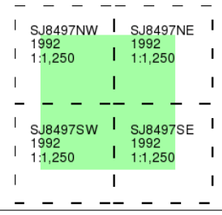
Large-Scale National Grid Data

Published 1992

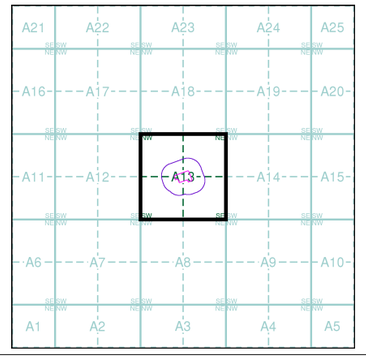
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

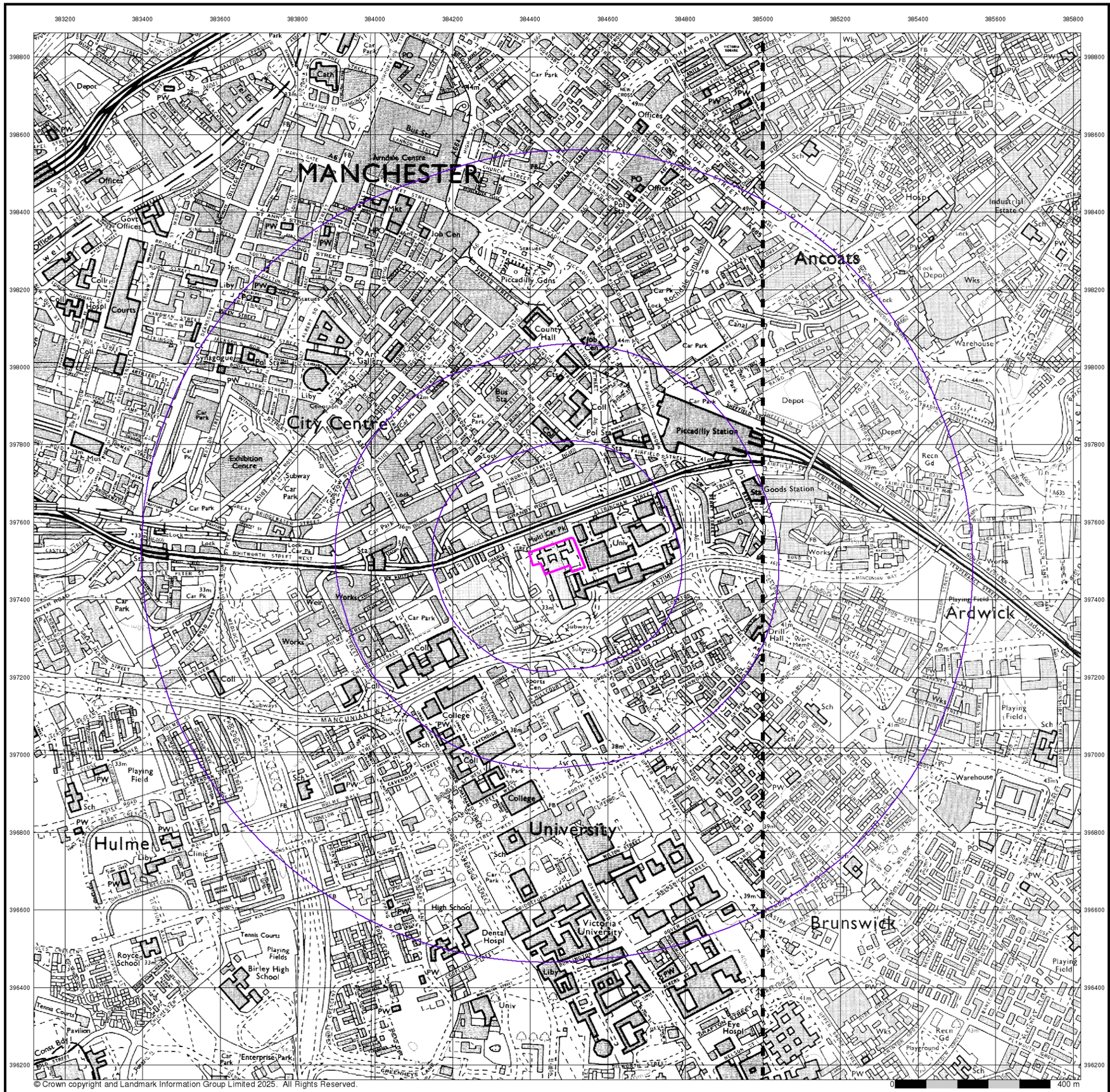
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SOLMEK

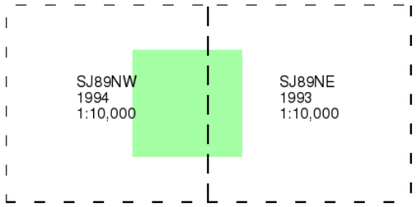
Ordnance Survey Plan

Published 1993 - 1994

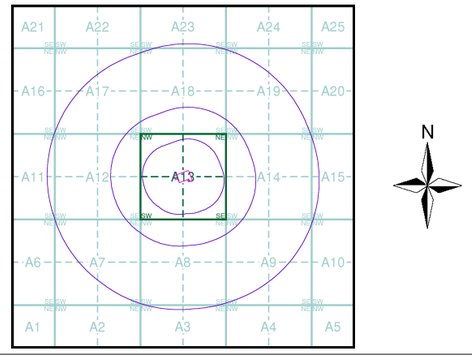
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

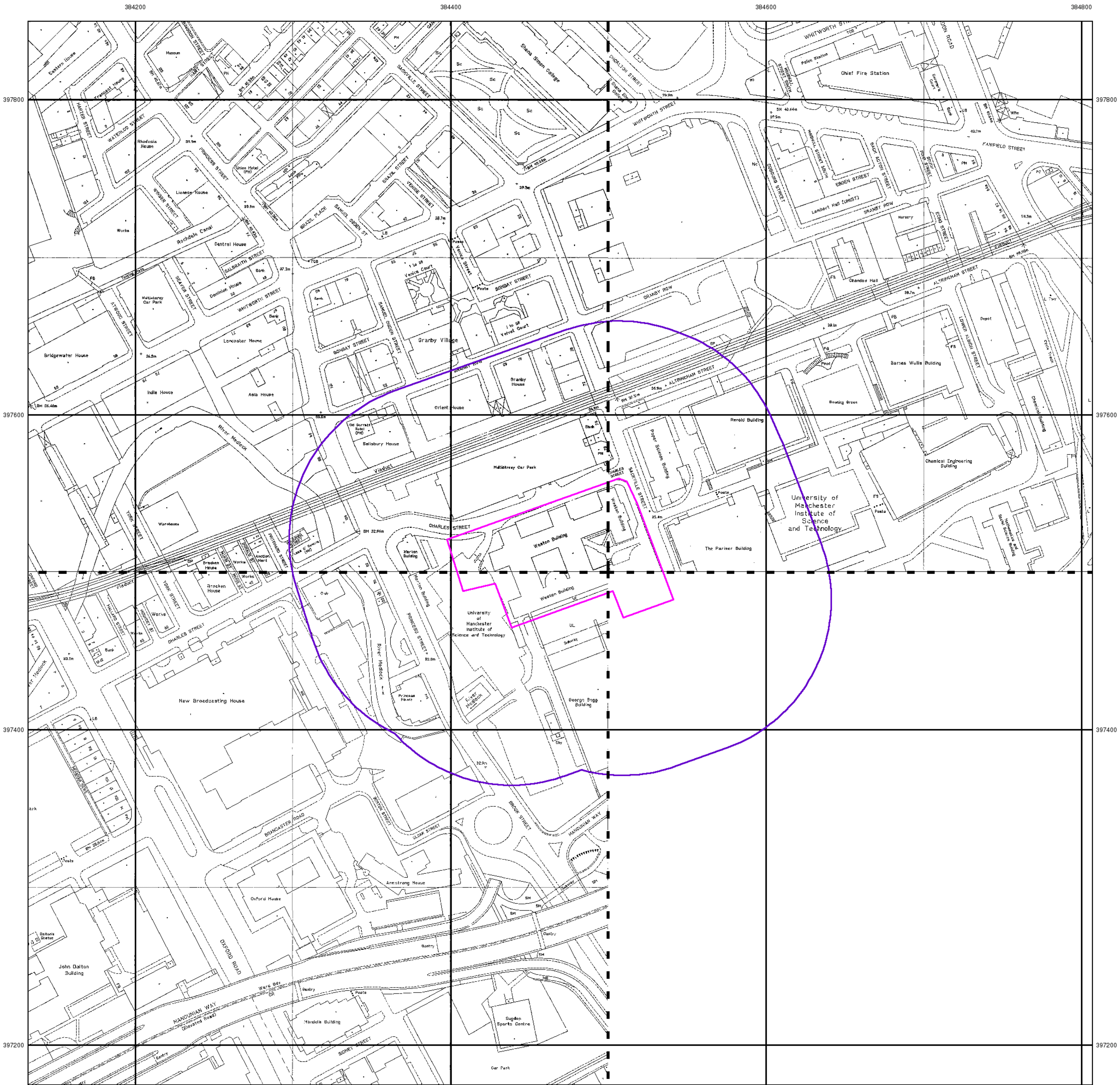
Order Number:	386498456_1_1
Customer Ref:	S250913
National Grid Reference:	384470, 397510
Slice:	A
Site Area (Ha):	0.81
Search Buffer (m):	1000

Site Details

Pendulum Hotel, Sackville Street, MANCHESTER, M1 3BB

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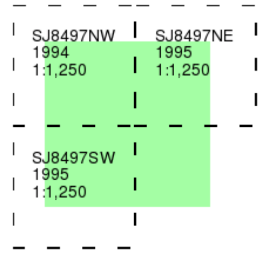
Large-Scale National Grid Data

Published 1994 - 1995

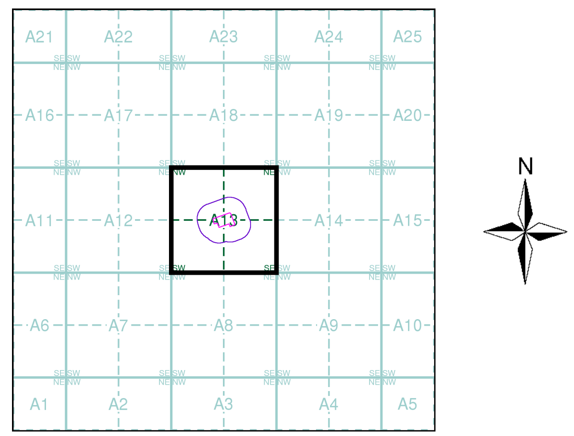
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

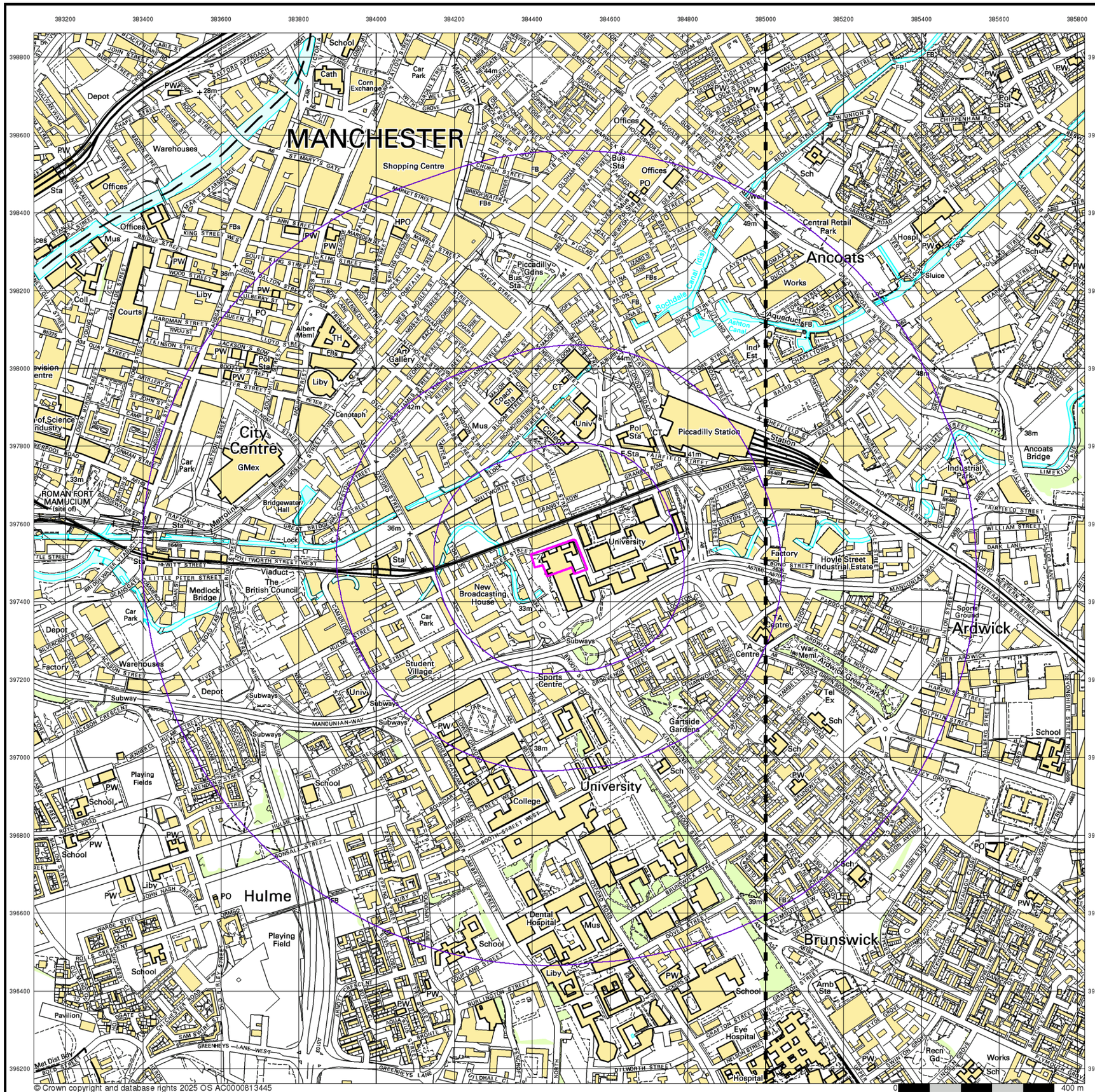
Order Number: 386498456_1_1
Customer Ref: S250913
National Grid Reference: 384470, 397510
Slice: A
Site Area (Ha): 0.81
Search Buffer (m): 100

Site Details

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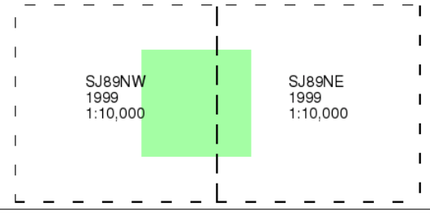
10k Raster Mapping

Published 1999

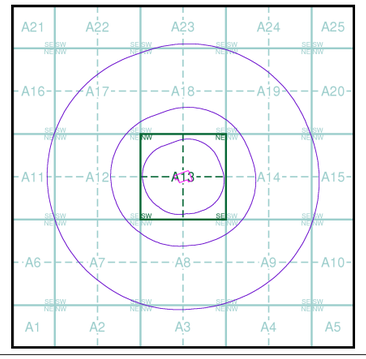
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey`s 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

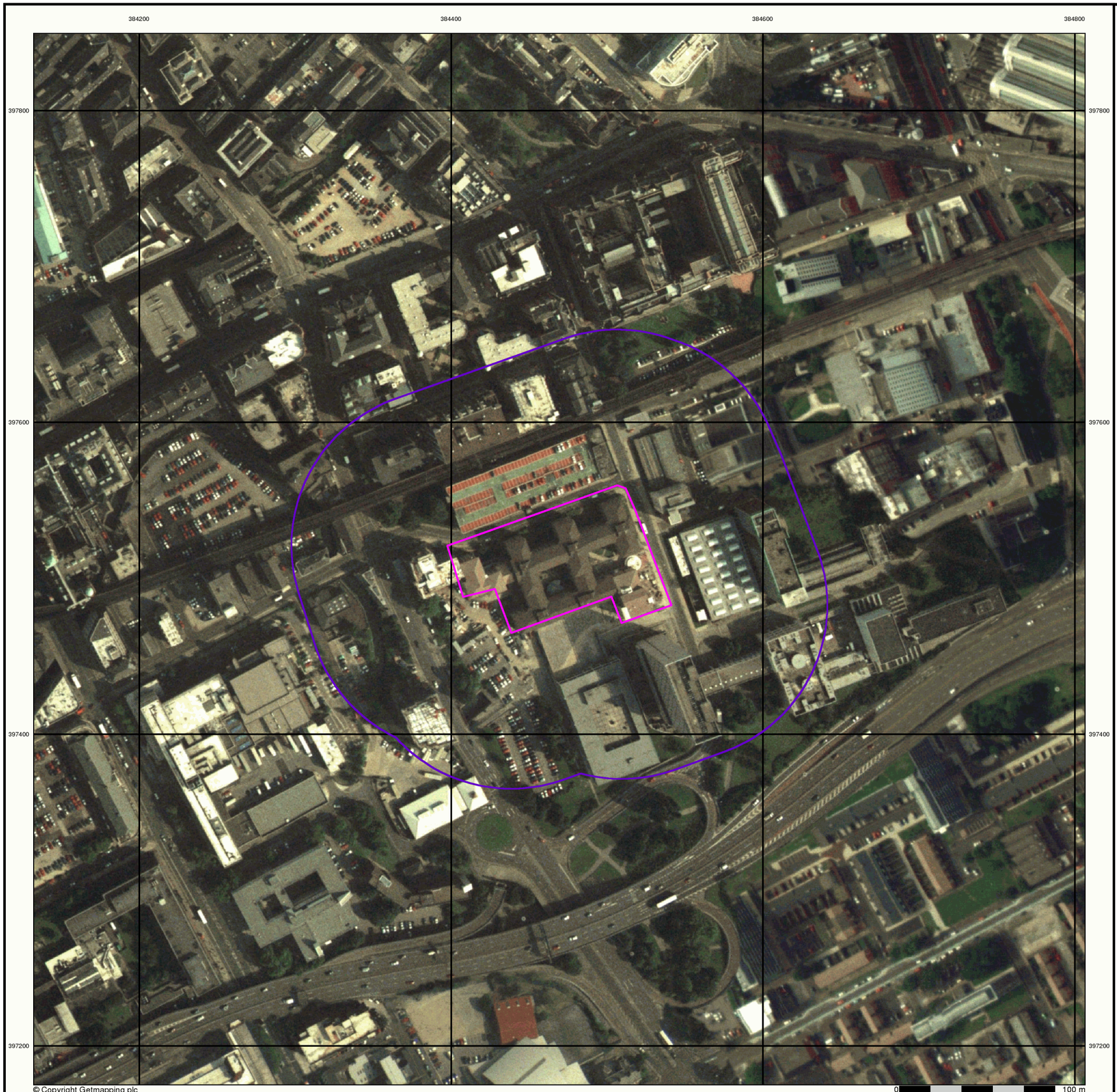
Order Number:	386498456_1_1
Customer Ref:	S250913
National Grid Reference:	384470, 397510
Slice:	A
Site Area (Ha):	0.81
Search Buffer (m):	1000

Site Details

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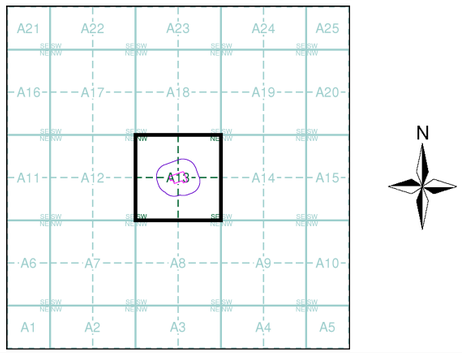
SOLMEK

Historical Aerial Photography

Published 2000

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

Historical Aerial Photography - Segment A13



Order Details

Order Number:	386498456_1_1
Customer Ref:	S250913
National Grid Reference:	384470, 397510
Slice:	A
Site Area (Ha):	0.81
Search Buffer (m):	100

Site Details

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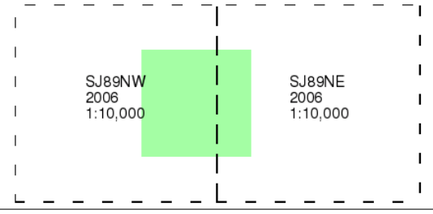
10k Raster Mapping

Published 2006

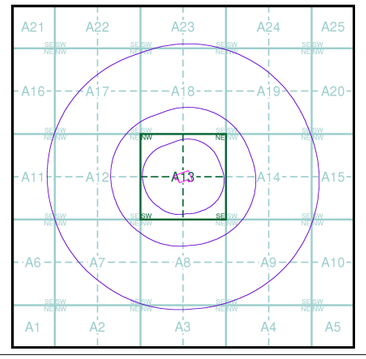
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey`s 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number:	386498456_1_1
Customer Ref:	S250913
National Grid Reference:	384470, 397510
Slice:	A
Site Area (Ha):	0.81
Search Buffer (m):	1000

Site Details

Pendulum Hotel, Sackville Street, MANCHESTER, M1 3BB

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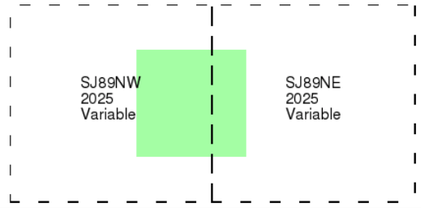
VectorMap Local

Published 2025

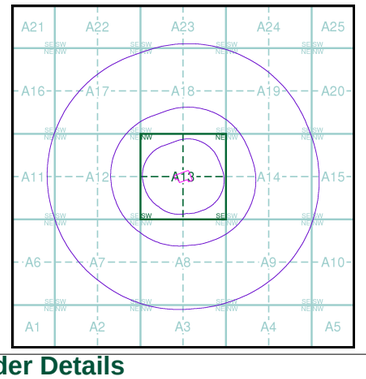
Source map scale - 1:10,000

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities),1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number:	386498456_1_1
Customer Ref:	S250913
National Grid Reference:	384470, 397510
Slice:	A
Site Area (Ha):	0.81
Search Buffer (m):	1000

Site Details

Pendulum Hotel, Sackville Street, MANCHESTER, M1 3BB

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Appendix C

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Envirocheck® Report:

Datasheet

Order Details:

Order Number:
386498456_1_1

Customer Reference:
S250913

National Grid Reference:
384470, 397510

Slice:
A

Site Area (Ha):
0.81

Search Buffer (m):
1000

Site Details:

Pendulum Hotel, Sackville Street
MANCHESTER
M1 3BB

Client Details:

Mr R Woods
Solmek Ltd
12 Yarm Road
Stockton on Tees
Cleveland
TS18 3NA

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Contents

Report Section	Page Number
Summary	-
Agency & Hydrological	1
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Geological	61
Industrial Land Use	68
Sensitive Land Use	144
Data Currency	145
Data Suppliers	152
Useful Contacts	153

Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination.
For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency/Natural Resources Wales and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client.
In this datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

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Radon Potential dataset Copyright Notice

Information supplied from a joint dataset compiled by The British Geological Survey and Public Health England. The probability result is only valid for properties above ground. All basement and cellar areas are considered to be at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living or working accommodation, the property should be tested regardless of Radon Affected Area status.

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Report Version v53.0

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Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Agency & Hydrological					
BGS Groundwater Flooding Susceptibility	pg 1	Yes		Yes	n/a
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 1		33	25	29
Prosecutions	pg 23				1
Enforcement and Prohibition Notices					
Integrated Pollution Controls					
Integrated Pollution Prevention And Control	pg 23				2
Local Authority Integrated Pollution Prevention And Control					
Local Authority Pollution Prevention and Controls	pg 23				12
Local Authority Pollution Prevention and Control Enforcements	pg 25				1
Nearest Surface Water Feature	pg 25		Yes		
Pollution Incidents to Controlled Waters	pg 25		6	7	8
Historical Prosecutions					
Registered Radioactive Substances	pg 29	5	3	7	10
Substantiated Pollution Incident Register					
Water Abstractions	pg 33		2	8	3 (*56)
Water Industry Act Referrals					
Groundwater Vulnerability Map	pg 50	Yes	n/a	n/a	n/a
Groundwater Vulnerability - Soluble Rock Risk			n/a	n/a	n/a
Groundwater Vulnerability - Local Information			n/a	n/a	n/a
Bedrock Aquifer Designations	pg 50	Yes	n/a	n/a	n/a
Superficial Aquifer Designations	pg 50	Yes	n/a	n/a	n/a
Source Protection Zones	pg 50			1	
Extreme Flooding from Rivers or Sea without Defences	pg 50	Yes		n/a	n/a
Flooding from Rivers or Sea without Defences	pg 50		Yes	n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
OS Water Network Lines	pg 51	1	6	11	29
Water Framework Directive - Catchment	pg 56	Yes		Yes	
Water Framework Directive - Groundwater	pg 56	Yes			
Water Framework Directive - Surface Waters	pg 56	Yes	Yes		Yes

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Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Waste					
BGS Recorded Landfill Sites					
Historical Landfill Sites					
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)					
Licensed Waste Management Facilities (Locations)	pg 57			1	6
Local Authority Landfill Coverage	pg 58	1	n/a	n/a	n/a
Local Authority Recorded Landfill Sites					
Potentially Infilled Land (Non-Water)					
Potentially Infilled Land (Water)	pg 58	1	2	7	21
Registered Landfill Sites					
Registered Waste Transfer Sites					
Registered Waste Treatment or Disposal Sites	pg 60				2
Hazardous Substances					
Control of Major Accident Hazards Sites (COMAH)					
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents					
Planning Hazardous Substance Enforcements					

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Summary

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Geological					
BGS 1:625,000 Solid Geology	pg 61	Yes	n/a	n/a	n/a
BGS Estimated Soil Chemistry	pg 61	Yes		Yes	Yes
BGS Recorded Mineral Sites					
BGS Urban Soil Chemistry	pg 63		Yes	Yes	Yes
BGS Urban Soil Chemistry Averages	pg 66	Yes			
CBSCB Compensation District			n/a	n/a	n/a
Coal Mining Affected Areas	pg 66	Yes	n/a	n/a	n/a
Mining Instability			n/a	n/a	n/a
Man-Made Mining Cavities	pg 66				1
Natural Cavities					
Non Coal Mining Areas of Great Britain				n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 66	Yes		n/a	n/a
Potential for Compressible Ground Stability Hazards	pg 66	Yes	Yes	n/a	n/a
Potential for Ground Dissolution Stability Hazards				n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 66	Yes		n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 67	Yes	Yes	n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 67	Yes		n/a	n/a
Radon Potential - Radon Affected Areas			n/a	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a	n/a
Industrial Land Use					
Contemporary Trade Directory Entries	pg 68		10	101	486
Fuel Station Entries	pg 119			1	2
Points of Interest - Commercial Services	pg 120		1	16	83
Points of Interest - Education and Health	pg 128			1	4
Points of Interest - Manufacturing and Production	pg 129		7	27	88
Points of Interest - Public Infrastructure	pg 139			15	27
Points of Interest - Recreational and Environmental	pg 142			4	8
Underground Electrical Cables					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Sensitive Land Use					
Ancient Woodland					
Areas of Adopted Green Belt					
Areas of Unadopted Green Belt					
Areas of Outstanding Natural Beauty					
Environmentally Sensitive Areas					
Forest Parks					
Local Nature Reserves					
Marine Nature Reserves					
National Nature Reserves					
National Parks					
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones	pg 144				1
Ramsar Sites					
Sites of Special Scientific Interest					
Special Areas of Conservation					
Special Protection Areas					
World Heritage Sites					

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SE (NE)	0	1	384472 397508
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13SW (W)	273	1	384150 397400
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SW (SW)	281	1	384200 397300
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SW (SW)	286	1	384250 397250
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SW (SW)	300	1	384300 397200
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A12SE (W)	306	1	384100 397450
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A8NW (S)	328	1	384350 397150
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A8NW (SW)	345	1	384300 397150
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12SE (W)	349	1	384050 397500
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A12SE (W)	398	1	384000 397508
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A12NE (W)	455	1	383950 397600
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A14SW (E)	459	1	385000 397508
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A14NW (E)	464	1	385000 397550
1	**Discharge Consents** Operator: Factory Communications Ltd Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Location: 112-116 Princess Street, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 016991403 Permit Version: 1 Effective Date: 24th April 1989 Issued Date: Not Supplied Revocation Date: 31st March 1992 Discharge Type: Discharge Of Other Matter-Surface Water Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Authorisation revoked** Positional Accuracy: Located by supplier to within 100m	A13SW (W)	4	2	384400 397500
1	**Discharge Consents** Operator: Factory Communications Ltd Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Location: 112-116 Princess Street, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 016991403 Permit Version: 2 Effective Date: 1st April 1992 Issued Date: Not Supplied Revocation Date: 10th February 1993 Discharge Type: Discharge Of Other Matter-Surface Water Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Authorisation revoked** Positional Accuracy: Located by supplier to within 100m	A13SW (W)	4	2	384400 397500

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
2	**Discharge Consents** Operator: United Utilities Water Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Brook St/Mount St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016982723 Permit Version: 1 Effective Date: 28th November 1994 Issued Date: Not Supplied Revocation Date: 14th July 2000 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Revoked (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Manually corrected supplier location	A13SW (S)	37	2	384450 397430
3	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Mount St/Rutland St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0287 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A13SE (SE)	58	2	384580 397440
3	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Mount Street/Greek Street Cso Mancunian Way, (Opp To George Begg Building), Manchester, Greater Manchester, M1 7dn Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0187 Permit Version: 4 Effective Date: 10th July 2020 Issued Date: 10th July 2020 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A13SE (SE)	81	2	384552 397401
4	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Charles St Princess St Cso 28116 106 Princess Street, ., ., Manchester, M1 6ng Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0166 Permit Version: 3 Effective Date: 1st April 2018 Issued Date: 21st March 2018 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A13NW (W)	68	2	384330 397513

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
4	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Princess St/Granby Row Cs, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Upper Mersey Reference: 016982956 Permit Version: 1 Effective Date: 23rd June 1995 Issued Date: Not Supplied Revocation Date: 31st March 1998 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Consent revoked: Discharge ceased (Water Resources Act 1991, Schedule 10 & 6)** Positional Accuracy: Located by supplier to within 100m	A13NW (W)	68	2	384330 397520
4	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Princess St/Whitworth St Cso 282mn 67 Whitworth St, Manchester, ., Greater Manchester, M1 6lq Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016982950 Permit Version: 1 Effective Date: 23rd June 1995 Issued Date: Not Supplied Revocation Date: 19th October 2020 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 10m	A13NW (W)	68	2	384330 397520
4	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Charles St Princess St Cso 28116 106 Princess Street, ., ., Manchester, M1 6ng Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0166 Permit Version: 2 Effective Date: 3rd September 2010 Issued Date: 3rd September 2010 Revocation Date: 31st March 2018 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A13SW (W)	69	2	384330 397510
4	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Charles St Princess St Cso 28116 106 Princess Street, ., ., Manchester, M1 6ng Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0166 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 2nd September 2010 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A13SW (W)	69	2	384330 397510

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
4	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Whitworth St/Sackville St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0253 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 1st January 2017 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Authorisation revoked** Positional Accuracy: Located by supplier to within 10m	A13SW (W)	69	2	384330 397510
4	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Princess St/Whitworth St Cso 282mn 67 Whitworth St, Manchester, ., Greater Manchester, M1 6lq Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 016982950 Permit Version: 2 Effective Date: 20th October 2020 Issued Date: 20th October 2020 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock Via Sws **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A13NW (W)	70	2	384328 397516
4	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Charles Street Cso 7 Charles Street, ., ., Manchester, M1 7en Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0183 Permit Version: 3 Effective Date: 1st April 2018 Issued Date: 19th March 2018 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A13SW (W)	81	2	384320 397500
4	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Charles Street Cso 7 Charles Street, ., ., Manchester, M1 7en Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0183 Permit Version: 2 Effective Date: 3rd September 2010 Issued Date: 3rd September 2010 Revocation Date: 31st March 2018 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A13SW (W)	81	2	384320 397500

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
4	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Charles Street Cso 7 Charles Street, ., ., Manchester, M1 7en Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0183 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 2nd September 2010 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A13SW (W)	81	2	384320 397500
4	**Discharge Consents** Operator: Factory Communications Ltd Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Location: 112-116 Princess Street, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016991403 Permit Version: 1 Effective Date: 24th April 1989 Issued Date: Not Supplied Revocation Date: 31st March 1992 Discharge Type: Discharge Of Other Matter-Surface Water Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Authorisation revoked** Positional Accuracy: Located by supplier to within 100m	A13SW (W)	100	2	384300 397500
4	**Discharge Consents** Operator: Factory Communications Ltd Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Location: 112-116 Princess Street, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016991403 Permit Version: 2 Effective Date: 1st April 1992 Issued Date: Not Supplied Revocation Date: 10th February 1993 Discharge Type: Discharge Of Other Matter-Surface Water Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Authorisation revoked** Positional Accuracy: Located by supplier to within 100m	A13SW (W)	100	2	384300 397500
4	**Discharge Consents** Operator: Factory Communications Ltd Property Type: DOMESTIC PROPERTY (MULTIPLE) (INCL FARM HOUSES) Location: 112-116 Princess Street, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 016991403 Permit Version: 3 Effective Date: 11th February 1993 Issued Date: Not Supplied Revocation Date: 1st November 1994 Discharge Type: Discharge Of Other Matter-Surface Water Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Authorisation revoked** Positional Accuracy: Located by supplier to within 100m	A13SW (W)	100	2	384300 397500

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
5	**Discharge Consents** Operator: British Broadcasting Corporation Property Type: LAND TRANSPORT + VIA PIPELINES/FREIGHT Location: Bbc Vehicle Maintenance Base Swo, Pritchard Street, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016991346 Permit Version: 1 Effective Date: 22nd September 1994 Issued Date: Not Supplied Revocation Date: 22nd September 1994 Discharge Type: Discharge Of Other Matter-Surface Water Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Authorisation revoked** Positional Accuracy: Located by supplier to within 100m	A13SW (SW)	76	2	384400 397400
6	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Mount Street/Greek Street Cso Mancunian Way, (Opp To George Begg Building), Manchester, Greater Manchester, M1 7dn Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0187 Permit Version: 2 Effective Date: 3rd September 2010 Issued Date: 3rd September 2010 Revocation Date: 4th February 2016 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A13SE (SE)	84	2	384530 397390
6	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Mount Street/Greek Street Cso Mancunian Way, (Opp To George Begg Building), Manchester, Greater Manchester, M1 7dn Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0187 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 2nd September 2010 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A13SE (SE)	84	2	384530 397390
6	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Mount Street/Greek Street Cso Mancunian Way, (Opp To George Begg Building), Manchester, Greater Manchester, M1 7dn Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0187 Permit Version: 3 Effective Date: 5th February 2016 Issued Date: 5th February 2016 Revocation Date: 9th July 2020 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A13SE (SE)	115	2	384541 397361

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
7	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: York St/Charles St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0281 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 9th August 2019 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A13SW (W)	219	2	384180 397500
7	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Mallard Street/Charles Street Cso Mallard Street, Manchester, ., Greater Manchester, M1 6ey Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016982736 Permit Version: 1 Effective Date: 30th September 1994 Issued Date: Not Supplied Revocation Date: 9th July 2020 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 10m	A13SW (W)	229	2	384170 397500
7	**Discharge Consents** Operator: United Utilities Water Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Medlock St(Off Charles St), Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0343 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 1st January 1995 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Unknown Receiving Water: Not Supplied **Status: Consent revoked or revised: New Consent issued (Section 37(1))** Positional Accuracy: Located by supplier to within 100m	A13SW (W)	229	2	384170 397500
7	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Mallard Street/Charles Street Cso Mallard Street, Manchester, ., Greater Manchester, M1 6ey Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 016982736 Permit Version: 2 Effective Date: 10th July 2020 Issued Date: 10th July 2020 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A13SW (W)	230	2	384169 397499

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
7	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Oxford Road/Grosvenor Street Cso 137 Oxford Road, Manchester, ., Greater Manchester, M1 7dz Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0189 Permit Version: 4 Effective Date: 29th March 2021 Issued Date: 29th March 2021 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock Via Sws **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A13SW (W)	247	2	384159 397457
7	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Oxford Road/Grosvenor Street Cso 137 Oxford Road, Manchester, ., Greater Manchester, M1 7dz Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0189 Permit Version: 3 Effective Date: 5th February 2016 Issued Date: 5th February 2016 Revocation Date: 28th March 2021 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A13SW (W)	255	2	384150 397460
7	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Oxford Road/Grosvenor Street Cso 137 Oxford Road, Manchester, ., Greater Manchester, M1 7dz Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0189 Permit Version: 2 Effective Date: 3rd September 2010 Issued Date: 3rd September 2010 Revocation Date: 4th February 2016 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A13SW (W)	255	2	384150 397460
7	**Discharge Consents** Operator: United Utilities Water Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Oxford/New Wakefild St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01man0165 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 31st March 1998 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Authorisation revoked** Positional Accuracy: Located by supplier to within 10m	A13SW (W)	255	2	384150 397460

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
7	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Oxford Road/Grosvenor Street Cso 137 Oxford Road, Manchester, ., Greater Manchester, M1 7dz Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0189 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 2nd September 2010 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 10m	A13SW (W)	255	2	384150 397460
8	**Discharge Consents** Operator: West Contracting Limited Property Type: Undefined Or Other Location: Gshp Serving Origin Development 56 Princess Street, Manchester, ., ., M1 6ja Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: Npswqd004449 Permit Version: 3 Effective Date: 1st April 2013 Issued Date: 28th October 2011 Revocation Date: 3rd October 2014 Discharge Type: Trade Discharges - Cooling Water Discharge Environment: Underground Water Receiving Water: Groundwater **Status: Surrendered under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A13NW (NW)	239	2	384291 397734
8	**Discharge Consents** Operator: West Contracting Limited Property Type: Undefined Or Other Location: Gshp Serving Origin Development 56 Princess Street, Manchester, ., ., M1 6ja Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: Npswqd004449 Permit Version: 2 Effective Date: 16th April 2009 Issued Date: 16th April 2009 Revocation Date: 31st March 2013 Discharge Type: Trade Discharges - Cooling Water Discharge Environment: Underground Water Receiving Water: Groundwater **Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 10m	A13NW (NW)	239	2	384291 397734
8	**Discharge Consents** Operator: West Contracting Limited Property Type: Undefined Or Other Location: Gshp Serving Origin Development 56 Princess Street, Manchester, ., ., M1 6ja Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: Npswqd004449 Permit Version: 1 Effective Date: 1st April 2009 Issued Date: 5th March 2009 Revocation Date: 15th April 2009 Discharge Type: Trade Discharges - Cooling Water Discharge Environment: Underground Water Receiving Water: Groundwater **Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 10m	A13NW (NW)	239	2	384291 397734

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
8	**Discharge Consents** Operator: West Contracting Limited Property Type: Undefined Or Other Location: Gshp Serving Origin Development 56 Princess Street, Manchester, ., ., M1 6ja Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: Npswqd004449 Permit Version: 3 Effective Date: 1st April 2013 Issued Date: 28th October 2011 Revocation Date: 3rd October 2014 Discharge Type: Trade Discharges - Cooling Water Discharge Environment: Underground Water Receiving Water: Groundwater **Status: Surrendered under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A13NW (NW)	244	2	384306 397746
8	**Discharge Consents** Operator: West Contracting Limited Property Type: Undefined Or Other Location: Gshp Serving Origin Development 56 Princess Street, Manchester, ., ., M1 6ja Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: Npswqd004449 Permit Version: 2 Effective Date: 16th April 2009 Issued Date: 16th April 2009 Revocation Date: 31st March 2013 Discharge Type: Trade Discharges - Cooling Water Discharge Environment: Underground Water Receiving Water: Groundwater **Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 10m	A13NW (NW)	244	2	384306 397746
8	**Discharge Consents** Operator: West Contracting Limited Property Type: Undefined Or Other Location: Gshp Serving Origin Development 56 Princess Street, Manchester, ., ., M1 6ja Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: Npswqd004449 Permit Version: 1 Effective Date: 1st April 2009 Issued Date: 5th March 2009 Revocation Date: 15th April 2009 Discharge Type: Trade Discharges - Cooling Water Discharge Environment: Underground Water Receiving Water: Groundwater **Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 10m	A13NW (NW)	244	2	384306 397746
9	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Chorlton Street Cso 281j2 Chorlton Street, ., Manchester, Greater Manchester, M1 3hw Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0162 Permit Version: 2 Effective Date: 3rd September 2010 Issued Date: 3rd September 2010 Revocation Date: 4th February 2016 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: Dukes Tunnel **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A13NE (N)	261	2	384510 397820

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
9	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Chorlton Street Cso 281j2 Chorlton Street, ., Manchester, Greater Manchester, M1 3hw Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0162 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 2nd September 2010 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: Dukes Tunnel **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A13NE (N)	261	2	384510 397820
9	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Chorlton Street Cso 281j2 Chorlton Street, ., Manchester, Greater Manchester, M1 3hw Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0162 Permit Version: 4 Effective Date: 11th April 2018 Issued Date: 11th April 2018 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: Shooters Brook Trib Rvr Medloc **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A13NE (N)	264	2	384502 397823
9	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Chorlton Street Cso 281j2 Chorlton Street, ., Manchester, Greater Manchester, M1 3hw Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0162 Permit Version: 3 Effective Date: 5th February 2016 Issued Date: 5th February 2016 Revocation Date: 10th April 2018 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: Dukes Tunnel **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A13NE (N)	264	2	384502 397823
10	**Discharge Consents** Operator: United Utilities Water Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Oxford Rd, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0342 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 19th December 1999 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Unknown Receiving Water: Not Supplied **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A13SW (W)	261	2	384150 397440

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
10	**Discharge Consents** Operator: United Utilities Water Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Oxford Rd, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016982631 Permit Version: 1 Effective Date: 30th September 1994 Issued Date: Not Supplied Revocation Date: 19th December 1999 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Revoked (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Manually corrected supplier location	A13SW (W)	261	2	384150 397440
11	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Minshull St/Whitworth St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0355 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 18th July 2014 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Unknown Receiving Water: Not Supplied **Status: Surrendered under EPR 2010** Positional Accuracy: Located by supplier to within 100m	A18SE (N)	320	2	384580 397870
11	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Aytoun St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016982630 Permit Version: 1 Effective Date: 30th September 1994 Issued Date: Not Supplied Revocation Date: 30th October 2018 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: Shooters Brook **Status: Surrendered under EPR 2010** Positional Accuracy: Located by supplier to within 100m	A18SE (N)	324	2	384580 397875
11	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Aytoun St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0318 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 1st January 1995 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: Shooters Brook **Status: Consent revoked or revised: New Consent issued (Section 37(1))** Positional Accuracy: Located by supplier to within 100m	A18SE (N)	329	2	384580 397880

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
12	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Chester Street Cso Junction Of Chester Street/, Lower Osmond Street, ., Manchester, M1 5qf Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016983278 Permit Version: 1 Effective Date: 1st December 1999 Issued Date: 19th February 1999 Revocation Date: 8th July 2018 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: The River Medlock **Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 10m	A12SE (W)	356	2	384080 397350
12	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Chester Street Cso Junction Of Chester Street/, Lower Osmond Street, ., Manchester, M1 5qf Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 016983278 Permit Version: 2 Effective Date: 9th July 2018 Issued Date: 9th July 2018 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: The River Medlock **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A12SE (W)	360	2	384071 397362
12	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Lower Ormomd St/Hulme St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0282 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 9th August 2019 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A12SE (W)	362	2	384070 397360
13	**Discharge Consents** Operator: United Utilities Water Plc Property Type: Sewage Disposal Works - Water Company Location: Baring St(Late Stove St), Tipping Street, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0308 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 1st December 1994 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A14NW (E)	395	2	384930 397550

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
13	**Discharge Consents** Operator: United Utilities Water Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Baring St(Late Stove St), Tipping Street, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 016982729 Permit Version: 1 Effective Date: 28th November 1994 Issued Date: Not Supplied Revocation Date: 29th November 1999 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Manually corrected supplier location	A14NW (E)	395	2	384930 397550
13	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Mancunian Way Cso Manc Way Slip Road, ., ., Manchester, M12 6hh Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016982729 Permit Version: 2 Effective Date: 30th November 1999 Issued Date: Not Supplied Revocation Date: 28th March 2021 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 100m	A14SW (E)	400	2	384940 397510
13	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Mancunian Way Cso Manc Way Slip Road, ., ., Manchester, M12 6hh Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 016982729 Permit Version: 3 Effective Date: 29th March 2021 Issued Date: 29th March 2021 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock Via Sws **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A14SW (E)	404	2	384944 397510
14	**Discharge Consents** Operator: Swinton Insurance Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Car Pk, Malborough St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016991176 Permit Version: 1 Effective Date: 8th September 1987 Issued Date: Not Supplied Revocation Date: 1st July 1991 Discharge Type: Discharge Of Other Matter-Surface Water Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Lapsed (under Environment Act 1995, Schedule 23)** Positional Accuracy: Manually corrected supplier location	A12SE (W)	416	2	384000 397400

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
15	**Discharge Consents** Operator: Manchester Metropolitan University Property Type: EDUCATION/NURSERY/SCHOOL/COLLEGE/UNI/TRAINING VENUE Location: Science And Engineering Building Manchester Metropolitan Uni, Chester Street, ., Manchester, M1 5gd Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: Eprkp3429sz Permit Version: 1 Effective Date: 22nd May 2024 Issued Date: 22nd May 2024 Revocation Date: Not Supplied Discharge Type: Trade Discharges - Cooling Water Discharge Environment: Underground Water Receiving Water: Groundwaters **Status: New issued under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A7NE (SW)	435	2	384110 397172
15	**Discharge Consents** Operator: Manchester Metropolitan University Property Type: EDUCATION/NURSERY/SCHOOL/COLLEGE/UNI/TRAINING VENUE Location: Science And Engineering Building Manchester Metropolitan Uni, Chester Street, ., Manchester, M1 5gd Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: Eprkp3429sz Permit Version: 1 Effective Date: 22nd May 2024 Issued Date: 22nd May 2024 Revocation Date: Not Supplied Discharge Type: Trade Discharges - Cooling Water Discharge Environment: Underground Water Receiving Water: Groundwaters **Status: New issued under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A7NE (SW)	478	2	384062 397159
16	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Aytoun St/Auburn St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0370 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 27th March 2015 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Unknown Receiving Water: Not Supplied **Status: Surrendered under EPR 2010** Positional Accuracy: Located by supplier to within 100m	A18SE (N)	447	2	384580 398000
17	**Discharge Consents** Operator: Manchester Metropolitan University Property Type: EDUCATION/NURSERY/SCHOOL/COLLEGE/UNI/TRAINING VENUE Location: Gshp At Manchester Metropolitan Uni Manchester Metropolitan Uni, Lower Chatham Street, ., Manchester, M15 6bh Authority: Environment Agency, North West Region Catchment Area: Medlock Reference: Eprdp3526gn Permit Version: 1 Effective Date: 1st April 2011 Issued Date: 23rd August 2010 Revocation Date: Not Supplied Discharge Type: Trade Discharges - Cooling Water Discharge Environment: Land/Soakaway Receiving Water: Groundwaters **Status: New issued under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A7NE (SW)	487	2	384096 397114

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
17	**Discharge Consents** Operator: Manchester Metropolitan University Property Type: EDUCATION/NURSERY/SCHOOL/COLLEGE/UNI/TRAINING VENUE Location: Gshp At Manchester Metropolitan Uni Manchester Metropolitan Uni, Lower Chatham Street, ., Manchester, M15 6bh Authority: Environment Agency, North West Region Catchment Area: Medlock Reference: Eprdp3526gn Permit Version: 1 Effective Date: 1st April 2011 Issued Date: 23rd August 2010 Revocation Date: Not Supplied Discharge Type: Trade Discharges - Cooling Water Discharge Environment: Land/Soakaway Receiving Water: Groundwaters **Status: New issued under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A7NE (SW)	528	2	384083 397072
18	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Cambridge Street Cso 282d9 1 Cambridge Street, ., Manchester, Greater Manchester, M1 5bw Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016982721 Permit Version: 2 Effective Date: 15th November 1999 Issued Date: Not Supplied Revocation Date: 10th April 2018 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 100m	A12SE (W)	559	2	383850 397410
18	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Cambridge Street Cso 282d9 1 Cambridge Street, ., Manchester, Greater Manchester, M1 5bw Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 016982721 Permit Version: 3 Effective Date: 11th April 2018 Issued Date: 11th April 2018 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A12SE (W)	581	2	383830 397400
18	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Wilmott St At River St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0184 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 18th October 1999 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 10m	A12SE (W)	581	2	383830 397400

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
18	**Discharge Consents** Operator: United Utilities Water Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Lower Cambridge St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 016982721 Permit Version: 1 Effective Date: 30th September 1994 Issued Date: Not Supplied Revocation Date: 14th November 1999 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Manually corrected supplier location	A12SE (W)	581	2	383830 397400
18	**Discharge Consents** Operator: United Utilities Water Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Lower Cambridge St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0285 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 15th November 1999 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Consent revoked or revised: New Consent issued (Section 37(1))** Positional Accuracy: Located by supplier to within 100m	A12SE (W)	582	2	383830 397395
19	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Store Street, Ancoats, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0371 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 5th December 2014 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Unknown Receiving Water: Not Supplied **Status: Surrendered under EPR 2010** Positional Accuracy: Located by supplier to within 100m	A19SW (NE)	571	2	384860 398010
20	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Great Bridgewater St Cso (281wi) 80 Great Bridgewater Street, Great Ancoats, Manchester, Greater Manchester, M1 5jg Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 016982707 Permit Version: 2 Effective Date: 20th October 2020 Issued Date: 20th October 2020 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A12SE (W)	582	2	383819 397459

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
20	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Great Bridgewater St Cso (281wi) 80 Great Bridgewater Street, Great Ancoats, Manchester, Greater Manchester, M1 5jg Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0252 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 1st January 1995 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Consent revoked or revised: New Consent issued (Section 37(1))** Positional Accuracy: Located by supplier to within 100m	A12SE (W)	591	2	383810 397460
20	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Great Bridgewater St Cso (281wi) 80 Great Bridgewater Street, Great Ancoats, Manchester, Greater Manchester, M1 5jg Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016982707 Permit Version: 1 Effective Date: 30th September 1994 Issued Date: Not Supplied Revocation Date: 19th October 2020 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A12SE (W)	592	2	383810 397455
21	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Great Bridgewater St Cso (281wi) 80 Great Bridgewater Street, Great Ancoats, Manchester, Greater Manchester, M1 5jg Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01man0163 Permit Version: 1 Effective Date: 15th September 1993 Issued Date: Not Supplied Revocation Date: 15th September 1993 Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company Discharge Environment: Freshwater Stream/River Receiving Water: River Tib Culvert **Status: Authorisation revoked** Positional Accuracy: Located by supplier to within 100m	A12NW (W)	615	2	383790 397610
22	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Newcastle St/Chester St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0361 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Unknown Receiving Water: Not Supplied **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A12SW (W)	668	2	383780 397260

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
23	**Discharge Consents** Operator: United Utilities Water Limited Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) Location: Trumpet Street, Sso, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01man0168 Permit Version: 1 Effective Date: 15th September 1993 Issued Date: Not Supplied Revocation Date: 15th September 1993 Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company Discharge Environment: Freshwater Stream/River Receiving Water: River Tib Culvert-Medlock **Status: Authorisation revoked** Positional Accuracy: Located by supplier to within 100m	A12NW (W)	679	2	383720 397550
24	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Albion Street/Hewitt St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0251 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 1st January 1995 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Consent revoked or revised: New Consent issued (Section 37(1))** Positional Accuracy: Located by supplier to within 100m	A12SW (W)	700	2	383700 397470
24	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Albion Street/Hewitt St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016982706 Permit Version: 1 Effective Date: 30th September 1994 Issued Date: Not Supplied Revocation Date: 13th November 2019 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Surrendered under EPR 2010** Positional Accuracy: Located by supplier to within 100m	A12SW (W)	700	2	383700 397465
25	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Store Street, Ancoats, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016982994 Permit Version: 1 Effective Date: 23rd June 1995 Issued Date: Not Supplied Revocation Date: 28th November 2022 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Surrendered under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A19SW (NE)	724	2	384990 398100

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
26	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Hulme Walk, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0362 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Unknown Receiving Water: Not Supplied **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A7NE (SW)	820	2	383870 396870
27	**Discharge Consents** Operator: United Utilities Water Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Fairfield St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Upper Mersey Reference: 016982713 Permit Version: 1 Effective Date: 30th September 1994 Issued Date: Not Supplied Revocation Date: 23rd December 1996 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Authorisation revoked** Positional Accuracy: Manually corrected supplier location	A14NE (E)	870	2	385390 397670
27	**Discharge Consents** Operator: United Utilities Water Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Raven Street, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01man0198 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 31st March 1998 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Authorisation revoked** Positional Accuracy: Located by supplier to within 100m	A14NE (E)	879	2	385400 397670
27	**Discharge Consents** Operator: United Utilities Water Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Fairfield St/Crane St, Ardwick, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016982727 Permit Version: 1 Effective Date: 28th November 1994 Issued Date: Not Supplied Revocation Date: 31st March 1998 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Consent revoked: Discharge ceased (Water Resources Act 1991, Schedule 10 & 6)** Positional Accuracy: Located by supplier to within 10m	A14NE (E)	883	2	385410 397640

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
27	**Discharge Consents** Operator: United Utilities Water Plc Property Type: Sewage Disposal Works - Water Company Location: Fairfield St/Crane St, Ardwick, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0300 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 10m	A14NE (E)	883	2	385410 397640
27	**Discharge Consents** Operator: United Utilities Water Limited Property Type: WWTW/SEWAGE TREATMENT WORKS (WATER COMPANY) Location: Mancunian Way, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01man0192 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 18th July 1995 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Authorisation revoked** Positional Accuracy: Located by supplier to within 100m	A14NE (E)	890	2	385420 397620
27	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Fairfield Street Cso Fairfield Street, ., Mancunian Way, Manchester, M12 6ej Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 016982730 Permit Version: 2 Effective Date: 1st April 2018 Issued Date: 19th March 2018 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A14NE (E)	901	2	385430 397630
27	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Fairfield Street Cso Fairfield Street, ., Mancunian Way, Manchester, M12 6ej Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0309 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 1st January 1995 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Consent revoked or revised: New Consent issued (Section 37(1))** Positional Accuracy: Located by supplier to within 100m	A14NE (E)	901	2	385430 397630

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
27	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Fairfield Street Cso Fairfield Street, ., Mancunian Way, Manchester, M12 6ej Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016982730 Permit Version: 1 Effective Date: 30th September 1994 Issued Date: Not Supplied Revocation Date: 31st March 2018 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A14NE (E)	901	2	385430 397625
28	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Hulme Walk/Princess Rd, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0363 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Unknown Receiving Water: Not Supplied **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A7NW (SW)	903	2	383780 396840
29	**Discharge Consents** Operator: United Utilities Water Limited Property Type: PUMPING STATION ON SEWERAGE NETWORK (WATER COMPANY) Location: Great Ancoats Street, Sso, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01man0023 Permit Version: 1 Effective Date: 15th September 1993 Issued Date: Not Supplied Revocation Date: 15th September 1993 Discharge Type: Sewage Discharges - Final/Treated Effluent - Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Shooters Brook **Status: Authorisation revoked** Positional Accuracy: Located by supplier to within 100m	A19NE (NE)	920	2	385170 398200
30	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Hulme Walk/Leaf Street, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0364 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Unknown Receiving Water: Not Supplied **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A7SW (SW)	988	2	383690 396810

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
31	**Discharge Consents** Operator: Fq Developments Limited Property Type: CONSTRUCTION OF BUILDINGS Location: Owen Street, ., ., Manchester, M15 4pz Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: Eprfb3091rh Permit Version: 1 Effective Date: 4th October 2016 Issued Date: 4th October 2016 Revocation Date: 2nd July 2018 Discharge Type: Trade Effluent Discharge-Site Drainage Discharge Environment: Freshwater Stream/River Receiving Water: The River Medlock **Status: Surrendered under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A11SE (W)	995	2	383421 397334
32	**Prosecutions** Location: River Medlock, Off Liverpool Road Manchester Prosecution Text: Not Supplied Prosecution Act: WATER RESOURCES ACT 1991, SECTION 85 (6) Hearing Date: 6th September 2004 Verdict: Not Supplied Fine: Not Supplied Cost: Not Supplied Positional Accuracy: Manually positioned within the geographical locality	A11SE (W)	975	2	383442 397329
33	**Integrated Pollution Prevention And Control** Name: Manchester Heat Network Tradeco Limited Location: Manchester Civic Quarter Energy Centre Epr/Jp3700bu, Manchester Civic Quarter Energy Centre,Manchester Civic Quarter Energy Centre Epr/Jp3700bu, Off Lower Mosley Street, Manchester, M2 3WS Authority: Environment Agency, North West Region Permit Reference: JP3700BU Original Permit Ref: Jp3700bu Effective Date: 20th August 2020 **Status: Effective** Application Type: New App. Sub Type: Not Supplied Positional Accuracy: Located by supplier to within 10m Activity Code: 25A (a) Activity Description: New Medium Combustion Plant Before 20Th December 2018 - 25A(A) & 12(1A)(A) Primary Activity: Y Activity Code: 25B (3) (1) (b) Activity Description: Tranche A SG permitting date 1st October 2019 Primary Activity: N	A12NW (W)	704	2	383710 397670
34	**Integrated Pollution Prevention And Control** Name: Vodafone Limited Location: Manchester Unit 1, Piccadilly Trading Estate, Manchester, Berkshire, M1 2NP Authority: Environment Agency, North West Region Permit Reference: JP3824SH Original Permit Ref: Jp3824sh Effective Date: 25th March 2024 **Status: Effective** Application Type: New App. Sub Type: Not Supplied Positional Accuracy: Located by supplier to within 10m Activity Code: 1.10.3 Activity Description: MCP Primary Activity: Y	A19SE (NE)	970	2	385370 398008
35	**Local Authority Pollution Prevention and Controls** Name: Dunlop LtdGrg Division Location: P O Box 151, MANCHESTER, Lancashire, M60 1PD Authority: Manchester City Council, Environmental Health Department Permit Reference: PPC/58/93 Dated: 2nd December 1993 Process Type: Local Authority Air Pollution Control Description: PG6/28 Rubber processes **Status: Authorisation revoked** Positional Accuracy: Manually positioned to the address or location	A12SE (W)	555	3	383890 397289

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
36	**Local Authority Pollution Prevention and Controls** Name: The Laundry Shop (Manchester Ltd) Location: Unit 5 Peter House, Oxford Street, Manchester Authority: Manchester City Council, Environmental Health Department Permit Reference: PPC/DC/RM/01/09 Dated: 1st February 2007 Process Type: Local Authority Pollution Prevention and Control Description: PG6/46 Dry cleaning **Status:** **Authorisation revoked** Positional Accuracy: Located by supplier to within 10m	A12NE (NW)	579	3	383915 397839
37	**Local Authority Pollution Prevention and Controls** Name: Central Taxi Spares Ltd Location: 31-35 Chapeltown Street, Ancoats, MANCHESTER, M1 2NN Authority: Manchester City Council, Environmental Health Department Permit Reference: PPC/02/91 Dated: 9th August 1991 Process Type: Local Authority Air Pollution Control Description: PG1/1Waste oil burners, less than 0.4MW net rated thermal input **Status:** **Authorisation revoked** Positional Accuracy: Located by supplier to within 10m	A19SW (NE)	636	3	384983 397984
38	**Local Authority Pollution Prevention and Controls** Name: Tj Stafford (Plant Hire) Ltd Location: Hoyle Street, Ardwick, Manchester, M12 6hg Authority: Manchester City Council, Environmental Health Department Permit Reference: PPCM89/96 Dated: 5th July 1996 Process Type: Local Authority Pollution Prevention and Control Description: PG3/16 Mobile screening and crushing processes **Status:** **Authorisation revoked** Positional Accuracy: Located by supplier to within 10m	A14NE (E)	682	3	385206 397632
39	**Local Authority Pollution Prevention and Controls** Name: Jessop & Baird Ltd Location: Medlock House, Hulme Street, Hulme, MANCHESTER, Lancashire, M15 6AL Authority: Manchester City Council, Environmental Health Department Permit Reference: 41/93 Dated: 14th June 1993 Process Type: Local Authority Air Pollution Control Description: PG6/32 Adhesive coating **Status:** **Authorisation revoked** Positional Accuracy: Automatically positioned to the address	A7NE (SW)	690	3	383796 397169
40	**Local Authority Pollution Prevention and Controls** Name: Ardwick Spares Location: 2 Hoyle Street, Ardwick, MANCHESTER, Lancashire, M12 6HG Authority: Manchester City Council, Environmental Health Department Permit Reference: PPC/30/92 Dated: 1st April 1994 Process Type: Local Authority Air Pollution Control Description: PG2/1Furnaces for the extraction of non-ferrous metal from scrap **Status:** **Authorisation revoked** Positional Accuracy: Manually positioned to the address or location	A14SE (E)	778	3	385319 397495
41	**Local Authority Pollution Prevention and Controls** Name: Tesco Express Ardwick Location: Ardwick Green, Ardwick, MANCHESTER, Lancashire, M13 9XF Authority: Manchester City Council, Environmental Health Department Permit Reference: PPC/PFS/RM/002/06 Dated: 3rd December 1998 Process Type: Local Authority Air Pollution Control Description: PG1/14 Petrol filling station **Status:** **Authorised** Positional Accuracy: Manually positioned to the address or location	A9NE (SE)	811	3	385255 397098
42	**Local Authority Pollution Prevention and Controls** Name: Presbar Diecastings Ltd Location: Store Street/Ducie Street, Piccadilly Village, Ancoats, M1 2WD Authority: Manchester City Council, Environmental Health Department Permit Reference: PPC/B/38/05/AW Dated: 21st November 1991 Process Type: Local Authority Pollution Prevention and Control Description: PG2/1Furnaces for the extraction of non-ferrous metal from scrap **Status:** **Permitted** Positional Accuracy: Manually positioned to the address or location	A19SW (NE)	812	3	385024 398187

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
42	**Local Authority Pollution Prevention and Controls** Name: Presbar Diecastings Ltd Location: Store Street, MANCHESTER, Lancashire, M1 2WD Authority: Manchester City Council, Environmental Health Department Permit Reference: 34/92 Dated: 21st November 1991 Process Type: Local Authority Pollution Prevention and Control Description: PG2/1Furnaces for the extraction of non-ferrous metal from scrap **Status: Permitted** Positional Accuracy: Located by supplier to within 10m	A19NW (NE)	840	3	385051 398201
42	**Local Authority Pollution Prevention and Controls** Name: Presbar Diecastings Ltd Location: Store Street, MANCHESTER, Lancashire, M1 2WD Authority: Manchester City Council, Environmental Health Department Permit Reference: 34/92 Dated: 13th January 1993 Process Type: Local Authority Air Pollution Control Description: PG2/6 Aluminium and aluminium alloy processes **Status: Authorised** Positional Accuracy: Located by supplier to within 10m	A19NW (NE)	868	3	385100 398195
43	**Local Authority Pollution Prevention and Controls** Name: Johnson Cleaners Uk Ltd - Manchester Location: 59 Cross Street, Albert Square, Manchester Authority: Manchester City Council, Environmental Health Department Permit Reference: PPC/DC/RM/12/07 Dated: 1st February 2007 Process Type: Local Authority Pollution Prevention and Control Description: PG6/46 Dry cleaning **Status: Permitted** Positional Accuracy: Located by supplier to within 10m	A17NE (NW)	875	3	383845 398199
44	**Local Authority Pollution Prevention and Controls** Name: Johnsons Cleaners Uk Ltd - Manchester Location: 24 High Street, Manchester Authority: Manchester City Council, Environmental Health Department Permit Reference: PPC/DC/RM/13/07 Dated: 1st February 2007 Process Type: Local Authority Pollution Prevention and Control Description: PG6/46 Dry cleaning **Status: Permitted** Positional Accuracy: Located by supplier to within 10m	A18NW (N)	956	3	384254 398481
45	**Local Authority Pollution Prevention and Control Enforcements** Location: Store Street, MANCHESTER, Lancashire, M1 2WD Type: Air Pollution Control Enforcement Notice Reference: 34/92 Date Issued: 19th November 1998 Enforcement Date: Not Supplied Details: Failure To Update Furnace Emission Records Positional Accuracy: Automatically positioned to the address	A19SW (NE)	577	3	384808 398052
	Nearest Surface Water Feature	A13SW (SW)	41	-	384419 397429
46	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Miscellaneous - Foam Note: River Medlock; Detergent Incident Date: 30th March 1995 Incident Reference: 95630655 Catchment Area: Medlock Receiving Water: Not Given Cause of Incident: Other Incident/Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13SW (W)	4	2	384400 397500
47	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Unknown Note: None Affected Incident Date: 8th November 1996 Incident Reference: 96632315 Catchment Area: Medlock Receiving Water: Not Given Cause of Incident: Other Incident/Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13NE (N)	42	2	384500 397600

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
48	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Unknown Note: River Medlock; None Pollution Found Incident Date: 6th October 1995 Incident Reference: 95632478 Catchment Area: Medlock Receiving Water: Not Given Cause of Incident: Other Incident/Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13SE (S)	72	2	384500 397400
49	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Unknown Note: None Pollution Found Incident Date: 11th January 1996 Incident Reference: 96630052 Catchment Area: Medlock Receiving Water: Not Given Cause of Incident: Other Incident/Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13SW (W)	100	2	384300 397500
50	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Unknown Note: None Affected; Diesel Spill Incident Date: 22nd August 1996 Incident Reference: 96631887 Catchment Area: Irwell Receiving Water: Not Given Cause of Incident: Accidental Spillage/Leakage Incident Severity: Category 3 - Minor Incident Positional Accuracy: Unknown	A13SW (W)	199	2	384200 397500
50	**Pollution Incidents to Controlled Waters** Property Type: Private Sewage (Non-PLC): Sewerage Systems Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Crude Sewage Note: River Medlock; Crude Sewage Incident Date: 25th March 1996 Incident Reference: 96630555 Catchment Area: Medlock Receiving Water: Not Given Cause of Incident: Blocked Sewer Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13SW (W)	200	2	384200 397495
51	**Pollution Incidents to Controlled Waters** Property Type: Pollution Found Source Not Determined Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Miscellaneous - Colour Note: Not Supplied Incident Date: 2nd February 1995 Incident Reference: 95630210 Catchment Area: Medlock Receiving Water: Not Given Cause of Incident: Other Incident/Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13SE (E)	260	2	384800 397500
52	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Unknown Note: None Pollution Found Incident Date: 8th November 1996 Incident Reference: 96632326 Catchment Area: Rochdale Canal Receiving Water: Not Given Cause of Incident: Other Incident/Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Unknown	A13NW (N)	263	2	384400 397800

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
53	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Oils - Other Oil Note: River Medlock; Diesel Incident Date: 26th June 1996 Incident Reference: 96631409 Catchment Area: Medlock Receiving Water: Not Given Cause of Incident: Miscellaneous/Other Pollution Type Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A14NW (E)	378	2	384900 397600
54	**Pollution Incidents to Controlled Waters** Property Type: Private Sewage (Non-PLC): Sewerage Systems Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Unknown Sewage Note: Tributary River Mersey Incident Date: 1st March 1991 Incident Reference: 91510290 Catchment Area: Mersey - Non-Tidal Receiving Water: Not Given Cause of Incident: Unknown Incident Severity: Category 1 - Major Incident Positional Accuracy: Located by supplier to within 100m	A18SE (NE)	391	2	384700 397900
55	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Unknown Note: Oil To Drains Incident Date: 10th July 1996 Incident Reference: 96631536 Catchment Area: Medlock Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A18SE (N)	441	2	384500 398000
56	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Miscellaneous - Inert Suspended Solids Note: River Medlock; Silt Incident Date: 17th January 1996 Incident Reference: 96630110 Catchment Area: Medlock Receiving Water: Not Given Cause of Incident: In River Works Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A14SW (E)	460	2	385001 397496
56	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Unknown Note: River Medlock Incident Date: 2nd July 1995 Incident Reference: 95631978 Catchment Area: Medlock Receiving Water: Not Given Cause of Incident: Other Incident/Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A14SW (E)	461	2	385001 397501
57	**Pollution Incidents to Controlled Waters** Property Type: Transport, Storage, Communications: Road Location: North Western Street, ARDWICK, Greater Manchester Authority: Environment Agency, North West Region Pollutant: General Biodegradable : Tree Cuttings Note: Not Supplied Incident Date: 19th May 1999 Incident Reference: 29115 Catchment Area: Irwell Receiving Water: River Stretch (Freshwater) Cause of Incident: Unauthorised Activity : Unauthorised Burning Of Waste Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 10m	A14SW (E)	560	2	385100 397500

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
58	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Princess Street , MANCHESTER Authority: Environment Agency, North West Region Pollutant: Miscellaneous - Foam Note: Detergent Pollution; Medlock; Detergent Incident Date: 18th April 1997 Incident Reference: 97630663 Catchment Area: Medlock Receiving Water: Freshwater Stream/River Cause of Incident: Overfilling During Delivery Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A14SE (E)	659	2	385200 397495
59	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Unknown Note: Diesel Reported Incident Date: 6th June 1996 Incident Reference: 96631224 Catchment Area: Medlock Receiving Water: Not Given Cause of Incident: Other Incident/Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A14NE (E)	694	2	385200 397700
60	**Pollution Incidents to Controlled Waters** Property Type: Pollution Found Source Not Determined Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Chemicals - Paints / Dyes Note: Ashton Canal; Flouroscein Incident Date: 31st October 1996 Incident Reference: 96632291 Catchment Area: Ashton Canal Receiving Water: Not Given Cause of Incident: Not Given Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A18NE (NE)	704	2	384800 398200
61	**Pollution Incidents to Controlled Waters** Property Type: Water Company Sewage: Storm Overflow Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Oils - Waste Oil Note: Oil Entering Medlock From Outfall Up Stream Temperance Stream Incident Date: 10th July 1998 Incident Reference: SO981348 Catchment Area: Medlock Receiving Water: Freshwater Stream/River Cause of Incident: Blocked Sewer Incident Severity: Category 3 - Minor Incident Positional Accuracy: Unknown	A14NE (E)	886	2	385400 397700
62	**Pollution Incidents to Controlled Waters** Property Type: Road Location: Mancunian Way , HULME Authority: Environment Agency, North West Region Pollutant: Chemicals - Unknown Note: 20 Litres Of Chemical Irgasol In Drains Incident Date: 7th September 1998 Incident Reference: SO981631 Catchment Area: Manchester Ship Canal Receiving Water: Freshwater Stream/River Cause of Incident: Road Traffic Accident Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A12SW (W)	953	2	383500 397200
63	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Chemicals - Paints / Dyes Note: Ashton Canal; Tracing Dye Incident Date: 29th September 1995 Incident Reference: 95632439 Catchment Area: Ashton Canal Receiving Water: Not Given Cause of Incident: Other Incident/Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A19SE (NE)	957	2	385300 398100

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
64	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Oils - Unknown Note: Not Supplied Incident Date: 8th July 1992 Incident Reference: 92611241 Catchment Area: Bridgewater Canal Receiving Water: Not Given Cause of Incident: Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A11SE (W)	998	2	383400 397500
65	**Registered Radioactive Substances** Name: Umist Location: PO Box 88, MANCHESTER, Lancashire, M60 1QD Authority: Environment Agency, North West Region Permit Reference: Bq2154 Dated: 9th April 2002 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Substantial variation to authorisation under RSA **Status: Authorisation either revoked or cancelled** Positional Accuracy: Located by supplier to within 100m	A13SE (E)	0	2	384500 397500
65	**Registered Radioactive Substances** Name: Umist Location: Po Box 88, Sackville Street, MANCHESTER, M60 1QD Authority: Environment Agency, North West Region Permit Reference: AZ8692 Dated: 13th November 1997 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA **Status: Authorisation superseded by a substantial or non substantial variation** Positional Accuracy: Manually positioned to the address or location	A13SE (NE)	0	2	384477 397512
65	**Registered Radioactive Substances** Name: Umist Location: Po Box 88, Sackville Street, MANCHESTER, M60 1QD Authority: Environment Agency, North West Region Permit Reference: AX0526 Dated: 30th January 1997 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA **Status: Authorisation superseded by a substantial or non substantial variation** Positional Accuracy: Manually positioned to the address or location	A13SE (NE)	0	2	384478 397512
65	**Registered Radioactive Substances** Name: Umist Location: Po Box 88, Sackville Street, MANCHESTER, M60 1QD Authority: Environment Agency, North West Region Permit Reference: AP0143 Dated: 16th January 1995 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA **Status: Authorisation superseded by a substantial or non substantial variation** Positional Accuracy: Manually positioned to the address or location	A13SE (NE)	0	2	384478 397512
65	**Registered Radioactive Substances** Name: Umist Location: PO Box 88, MANCHESTER, Lancashire, M60 1QD Authority: Environment Agency, North West Region Permit Reference: AC8878 Dated: 31st March 1991 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Authorisation under RSA **Status: Authorisation either revoked or cancelled** Positional Accuracy: Located by supplier to within 100m	A13SE (E)	0	2	384500 397500
66	**Registered Radioactive Substances** Name: The University Of Manchester Location: North Campus, Manchester, M1 3bu Authority: Environment Agency, Head Office Permit Reference: Bx8661 Dated: Not Supplied Process Type: Not Supplied Description: Not Supplied **Status: Application has been determined by the EA** Positional Accuracy: Located by supplier to within 100m	A13NE (E)	72	2	384600 397530

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
66	**Registered Radioactive Substances** Name: The University Of Manchester Location: North Campus, Manchester, M1 3bu Authority: Environment Agency, Head Office Permit Reference: Bx8645 Dated: Not Supplied Process Type: Not Supplied Description: Not Supplied **Status: Application has been determined by the EA** Positional Accuracy: Located by supplier to within 100m	A13NE (E)	72	2	384600 397530
67	**Registered Radioactive Substances** Name: Umist Location: Po Box 88, Sackville Street, MANCHESTER, M60 1QD Authority: Environment Agency, North West Region Permit Reference: Bk5380 Dated: 6th March 2001 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Substantial variation to a registration under the Act of an open source which is also the subject of an authorisation **Status: Authorisation either revoked or cancelled** Positional Accuracy: Manually positioned to the address or location	A13SE (E)	76	2	384612 397456
68	**Registered Radioactive Substances** Name: Manchester Metropolitan University Location: John Dalton Building, Chester Street, MANCHESTER, Lancashire, M1 5GD Authority: Environment Agency, North West Region Permit Reference: Bw5861 Dated: 1st December 2003 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA **Status: Authorisation superseded by a substantial or non substantial variation** Positional Accuracy: Automatically positioned to the address	A12SE (SW)	430	2	384070 397222
68	**Registered Radioactive Substances** Name: Manchester Metropolitan University Location: John Dalton Building, Chester Street, MANCHESTER, Greater Manchester, M1 5GD Authority: Environment Agency, North West Region Permit Reference: AP8403 Dated: 9th March 1995 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA **Status: Authorisation superseded by a substantial or non substantial variation** Positional Accuracy: Automatically positioned to the address	A12SE (SW)	430	2	384070 397222
68	**Registered Radioactive Substances** Name: Manchester Metropolitan University Location: John Dalton Building, Chester Street, MANCHESTER, Greater Manchester, M1 5GD Authority: Environment Agency, North West Region Permit Reference: AO3155 Dated: 16th October 1994 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Substantial variation to authorisation under RSA **Status: Authorisation superseded by a substantial or non substantial variation** Positional Accuracy: Automatically positioned to the address	A12SE (SW)	430	2	384070 397222
68	**Registered Radioactive Substances** Name: Manchester Metropolitan University Location: John Dalton Building, Chester Street, MANCHESTER, Greater Manchester, M1 5GD Authority: Environment Agency, North West Region Permit Reference: AC9718 Dated: 31st March 1991 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Registration under the Act of an open source which is also the subject of an authorisation **Status: Authorisation superseded by a substantial or non substantial variation** Positional Accuracy: Automatically positioned to the address	A12SE (SW)	430	2	384070 397222

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
68	**Registered Radioactive Substances** Name: Manchester Metropolitan University Location: John Dalton Building, Chester Street, MANCHESTER, Greater Manchester, M1 5GD Authority: Environment Agency, North West Region Permit Reference: AC9688 Dated: 31st March 1991 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Authorisation under RSA **Status: Authorisation superseded by a substantial or non substantial variation** Positional Accuracy: Automatically positioned to the address	A12SE (SW)	430	2	384070 397222
68	**Registered Radioactive Substances** Name: Manchester Metropolitan University Location: John Dalton Building, Chester Street, Manchester, M1 5gd Authority: Environment Agency, North West Region Permit Reference: Ca1464 Dated: Not Supplied Process Type: Not Supplied Description: Not Supplied **Status: Application has been determined by the EA** Positional Accuracy: Automatically positioned to the address	A12SE (SW)	431	2	384069 397222
68	**Registered Radioactive Substances** Name: Manchester Metropolitan University Location: John Dalton Building, Chester Street, Manchester, M1 5gd Authority: Environment Agency, North West Region Permit Reference: Bl0324 Dated: Not Supplied Process Type: Not Supplied Description: Not Supplied **Status: Application has been determined by the EA** Positional Accuracy: Automatically positioned to the address	A12SE (SW)	431	2	384069 397222
69	**Registered Radioactive Substances** Name: University Of Manchester Location: Oxford Road, Manchester, M13 9PL Authority: Environment Agency, North West Region Permit Reference: CB0137 Dated: 8th December 2006 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA **Status: Application has been authorised and any conditions apply to the operator** Positional Accuracy: Automatically positioned to the address	A8SE (S)	656	2	384615 396824
69	**Registered Radioactive Substances** Name: University Of Manchester Location: Oxford Road, MANCHESTER, M13 9PL Authority: Environment Agency, North West Region Permit Reference: Bz3067 Dated: 28th June 2005 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Initial variation to an authorisation under RSA **Status: Authorisation superseded by a substantial or non substantial variation** Positional Accuracy: Automatically positioned to the address	A8SE (S)	656	2	384615 396824
69	**Registered Radioactive Substances** Name: University Of Manchester Location: Oxford Road, MANCHESTER, Lancashire, M13 9PL Authority: Environment Agency, North West Region Permit Reference: Bx8548 Dated: 1st October 2004 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Registration under the Act of an open source which is also the subject of an authorisation **Status: Application has been authorised and any conditions apply to the operator** Positional Accuracy: Automatically positioned to the address	A8SE (S)	656	2	384615 396824

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
69	**Registered Radioactive Substances** Name: University Of Manchester Location: Oxford Road, MANCHESTER, Lancashire, M13 9PL Authority: Environment Agency, North West Region Permit Reference: Bx8564 Dated: 2nd September 2004 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Authorisation under RSA **Status: Authorisation superseded by a substantial or non substantial variation** Positional Accuracy: Automatically positioned to the address	A8SE (S)	656	2	384615 396824
69	**Registered Radioactive Substances** Name: Central Manchester University Hospitals Nhs Foundation Trust Location: Oxford Road, Manchester, Lancashire, M13 9PL Authority: Environment Agency, North West Region Permit Reference: Bm2918 Dated: 19th November 2001 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Substantial variation to a registration under the Act of an open source which is also the subject of an authorisation **Status: Authorisation superseded by a substantial or non substantial variation** Positional Accuracy: Automatically positioned to the address	A8SE (S)	656	2	384615 396824
70	**Registered Radioactive Substances** Name: Epistem Limited Location: The Incubator Building & University Of Manchester, Manchester South Campus, Grafton Street, Manchester, M13 9xx Authority: Environment Agency, North West Region Permit Reference: VB3130DX Dated: Not Supplied Process Type: Not Supplied Description: Not Supplied **Status: Application has been determined by the EA** Positional Accuracy: Automatically positioned to the address	A9NW (SE)	678	2	385100 397100
71	**Registered Radioactive Substances** Name: Victoria University Of Manchester Location: Williamson Building, Oxford Road, MANCHESTER, Greater Manchester, M13 9PL Authority: Environment Agency, North West Region Permit Reference: Bt9640 Dated: 3rd February 2003 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Substantial variation to a registration under the Act of an open source which is not the subject of an authorisation, or an application for an authorisation **Status: Authorisation either revoked or cancelled** Positional Accuracy: Manually positioned to the address or location	A8SE (S)	791	2	384645 396692
71	**Registered Radioactive Substances** Name: Victoria University Of Manchester Location: Williamson Building, Oxford Road, MANCHESTER, Greater Manchester, M13 9PL Authority: Environment Agency, North West Region Permit Reference: BG4739 Dated: 16th August 1999 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Substantial variation to a registration under the Act of an open source which is not the subject of an authorisation, or an application for an authorisation **Status: Authorisation superseded by a substantial or non substantial variation** Positional Accuracy: Manually positioned to the address or location	A8SE (S)	791	2	384645 396692
71	**Registered Radioactive Substances** Name: Victoria University Of Manchester Location: Williamsom Building, Oxford Road, MANCHESTER, Greater Manchester, M13 9PL Authority: Environment Agency, North West Region Permit Reference: AP8713 Dated: 20th February 1995 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Registration under the Act of an open source which is also the subject of an authorisation **Status: Authorisation superseded by a substantial or non substantial variation** Positional Accuracy: Manually positioned to the address or location	A8SE (S)	791	2	384645 396692

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
71	**Registered Radioactive Substances** Name: University Of Manchester Location: Williamson Building, Oxford Road, MANCHESTER, Greater Manchester, M13 9PL Authority: Environment Agency, North West Region Permit Reference: AD0155 Dated: 31st March 1991 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Authorisation under RSA **Status: Authorisation either revoked or cancelled** Positional Accuracy: Manually positioned to the address or location	A8SE (S)	791	2	384645 396692
72	**Water Abstractions** Operator: West Contracting Licence Number: Nw0690006001 Permit Version: 1 Location: Boreholes At Origin Developments, Manchester Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: Non-Evaporative Cooling Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 May Authorised End: 30 September Permit Start Date: 19th January 2009 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A13NW (NW)	207	2	384378 397733
72	**Water Abstractions** Operator: West Contracting Licence Number: Nw/069/0006/001 Permit Version: 1 Location: Boreholes At Origin Developments, Manchester Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: Non-Evaporative Cooling Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 May Authorised End: 30 September Permit Start Date: 19th January 2009 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A13NW (NW)	207	2	384378 397733
73	**Water Abstractions** Operator: North Western Electricity Board Licence Number: 2569006023 Permit Version: Not Supplied Location: Rochdale Canal, Dickinson Street, MANCHESTER Authority: Environment Agency, North West Region Abstraction: Cooling Abstraction Type: Not Supplied Source: Canal Daily Rate (m3): 82 Yearly Rate (m3): 25230 Details: Licence Status: Revoked Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A12NE (NW)	348	2	384100 397700
74	**Water Abstractions** Operator: Manchester Metropolitan University Licence Number: Nw/069/0006/003 Permit Version: 2 Location: Borehole 1 At Lower Chatham Street Authority: Environment Agency, North West Region Abstraction: Schools and Colleges: General Use (Medium Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 4th April 2014 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A8NW (SW)	455	2	384180 397091

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
74	**Water Abstractions** Operator: Manchester Metropolitan University Licence Number: Nw/069/0006/003 Permit Version: 2 Location: Borehole 1 At Lower Chatham Street Authority: Environment Agency, North West Region Abstraction: Schools and Colleges: Heat Pump Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 4th April 2014 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A8NW (SW)	455	2	384180 397091
74	**Water Abstractions** Operator: Manchester Metropolitan University Licence Number: Nw/069/0006/003 Permit Version: 1 Location: Borehole 1 At Lower Chatham Street Authority: Environment Agency, North West Region Abstraction: Schools and Colleges: General Use (Medium Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 1st April 2011 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A8NW (SW)	455	2	384180 397091
74	**Water Abstractions** Operator: Manchester Metropolitan University Licence Number: Nw/069/0006/003 Permit Version: 1 Location: Borehole 1 At Lower Chatham Street Authority: Environment Agency, North West Region Abstraction: Schools and Colleges: Heat Pump Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 1st April 2011 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A8NW (SW)	455	2	384180 397091
75	**Water Abstractions** Operator: Manchester Metropolitan University Licence Number: Nw/069/0006/009 Permit Version: 1 Location: Bh1, Science And Engineering Building Authority: Environment Agency, North West Region Abstraction: Schools and Colleges: Heat Pump Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 22nd May 2024 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A12SE (SW)	496	2	383998 397209

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
75	**Water Abstractions** Operator: Manchester Metropolitan University Licence Number: Nw/069/0006/009 Permit Version: 1 Location: Bh1, Science And Engineering Building Authority: Environment Agency, North West Region Abstraction: Schools and Colleges: General Use (Medium Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 22nd May 2024 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A12SE (SW)	496	2	383998 397209
75	**Water Abstractions** Operator: Dunlop Rubber Co Limited Licence Number: 2569007027 Permit Version: Not Supplied Location: Borehole, Cambridge Street, MANCHESTER Authority: Environment Agency, North West Region Abstraction: Cooling Abstraction Type: Not Supplied Source: Groundwater Daily Rate (m3): 1811 Yearly Rate (m3): 154564 Details: Licence Status: Revoked Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A12SE (SW)	500	2	384000 397200
76	**Water Abstractions** Operator: British Telecommunications Plc Licence Number: 2569007069 Permit Version: 100 Location: Borehole At George St, Manchester Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: General Cooling (Existing Licences Only) (Low Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 860 Yearly Rate (m3): 1100 Details: Premises At Rutherford Hse, York St Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st April 2007 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A17SE (NW)	565	2	384100 398000
77	**Water Abstractions** Operator: Moseley Rubber Co Ltd Licence Number: 2569006001 Permit Version: 100 Location: Borehole At Premises, Broadie St, Ardwick, Manchester Authority: Environment Agency, North West Region Abstraction: Rubber: General Cooling (Existing Licences Only) (Low Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 909 Yearly Rate (m3): 331858 Details: Premises At Broadie St., Ardwick Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 8th February 1966 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A14NE (E)	702	2	385240 397540

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
78	**Water Abstractions** Operator: Manchester Metropolitan University Licence Number: Nw/069/0004/003 Permit Version: 2 Location: Borehole Ab1 At Manchester Metropolitan University Authority: Environment Agency, North West Region Abstraction: Schools and Colleges: Heat Pump Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 29th November 2024 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A7SW (SW)	977	2	383741 396774
	Water Abstractions Operator: Manchester Metropolitan University Licence Number: Nw/069/0004/003 Permit Version: 2 Location: Borehole At Manchester Metropolitan University Authority: Environment Agency, North West Region Abstraction: Schools and Colleges: Heat Pump Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 29th November 2024 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A7SW (SW)	1016	2	383715 396746
	Water Abstractions Operator: Manchester Metropolitan University Licence Number: Nw/069/0004/003 Permit Version: 1 Location: Borehole At Manchester Metropolitan University Authority: Environment Agency, North West Region Abstraction: Schools and Colleges: Heat Pump Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 1st January 2015 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A7SW (SW)	1016	2	383715 396746
	Water Abstractions Operator: Manchester Metropolitan University Licence Number: Nw/069/0004/003 Permit Version: 1 Location: Borehole At Manchester Metropolitan University Authority: Environment Agency, North West Region Abstraction: Schools and Colleges: General Use (Medium Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 1st January 2015 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A7SW (SW)	1016	2	383715 396746

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Renaker Build Ltd Licence Number: Nw/069/0006/010 Permit Version: 1 Location: Borehole Pw9 Chester Formation At Crown Street Authority: Environment Agency, North West Region Abstraction: Construction:Dewatering Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 24th September 2021 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A11SE (W)	1205	2	383223 397253
	Water Abstractions Operator: Renaker Build Ltd Licence Number: Nw/069/0006/010 Permit Version: 1 Location: Borehole Pw8 Chester Formation At Crown Street Authority: Environment Agency, North West Region Abstraction: Construction:Dewatering Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 24th September 2021 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A11SE (W)	1211	2	383224 397225
	Water Abstractions Operator: Renaker Build Ltd Licence Number: Nw/069/0006/010 Permit Version: 1 Location: Borehole Pw10 Chester Formation At Crown Street Authority: Environment Agency, North West Region Abstraction: Construction:Dewatering Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 24th September 2021 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A11SE (W)	1212	2	383211 397276
	Water Abstractions Operator: Renaker Build Ltd Licence Number: Nw/069/0006/010 Permit Version: 1 Location: Borehole Pw11 Chester Formation At Crown Street Authority: Environment Agency, North West Region Abstraction: Construction:Dewatering Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 24th September 2021 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A11SE (W)	1215	2	383204 397298

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Science Museum Group Licence Number: Nw/069/0004/021/R01 Permit Version: 1 Location: Chester Formation At Science Museum (A) Authority: Environment Agency, North West Region Abstraction: Holiday Sites, Camp Sites & Tourist Attractions: Heat Pump Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 4th April 2024 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A11NE (W)	1239	2	383198 397829
	Water Abstractions Operator: Science Museum Group Licence Number: Nw/069/0004/021 Permit Version: 1 Location: Chester Formation At Science Museum (A) Authority: Environment Agency, North West Region Abstraction: Holiday Sites, Camp Sites & Tourist Attractions: Heat Pump Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 31st March 2023 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A11NE (W)	1239	2	383198 397829
	Water Abstractions Operator: Renaker Build Ltd Licence Number: Nw/069/0006/010 Permit Version: 1 Location: Borehole Pw5 Chester Formation At Crown Street Authority: Environment Agency, North West Region Abstraction: Construction:Dewatering Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 24th September 2021 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A11SE (W)	1240	2	383193 397230
	Water Abstractions Operator: Renaker Build Ltd Licence Number: Nw/069/0006/010 Permit Version: 1 Location: Borehole Pw6 Chester Formation At Crown Street Authority: Environment Agency, North West Region Abstraction: Construction:Dewatering Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 24th September 2021 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A11SE (W)	1251	2	383171 397275

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Renaker Build Ltd Licence Number: Nw/069/0006/010 Permit Version: 1 Location: Borehole Pw7 Chester Formation At Crown Street Authority: Environment Agency, North West Region Abstraction: Construction:Dewatering Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 24th September 2021 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A11SE (W)	1255	2	383184 397203
	Water Abstractions Operator: Renaker Build Ltd Licence Number: Nw/069/0006/010 Permit Version: 1 Location: Borehole Pw4 Chester Formation At Crown Street Authority: Environment Agency, North West Region Abstraction: Construction:Dewatering Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 24th September 2021 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A11SE (W)	1277	2	383159 397210
	Water Abstractions Operator: Renaker Build Ltd Licence Number: Nw/069/0006/010 Permit Version: 1 Location: Borehole Pw3 Chester Formation At Crown Street Authority: Environment Agency, North West Region Abstraction: Construction:Dewatering Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 24th September 2021 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A11SE (W)	1294	2	383140 397217
	Water Abstractions Operator: Science Museum Group Licence Number: Nw/069/0004/021/R01 Permit Version: 1 Location: Chester Formation At Science Museum (B) Authority: Environment Agency, North West Region Abstraction: Holiday Sites, Camp Sites & Tourist Attractions: Heat Pump Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 4th April 2024 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A11NE (W)	1296	2	383143 397845

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Science Museum Group Licence Number: Nw/069/0004/021 Permit Version: 1 Location: Chester Formation At Science Museum (B) Authority: Environment Agency, North West Region Abstraction: Holiday Sites, Camp Sites & Tourist Attractions: Heat Pump Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 31st March 2023 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A11NE (W)	1296	2	383143 397845
	Water Abstractions Operator: Renaker Build Ltd Licence Number: Nw/069/0006/010 Permit Version: 1 Location: Borehole Pw2 Chester Formation At Crown Street Authority: Environment Agency, North West Region Abstraction: Construction:Dewatering Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 24th September 2021 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A11SW (W)	1317	2	383113 397230
	Water Abstractions Operator: Her Majesty'S Court Service Licence Number: 2569007089 Permit Version: 2 Location: 2 Boreholes At Gartside Street Manchester Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: Non-Evaporative Cooling Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Land At Gartside Street Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 10th July 2008 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A16NE (NW)	1324	2	383335 398310
	Water Abstractions Operator: Bovis Lend Lease Ltd Licence Number: 2569007089 Permit Version: 1 Location: 2 Boreholes At Gartside Street Manchester Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: Non-Evaporative Cooling Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Land At Gartside Street Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 28th January 2005 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A16NE (NW)	1324	2	383335 398310

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Renaker Build Ltd Licence Number: Nw/069/0006/010 Permit Version: 1 Location: Borehole Pw1 Chester Formation At Crown Street Authority: Environment Agency, North West Region Abstraction: Construction:Dewatering Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 24th September 2021 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A11SW (W)	1341	2	383085 397249
	Water Abstractions Operator: British Telecommunications Plc Licence Number: 2569007070 Permit Version: 101 Location: Borehole At Dial House Chapel Street Salford Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: General Cooling (Existing Licences Only) (High Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Premises At Dial House, Salford Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st April 2007 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A22SW (NW)	1371	2	383700 398700
	Water Abstractions Operator: British Telecom Licence Number: 2569007070 Permit Version: 100 Location: Borehole At Dial House, Chapel St, Salford Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: General Cooling (Existing Licences Only) (High Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 30 Yearly Rate (m3): 45 Details: Premises At Dial House, Salford Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 27th January 1971 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A22SW (NW)	1371	2	383700 398700
	Water Abstractions Operator: G T Energy Uk Limited Licence Number: Nw/069/0004/005 Permit Version: 2 Location: Area Of Abstraction - Lower Carboniferous Limestone Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: Heat Pump Abstraction Type: Water may be abstracted from any point within an area Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Devonshire Street, Manchester Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 11th June 2013 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A10SW (SE)	1382	2	385729 396778

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Gt Energy Limited Licence Number: Nw/069/0004/005 Permit Version: 1 Location: Area Of Abstraction - Lower Carboniferous Limestone Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: Heat Pump Abstraction Type: Water may be abstracted from any point within an area Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 17th January 2013 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A10SW (SE)	1382	2	385729 396778
	Water Abstractions Operator: Manchester Quays Development (Mgy) Ltd Licence Number: Nw/069/0004/019 Permit Version: 1 Location: St Johns Manchester Authority: Environment Agency, North West Region Abstraction: Industrial, Commercial and Public Services: Transfer Between Sources (Post Water Act 2003) Abstraction Type: Water may be abstracted from any point within an area Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: St Johns, Manchester Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 13th September 2019 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A16SW (NW)	1427	2	383094 398099
	Water Abstractions Operator: Heineken Uk Ltd Licence Number: 2569007007 Permit Version: 102 Location: Borehole At Premises Moss Side Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: General Cooling (Existing Licences Only) (High Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Premises At Moss Side, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 23rd November 2009 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A2SE (S)	1656	2	383900 395900
	Water Abstractions Operator: Heineken Uk Ltd Licence Number: 2569007007 Permit Version: 102 Location: Borehole At Premises Moss Side Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Premises At Moss Side, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 23rd November 2009 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A2SE (S)	1656	2	383900 395900

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Scottish And Newcastle Uk Ltd Licence Number: 2569007007 Permit Version: 101 Location: Borehole At Premises Moss Side Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: General Cooling (Existing Licences Only) (High Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Premises At Moss Side, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 17th April 2008 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A2SE (S)	1656	2	383900 395900
	Water Abstractions Operator: Scottish And Newcastle Uk Ltd Licence Number: 2569007007 Permit Version: 101 Location: Borehole At Premises Moss Side Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Premises At Moss Side, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 17th April 2008 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A2SE (S)	1656	2	383900 395900
	Water Abstractions Operator: Scottish Courage Brewing Ltd Licence Number: 2569007007 Permit Version: 100 Location: Borehole At Premises Moss Side Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: General Cooling (Existing Licences Only) (High Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 900 Yearly Rate (m3): 227000 Details: Premises At Moss Side, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 31st December 2003 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A2SE (S)	1656	2	383900 395900
	Water Abstractions Operator: Scottish Courage Brewing Ltd Licence Number: 2569007007 Permit Version: 100 Location: Borehole At Premises Moss Side Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Premises At Moss Side, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 31st December 2003 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A2SE (S)	1656	2	383900 395900

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Heineken Uk Ltd Licence Number: 2569007007 Permit Version: 103 Location: Borehole At Premises Moss Side Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Premises At Moss Side, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 8th May 2014 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A2SE (S)	1659	2	383865 395909
	Water Abstractions Operator: Heineken Uk Ltd Licence Number: 2569007007 Permit Version: 103 Location: Borehole At Premises Moss Side Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: General Cooling (Existing Licences Only) (High Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Premises At Moss Side, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 8th May 2014 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A2SE (S)	1659	2	383865 395909
	Water Abstractions Operator: Renaker Build Ltd Licence Number: Nw/069/0004/022 Permit Version: 1 Location: Abstraction Area At Trinity Islands, Manchester Authority: Environment Agency, North West Region Abstraction: Extractive: Dewatering Abstraction Type: Water may be abstracted from any point within an area Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 5th September 2023 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(W)	1720	2	382705 397822
	Water Abstractions Operator: Threlfalls (Salford) Ltd. Licence Number: 2569006009 Permit Version: Not Supplied Location: Four Boreholes, Cook Street, SALFORD Authority: Environment Agency, North West Region Abstraction: Cooling & Manufacturing Abstraction Type: Not Supplied Source: Groundwater Daily Rate (m3): 977 Yearly Rate (m3): 227300 Details: Additional Purpose: Cooling; Licence Status: Revoked Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A21SE (NW)	1753	2	383200 398800

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 102 Location: Borehole Number 2 At Premises Strangeways Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 2004 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A22NE (N)	1767	2	383820 399190
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 102 Location: Borehole (No 2) At Premises, Strangeways, Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Drinking, Cooking, Sanitary, Washing, (Small Garden) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 2004 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A22NE (N)	1767	2	383820 399190
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 102 Location: Borehole Number 2 At Premises Strangeways Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Drinking, Cooking, Sanitary, Washing, (Small Garden) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 2004 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A22NE (N)	1767	2	383820 399190
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 102 Location: Borehole Number 2 At Premises Strangeways Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Drinking, Cooking, Sanitary, Washing, (Small Garden) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 2004 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A22NE (N)	1767	2	383820 399190

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 101 Location: Borehole (No 2) At Premises, Strangeways, Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Drinking, Cooking, Sanitary, Washing, (Small Garden) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 682 Yearly Rate (m3): 194755 Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 25th May 2000 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A22NE (N)	1767	2	383820 399190
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 101 Location: Borehole (No 2) At Premises, Strangeways, Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 25th May 2000 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A22NE (N)	1767	2	383820 399190
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 102 Location: Borehole Number 3 At Premises Strangeways Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Drinking, Cooking, Sanitary, Washing, (Small Garden) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 2004 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1792	2	383830 399220
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 102 Location: Borehole Number 3 At Premises Strangeways Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 2004 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1792	2	383830 399220

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 102 Location: Borehole Number 3 At Premises Strangeways Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Drinking, Cooking, Sanitary, Washing, (Small Garden) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 2004 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1792	2	383830 399220
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 102 Location: Borehole (No 3) At Premises, Strangeways, Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Borehole At Strangeways Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 2004 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1792	2	383830 399220
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 101 Location: Borehole (No 3) At Premises, Strangeways, Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Drinking, Cooking, Sanitary, Washing, (Small Garden) Abstraction Type: Not Supplied Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 25th May 2000 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1792	2	383830 399220
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 101 Location: Borehole (No 3) At Premises, Strangeways, Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Not Supplied Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 25th May 2000 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1792	2	383830 399220

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 102 Location: Borehole Number 1 At Premises Strangeways Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Drinking, Cooking, Sanitary, Washing, (Small Garden) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 2004 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1813	2	383850 399250
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 102 Location: Borehole (No 1) At Premises, Strangeways, Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 2004 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1813	2	383850 399250
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 102 Location: Borehole (No 1) At Premises, Strangeways, Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Drinking, Cooking, Sanitary, Washing, (Small Garden) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Borehole At Strangeways, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 2004 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1813	2	383850 399250
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 102 Location: Borehole Number 1 At Premises Strangeways Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 2004 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1813	2	383850 399250

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 101 Location: Borehole (No 1) At Premises, Strangeways, Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Drinking, Cooking, Sanitary, Washing, (Small Garden) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 25th May 2000 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1813	2	383850 399250
	Water Abstractions Operator: Interbrew Uk Ltd Licence Number: 2569004023 Permit Version: 101 Location: Borehole (No 1) At Premises, Strangeways, Manchester Authority: Environment Agency, North West Region Abstraction: Breweries/Wine: Process Water Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Strangeways Brewery, Manchester Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 25th May 2000 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	(N)	1813	2	383850 399250
	Water Abstractions Operator: British Waterways Licence Number: 2569006990 Permit Version: 100 Location: Ashton Canal, Manchester [Distillers, Ancoats] Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: General Cooling (Existing Licences Only) (Low Loss) Abstraction Type: Water may be abstracted from a single point Source: Surface Daily Rate (m3): 0 Yearly Rate (m3): 750090 Details: (Lancashire Tar Distillers Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st April 1969 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A25SE (NE)	1860	2	385900 398795
	Water Abstractions Operator: British Waterways Board Licence Number: 2569006030 Permit Version: Not Supplied Location: Manchester, MANCHESTER Authority: Environment Agency, North West Region Abstraction: Not Supplied Abstraction Type: Not Supplied Source: Canal Daily Rate (m3): 0 Yearly Rate (m3): 0 Details: Ashton Canal Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A25SE (NE)	1863	2	385900 398800

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Cds Computer Design Systems Ltd Licence Number: 2569007053 Permit Version: 100 Location: R Irwell At Irwell Works, Ordsall Lane, Salford Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: General Cooling (Existing Licences Only) (Low Loss) Abstraction Type: Water may be abstracted from a single point Source: Surface Daily Rate (m3): 455 Yearly Rate (m3): 22730 Details: Irwell Works, Ordsall Lane, Salford Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st November 1987 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	(W)	1902	2	382500 397400
	Groundwater Vulnerability Map Combined Classification: Secondary Superficial Aquifer - Low Vulnerability Combined Vulnerability: Low Combined Aquifer: Productive Bedrock Aquifer, Productive Superficial Aquifer Pollutant Speed: Low Bedrock Flow: Well Connected Fractures Dilution: 300-550 mm/year Baseflow Index: <40% Superficial Patchiness: >90% Superficial Thickness: 3-10m Superficial Recharge: Low	A13SE (NE)	0	2	384472 397508
	Groundwater Vulnerability - Soluble Rock Risk None				
	Bedrock Aquifer Designations Aquifer Designation: Principal Aquifer	A13SE (NE)	0	2	384472 397508
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - Undifferentiated	A13SE (NE)	0	2	384472 397508
79	**Source Protection Zones** Name: Not Supplied Source: Environment Agency, Head Office Reference: Not Supplied Type: Zone III (Total Catchment): The total area needed to support the discharge from the protected groundwater source.	A13SW (SW)	334	2	384140 397287
	Extreme Flooding from Rivers or Sea without Defences Type: Extent of Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13SE (NE)	0	2	384472 397508
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13SW (SW)	5	2	384433 397463
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13SE (SE)	7	2	384502 397462
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
80	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 536.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Medlock Catchment Name: Mersey Primacy: 1	A13SE (S)	0	4	384475 397484
81	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 1045.7 Watercourse Level: Underground Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 2	A13NW (NW)	23	4	384437 397568
82	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 177.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Medlock Catchment Name: Mersey Primacy: 1	A13SW (SW)	43	4	384422 397426
83	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 14.2 Watercourse Level: Underground Permanent: True Watercourse Name: River Medlock Catchment Name: Mersey Primacy: 1	A13SW (W)	68	4	384332 397505
84	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 364.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Medlock Catchment Name: Mersey Primacy: 1	A13NW (W)	74	4	384324 397517
85	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 206.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A13NW (NW)	248	4	384290 397746
86	**OS Water Network Lines** Watercourse Form: Lock or flight of locks Watercourse Length: 24.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A13NW (NW)	250	4	384296 397751
87	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 33.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A13NW (NW)	256	4	384312 397762
88	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 5.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A13NW (NW)	263	4	384341 397779

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
89	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 173.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A13NW (NW)	267	4	384336 397782
90	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 236.6 Watercourse Level: Underground Permanent: True Watercourse Name: River Medlock Catchment Name: Mersey Primacy: 1	A12SE (W)	305	4	384115 397404
91	**OS Water Network Lines** Watercourse Form: Lock or flight of locks Watercourse Length: 25.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A12NE (W)	322	4	384106 397654
92	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 560.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Medlock Catchment Name: Mersey Primacy: 1	A14NW (E)	326	4	384863 397533
93	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 299.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A12NE (W)	337	4	384083 397642
94	**OS Water Network Lines** Watercourse Form: Lock or flight of locks Watercourse Length: 24.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A18SW (N)	351	4	384456 397906
95	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 188.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A18SE (N)	367	4	384474 397924
96	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 18.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A18SE (N)	431	4	384619 397975
97	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 205.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Medlock Catchment Name: Mersey Primacy: 1	A12SE (W)	454	4	383951 397442

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
98	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 80.9 Watercourse Level: Underground Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A18SE (N)	503	4	384609 398051
99	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 35.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A18SE (N)	570	4	384669 398106
100	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 231.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Medlock Catchment Name: Mersey Primacy: 1	A12SE (W)	584	4	383817 397456
101	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 15.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A12NE (W)	590	4	383808 397543
102	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 22.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A12NE (W)	590	4	383808 397543
103	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 15.8 Watercourse Level: Underground Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A18SE (N)	593	4	384701 398120
104	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 10.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A18SE (N)	604	4	384716 398126
105	**OS Water Network Lines** Watercourse Form: Lock or flight of locks Watercourse Length: 25.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A12NW (W)	606	4	383793 397542
106	**OS Water Network Lines** Watercourse Form: Lock or flight of locks Watercourse Length: 25.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A18SE (N)	612	4	384724 398132

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
107	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 289.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A12NW (W)	631	4	383767 397544
108	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 66.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A18SE (NE)	634	4	384744 398147
109	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 260.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Ashton Canal Catchment Name: Mersey Primacy: 1	A19SW (NE)	646	4	384841 398113
110	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 181.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A18SE (NE)	684	4	384803 398176
111	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 6472.9 Watercourse Level: Underground Permanent: True Watercourse Name: Corn Brook Catchment Name: Mersey Primacy: 1	A8SE (S)	713	4	384533 396758
112	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 147.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Medlock Catchment Name: Mersey Primacy: 1	A14NE (E)	736	4	385272 397568
113	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 250.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Ashton Canal Catchment Name: Mersey Primacy: 1	A19SW (NE)	752	4	385017 398114
114	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 319.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Medlock Catchment Name: Mersey Primacy: 1	A12SW (W)	813	4	383595 397393
115	**OS Water Network Lines** Watercourse Form: Lock or flight of locks Watercourse Length: 27.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A19NW (NE)	863	4	384873 398341

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
116	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 2175.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Medlock Catchment Name: Mersey Primacy: 1	A14NE (E)	875	4	385392 397688
117	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 10.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A19NW (NE)	891	4	384886 398365
118	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 9.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A19NW (NE)	901	4	384892 398374
119	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 88.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A19NW (NE)	901	4	384892 398374
120	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 40.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A12NW (W)	919	4	383480 397563
121	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 13.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A12NW (W)	919	4	383480 397563
122	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 34.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Ashton Canal Catchment Name: Mersey Primacy: 2	A19SE (NE)	950	4	385252 398152
123	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 81.2 Watercourse Level: On ground surface Permanent: True Watercourse Name: Ashton Canal Catchment Name: Mersey Primacy: 1	A19SE (NE)	950	4	385252 398152
124	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 69.9 Watercourse Level: Underground Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A11NE (W)	960	4	383439 397562

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
125	**OS Water Network Lines** Watercourse Form: Lock or flight of locks Watercourse Length: 25.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Ashton Canal Catchment Name: Mersey Primacy: 2	A19SE (NE)	983	4	385282 398168
126	**OS Water Network Lines** Watercourse Form: Lock or flight of locks Watercourse Length: 25.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A19NW (NE)	987	4	384949 398442
	Water Framework Directive - Catchment Class Code: River Catchment WaterBody Name: Medlock (Lumb Brook to Irwell) WaterBody ID: GB112069061152 Operational Catchment: Roch Irk Medlock Management Catchment: Irwell Catchment Name: Irwell	A13SE (NE)	0	2	384472 397508
	Water Framework Directive - Catchment Class Code: River Catchment WaterBody Name: Irwell / Manchester Ship Canal (Irk to confluence with Upper Mersey) WaterBody ID: GB112069061452 Operational Catchment: Croal Irwell Management Catchment: Irwell Catchment Name: Irwell	A13SE (SE)	289	2	384680 397230
	Water Framework Directive - Groundwater Waterbody Name: Manchester and East Cheshire Permo-Triassic Sandstone Aquifers Waterbody ID: GB41201G101100 URL Address: https://environment.data.gov.uk/catchment-planning/WaterBody/GB41201G101100 Overall Rating: Poor Chemical Rating: Poor Quantitative Measure: Poor Year: 2019	A13SE (NE)	0	2	384472 397508
	Water Framework Directive - Surface Waters Class Code: River Waterbody Name: Medlock (Lumb Brook To Irwell) Waterbody ID: GB112069061152 URL Address: Not Supplied Overall Rating: Not Assessed Chemical Rating: Not Assessed Classification Year: 2022	A13SE (S)	0	2	384475 397484
	Water Framework Directive - Surface Waters Class Code: Canal Waterbody Name: Rochdale Canal, Western Section Waterbody ID: GB71210517 URL Address: Not Supplied Overall Rating: Not Assessed Chemical Rating: Not Assessed Classification Year: 2022	A13NW (NW)	248	2	384309 397758
	Water Framework Directive - Surface Waters Class Code: Canal Waterbody Name: Ashton Canal And Peak Forest Canal, Lower Section Waterbody ID: GB71210219 URL Address: Not Supplied Overall Rating: Not Assessed Chemical Rating: Not Assessed Classification Year: 2022	A19SW (NE)	645	2	384838 398113

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
127	**Licensed Waste Management Facilities (Locations)** Licence Number: 50191 Location: Little Ireland Phase B, Great Marlborough Street, Manchester, M1 5NN Operator Name: Terra Vac (uk) Ltd Operator Location: Strategic Business Centre, Blue Ridge Park, Thunderhead Ridge, Glasshoughton, Castleford, WF10 4UA Authority: Environment Agency - North East Region, Ridings Area Site Category: Mobile Plant **Licence Status: Issued** Issued: 17th June 2002 Last Modified: Not Supplied Expires: Not Supplied Suspended: Not Supplied Revoked: Not Supplied Surrendered: Not Supplied IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 10m	A12SE (W)	426	2	383998 397374
128	**Licensed Waste Management Facilities (Locations)** Licence Number: 105196 Location: 100 Barbirolli Square, Manchester, M2 3AB Operator Name: Hillhouse Remediation Ltd Operator Location: Not Supplied Authority: Environment Agency - North West Region, South Area Site Category: Mobile plant for reclamation, restoration **Licence Status: Issued** Issued: 22nd June 2011 Last Modified: Not Supplied Expires: Not Supplied Suspended: Not Supplied Revoked: Not Supplied Surrendered: Not Supplied IPPC Reference: Not Supplied Positional Accuracy: Manually positioned to the address or location	A12NE (W)	547	2	383879 397693
129	**Licensed Waste Management Facilities (Locations)** Licence Number: 53582 Location: 2 Hoyle Street , Ardwick, Manchester, Greater Manchester, M12 6HG Operator Name: A Donnelly Operator Location: Not Supplied Authority: Environment Agency - North West Region, South Area Site Category: Metal Recycling Sites (Mixed) **Licence Status: Revoked** Issued: 11th October 1996 Last Modified: Not Supplied Expires: Not Supplied Suspended: Not Supplied Revoked: 10th April 2023 Surrendered: Not Supplied IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 100m	A14SE (E)	659	2	385200 397500
129	**Licensed Waste Management Facilities (Locations)** Licence Number: 402157 Location: Hoyle Trading Estate, Hoyle Street, Manchester, Greater Manchester, M12 6HL Operator Name: E DELANEY DEMOLITION LIMITED Operator Location: Not Supplied Authority: Environment Agency - North West Region, South Area Site Category: Treatment of waste to produce soil <75,000 tpy **Licence Status: Surrendered** Issued: 26th February 2015 Last Modified: Not Supplied Expires: Not Supplied Suspended: Not Supplied Revoked: Not Supplied Surrendered: 26th February 2015 IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 10m	A14SE (E)	695	2	385235 397506

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
130	**Licensed Waste Management Facilities (Locations)** Licence Number: 53583 Location: Temperance Street, Ardwick, Manchester, Greater Manchester, M12 6HS Operator Name: PYE METALS LIMITED Operator Location: Not Supplied Authority: Environment Agency - North West Region, South Area Site Category: Metal Recycling Sites (Mixed) **Licence Status: Expired** Issued: 11th October 1996 Last Modified: Not Supplied Expires: Not Supplied Suspended: Not Supplied Revoked: Not Supplied Surrendered: Not Supplied IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 10m	A14SE (E)	760	2	385300 397510
130	**Licensed Waste Management Facilities (Locations)** Licence Number: 53583 Location: Temperance Street, Ardwick, Manchester, Greater Manchester, M12 6HS Operator Name: PYE METALS LIMITED Operator Location: Not Supplied Authority: Environment Agency - North West Region, South Area Site Category: Metal Recycling Sites (Mixed) **Licence Status: Expired** Issued: 11th October 1996 Last Modified: Not Supplied Expires: Not Supplied Suspended: Not Supplied Revoked: Not Supplied Surrendered: Not Supplied IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 10m	A14SE (E)	760	2	385300 397510
131	**Licensed Waste Management Facilities (Locations)** Licence Number: 402399 Location: Hoyle Street, Hoyle Trading Estate, Manchester, Greater Manchester, M12 6JL Operator Name: CITY EXCAVATIONS LIMITED Operator Location: Not Supplied Authority: Environment Agency - North West Region, South Area Site Category: Inert & excavation Waste TS + treatment **Licence Status: Surrendered** Issued: 1st June 2015 Last Modified: Not Supplied Expires: Not Supplied Suspended: Not Supplied Revoked: Not Supplied Surrendered: 1st June 2015 IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 10m	A14NE (E)	762	2	385296 397583
	Local Authority Landfill Coverage Name: Manchester City Council - Had landfill data but passed it to the relevant environment agency		0	5	384472 397508
132	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1956	A13NW (N)	0	7	384463 397536
133	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1956	A13SE (E)	201	7	384742 397473
134	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1923	A13SE (E)	213	7	384754 397487
135	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1923	A13NE (N)	263	7	384556 397817
136	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1956	A13NW (NW)	282	7	384172 397690
137	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1896	A12SE (W)	307	7	384114 397402
138	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A12NE (NW)	308	7	384132 397674

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
139	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A13NW (NW)	348	7	384151 397766
140	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A18SE (N)	445	7	384533 398003
141	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1896	A12NE (W)	449	7	383971 397660
142	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1909	A12SE (W)	514	7	383890 397445
143	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1896	A12SE (W)	532	7	383874 397430
144	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1909	A12NE (NW)	539	7	383909 397747
145	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A14SW (E)	547	7	385056 397299
146	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1938	A12NE (W)	576	7	383842 397671
147	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1896	A12SE (W)	583	7	383817 397472
148	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A12NW (W)	649	7	383777 397711
149	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1923	A18NE (N)	667	7	384711 398194
150	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A8SE (S)	710	7	384562 396763
151	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A8SW (S)	755	7	384416 396711
152	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A19SW (NE)	763	7	385063 398085
153	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1956	A19SW (NE)	823	7	385123 398109
154	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A9SW (SE)	848	7	384956 396744
155	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1923	A19NW (NE)	854	7	384925 398305
156	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1923	A18NE (N)	855	7	384755 398377
157	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A9SW (SE)	888	7	385072 396772
158	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1956	A19SE (NE)	898	7	385203 398130
159	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1909	A19NW (NE)	900	7	384997 398315

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
160	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1956	A19NW (NE)	909	7	384889 398385
161	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A19NW (NE)	917	7	384966 398354
162	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A11SE (W)	986	7	383440 397289
163	**Registered Waste Treatment or Disposal Sites** Licence Holder: A Donnelly t/a Ardwick Autospares Licence Reference: 01073 Site Location: 2 Hoyle Street, Ardwick, MANCHESTER, Greater Manchester, M12 6HG Operator Location: Whitehouse Farm, Torkington Road, Hazel Grove, Stockport, Cheshire Authority: Environment Agency - North West Region, South Area Site Category: Scrapyard Max Input Rate: Very Small (Less than 10,000 tonnes per year) Waste Source Restrictions: No known restriction on source of waste Licence Status: Operational as far as is knownOperational Dated: 1st October 1996 Preceded By Licence: Not Given Superseded By Licence: Not Given Positional Accuracy: Manually positioned to the road within the address or location Boundary Quality: Not Supplied Authorised Waste: Max.Storage In Licence Other Non-Ferrous Metal Scrap Scrap Vehicles Prohibited Waste: Asbestos (Other Than Normal Part Veh.) Bulk Powders Clinical Wastes Explosive Waste Pcbs Pressurised Wastes Or Containers Spec.Waste (Epa'90:S62/1996 Regs)N.O.S Violently Reactive Wastes Waste In Drums Waste N.O.S.	A14NE (E)	736	2	385270 397580
164	**Registered Waste Treatment or Disposal Sites** Licence Holder: Pye Metals Ltd Licence Reference: 00937 Site Location: Temperance Street, Ardwick, MANCHESTER, Greater Manchester, M12 6HS Operator Location: Britannia Suite, International House, MANCHESTER, Greater Manchester, M3 2ER Authority: Environment Agency - North West Region, South Area Site Category: Scrapyard Max Input Rate: Small (Equal to or greater than 10,000 and less than 25,000 tonnes per year) Waste Source Restrictions: No known restriction on source of waste Licence Status: Operational as far as is knownOperational Dated: 1st October 1996 Preceded By Licence: Not Given Superseded By Licence: Not Given Positional Accuracy: Manually positioned to the road within the address or location Boundary Quality: Not Supplied Authorised Waste: Ferrous Metal Scrap Max.Storage Ferrous Mat'L Max.Storage Non-Ferrous Mat'L Max.Waste Permitted By Licence Non-Ferrous Metal Scrap Prohibited Waste: Asbestos (Other Than Parts Of Vehicle) Bulk Powders Clinical Wastes Explosive Waste Pcbs Pesrrurised Waste Or Containers Spec.Waste (Epa'90:S62/1996 Regs)N.O.S Violently Reactive Wastes Waste In Drums Waste N.O.S.	A14NE (E)	861	2	385400 397540

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Triassic Rocks (Undifferentiated)	A13SE (NE)	0	1	384472 397508
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 30 - 45 mg/kg	A13SE (NE)	0	1	384472 397508
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: <15 mg/kg	A13NE (E)	253	1	384783 397557
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: <15 mg/kg	A13NE (N)	258	1	384544 397814
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13SW (SW)	288	1	384193 397296
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 30 - 45 mg/kg	A13SW (SW)	292	1	384209 397275
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 30 - 45 mg/kg	A13SW (SW)	294	1	384142 397362

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 15 - 30 mg/kg	A12NE (W)	416	1	383985 397570
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 45 - 60 mg/kg	A8NW (S)	465	1	384457 397000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 15 - 30 mg/kg	A8SE (S)	675	1	384661 396814
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 30 - 45 mg/kg	A12NW (W)	794	1	383646 397777
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 15 - 30 mg/kg	A14NE (E)	898	1	385437 397539
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 15 - 30 mg/kg	A17SW (NW)	940	1	383589 398000

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 200 - 300 mg/kg Nickel Concentration: 30 - 45 mg/kg	A15SW (E)	959	1	385500 397508
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 384430, 397270 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 12.70 mg/kg Cadmium Measured Concentration: 0.60 mg/kg Chromium Measured Concentration: 66.10 mg/kg Lead Measured Concentration: 64.40 mg/kg Nickel Measured Concentration: 18.50 mg/kg	A13SW (S)	196	1	384430 397270
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 384430, 397810 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 34.90 mg/kg Cadmium Measured Concentration: 1.90 mg/kg Chromium Measured Concentration: 78.20 mg/kg Lead Measured Concentration: 339.10 mg/kg Nickel Measured Concentration: 32.10 mg/kg	A13NW (N)	262	1	384430 397810
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 384750, 397300 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 18.80 mg/kg Cadmium Measured Concentration: 0.60 mg/kg Chromium Measured Concentration: 81.30 mg/kg Lead Measured Concentration: 157.30 mg/kg Nickel Measured Concentration: 25.60 mg/kg	A13SE (SE)	278	1	384750 397300
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 384770, 397740 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 27.70 mg/kg Cadmium Measured Concentration: 1.00 mg/kg Chromium Measured Concentration: 94.40 mg/kg Lead Measured Concentration: 189.40 mg/kg Nickel Measured Concentration: 22.20 mg/kg	A13NE (NE)	317	1	384770 397740

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 383880, 397770 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 11.90 mg/kg Cadmium Measured Concentration: 0.30 mg/kg Chromium Measured Concentration: 55.90 mg/kg Lead Measured Concentration: 102.20 mg/kg Nickel Measured Concentration: 17.80 mg/kg	A12NE (NW)	575	1	383880 397770
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 384750, 398170 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 15.60 mg/kg Cadmium Measured Concentration: 0.50 mg/kg Chromium Measured Concentration: 83.30 mg/kg Lead Measured Concentration: 178.60 mg/kg Nickel Measured Concentration: 23.50 mg/kg	A18SE (NE)	657	1	384750 398170
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 384380, 398240 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 2.50 mg/kg Cadmium Measured Concentration: 0.30 mg/kg Chromium Measured Concentration: 28.60 mg/kg Lead Measured Concentration: 20.10 mg/kg Nickel Measured Concentration: 5.40 mg/kg	A18NW (N)	693	1	384380 398240
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 385210, 397220 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 37.30 mg/kg Cadmium Measured Concentration: 1.30 mg/kg Chromium Measured Concentration: 81.30 mg/kg Lead Measured Concentration: 433.10 mg/kg Nickel Measured Concentration: 34.30 mg/kg	A14SE (E)	719	1	385210 397220
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 383750, 397170 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 22.80 mg/kg Cadmium Measured Concentration: 1.10 mg/kg Chromium Measured Concentration: 108.60 mg/kg Lead Measured Concentration: 284.90 mg/kg Nickel Measured Concentration: 30.40 mg/kg	A7NW (SW)	731	1	383750 397170

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 384720, 396660 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 117.40 mg/kg Cadmium Measured Concentration: 2.50 mg/kg Chromium Measured Concentration: 361.90 mg/kg Lead Measured Concentration: 1513.50 mg/kg Nickel Measured Concentration: 129.20 mg/kg	A8SE (S)	839	1	384720 396660
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 384270, 396640 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 31.40 mg/kg Cadmium Measured Concentration: 1.70 mg/kg Chromium Measured Concentration: 63.00 mg/kg Lead Measured Concentration: 203.20 mg/kg Nickel Measured Concentration: 26.60 mg/kg	A8SW (S)	843	1	384270 396640
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 385450, 397590 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 14.40 mg/kg Cadmium Measured Concentration: 0.30 mg/kg Chromium Measured Concentration: 45.80 mg/kg Lead Measured Concentration: 260.00 mg/kg Nickel Measured Concentration: 13.10 mg/kg	A14NE (E)	916	1	385450 397590
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 385290, 398180 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 32.90 mg/kg Cadmium Measured Concentration: 0.90 mg/kg Chromium Measured Concentration: 93.40 mg/kg Lead Measured Concentration: 438.40 mg/kg Nickel Measured Concentration: 37.30 mg/kg	A19SE (NE)	997	1	385290 398180

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Urban Soil Chemistry Averages Source: British Geological Survey, National Geoscience Information Service Sample Area: Manchester Count Id: 300 Arsenic Minimum Concentration: 3.00 mg/kg Arsenic Average Concentration: 28.00 mg/kg Arsenic Maximum Concentration: 1008.00 mg/kg Cadmium Minimum Concentration: 0.30 mg/kg Cadmium Average Concentration: 1.40 mg/kg Cadmium Maximum Concentration: 80.30 mg/kg Chromium Minimum Concentration: 29.00 mg/kg Chromium Average Concentration: 92.00 mg/kg Chromium Maximum Concentration: 1252.00 mg/kg Lead Minimum Concentration: 20.00 mg/kg Lead Average Concentration: 270.00 mg/kg Lead Maximum Concentration: 2687.00 mg/kg Nickel Minimum Concentration: 5.00 mg/kg Nickel Average Concentration: 32.00 mg/kg Nickel Maximum Concentration: 137.00 mg/kg	A13SE (NE)	0	1	384472 397508
	Coal Mining Affected Areas Description: In an area which may be affected by coal mining activity. It is recommended that a coal mining report is obtained from the Coal Authority. Contact details are included in the Useful Contacts section of this report.	A13SE (NE)	0	6	384472 397508
	Man-Made Mining Cavities Easting: 384900 Northing: 397100 Distance: 525 Quadrant Reference: A9 Quadrant Reference: NW Bearing Ref: SE Cavity Type: SHAFT ENTRY SANDSTONE WORKINGS Commodity: Sandstone Solid Geology Detail: No Details Superficial Geology Detail: Glacial Till	A9NW (SE)	525	7	384900 397100
	Non Coal Mining Areas of Great Britain No Hazard				
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (NE)	0	1	384472 397508
	Potential for Collapsible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (E)	132	1	384671 397463
	Potential for Compressible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (NE)	0	1	384472 397508
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (S)	152	1	384544 397322
	Potential for Compressible Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	A13SE (E)	219	1	384743 397398
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (NE)	0	1	384472 397508
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (NE)	0	1	384472 397508

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (NE)	0	1	384472 397508
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13SE (E)	219	1	384743 397398
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (NE)	0	1	384472 397508
	Radon Potential - Radon Affected Areas Affected Area: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	A13SE (NE)	0	1	384472 397508
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13SE (NE)	0	1	384472 397508

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
165	**Contemporary Trade Directory Entries** Name: Archmate Ltd Location: Flat 15, Granby House, Granby Row, Manchester, M1 7AR Classification: Rubber & Plastic Products - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (N)	70	7	384447 397612
166	**Contemporary Trade Directory Entries** Name: Broomwell Healthwatch Ltd Location: 86, Princess Street, Manchester, Lancashire, M1 6NG Classification: Medical & Dental Laboratories **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13NW (W)	116	7	384297 397578
166	**Contemporary Trade Directory Entries** Name: Seba (Uk) Ltd Location: 84 Princess St, Manchester, Lancashire, M1 6NG Classification: Machine Tool Accessories & Services **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13NW (W)	117	7	384296 397577
166	**Contemporary Trade Directory Entries** Name: William Chitham Location: 121, Princess Street, Manchester, M1 7AD Classification: Photo & Digital Imaging Bureaus **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	119	7	384333 397620
166	**Contemporary Trade Directory Entries** Name: Harris Darkrooms Location: 121, Princess Street, Manchester, M1 7AD Classification: Photographic Processors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	119	7	384333 397620
166	**Contemporary Trade Directory Entries** Name: Subway Location: Second Floor, 121, Princess Street, Manchester, Lancashire, M1 7AG Classification: Printers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13NW (NW)	119	7	384333 397620
166	**Contemporary Trade Directory Entries** Name: Chamber Communication Ltd Location: 121, Princess Street, Manchester, Lancashire, M1 7AG Classification: Telecommunications Equipment & Systems **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13NW (NW)	119	7	384333 397620
166	**Contemporary Trade Directory Entries** Name: Northern Contract Cleaners Location: Asia House, 82, Princess Street, Manchester, M1 6NF Classification: Cleaning Services - Commercial **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	151	7	384288 397624
167	**Contemporary Trade Directory Entries** Name: D C Motor Engineers Location: 45, York Street, Manchester, M1 7DE Classification: Garage Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A13SW (W)	173	7	384226 397506
168	**Contemporary Trade Directory Entries** Name: Impex Trading Co Location: Flat 23, Oxford Place, 7, Oxford Road, Manchester, M1 6EY Classification: Carpets & Rugs - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SW (W)	227	7	384176 397471
169	**Contemporary Trade Directory Entries** Name: Forths Location: Amazon House, 3 Brazil Street, Manchester, Lancashire, M1 3PJ Classification: Commercial Vehicle Servicing, Repairs, Parts & Accessories **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	256	7	384358 397778
169	**Contemporary Trade Directory Entries** Name: Neat & Tidy Location: Amazon House, 3, Brazil Street, Manchester, M1 3PJ Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	256	7	384358 397778

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
169	**Contemporary Trade Directory Entries** Name: Kdp (Uk) Ltd Location: 36, Canal Street, Manchester, M1 3WD Classification: Non-Ferrous Metals **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (N)	298	7	384346 397818
170	**Contemporary Trade Directory Entries** Name: Aecon Location: Bridgewater House 58-60, Whitworth Street, Manchester, M1 6LT Classification: Engineers - General **Status: Active** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	262	7	384165 397640
170	**Contemporary Trade Directory Entries** Name: First North Western Location: Bridgewater House, 58, Whitworth Street, Manchester, M1 6LS Classification: Railways **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (W)	265	7	384158 397633
171	**Contemporary Trade Directory Entries** Name: Gesco Location: Oxford Rd, Manchester, M1 7ED Classification: Plastics - Injection Moulding **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A13SW (SW)	267	7	384246 397276
172	**Contemporary Trade Directory Entries** Name: Print Copy Shop Location: Mandela Buildings, 99, Oxford Road, Manchester, M1 7EL Classification: Copying & Duplicating Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SW (SW)	268	7	384328 397221
172	**Contemporary Trade Directory Entries** Name: Print Location: Mandela Buildings, 99, Oxford Road, Manchester, M1 7EL Classification: Copying & Duplicating Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SW (SW)	268	7	384328 397221
173	**Contemporary Trade Directory Entries** Name: Bookbind Location: 2-4, Oxford Road, Manchester, Lancashire, M1 5QA Classification: Bookbinders **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13SW (W)	270	7	384146 397423
174	**Contemporary Trade Directory Entries** Name: Intertek Testing Services International Location: Bainbridge House, 86-90, London Road, Manchester, M1 2PW Classification: Corrosion Prevention & Control **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NE (NE)	278	7	384726 397734
174	**Contemporary Trade Directory Entries** Name: Capcis Location: Capcis House, 1, Echo Street, Manchester, M1 7DP Classification: Corrosion Prevention & Control **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NE (NE)	278	7	384726 397734
174	**Contemporary Trade Directory Entries** Name: Intertek Capcis Location: Bainbridge House, 86-90, London Road, Manchester, M1 2PW Classification: Corrosion Prevention & Control **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NE (NE)	278	7	384726 397734
175	**Contemporary Trade Directory Entries** Name: Crown Knitwear Ltd Location: 10-20, Grosvenor Street, MANCHESTER, M1 7JJ Classification: Knitwear Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SE (SE)	283	7	384785 397340
175	**Contemporary Trade Directory Entries** Name: Le Missey Ltd Location: 10-20, Grosvenor Street, Manchester, Lancashire, M1 7JJ Classification: Knitwear Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13SE (SE)	283	7	384785 397340

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
176	**Contemporary Trade Directory Entries** Name: Influx Design & Print Location: 98, Grosvenor Street, Manchester, M1 7HL Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SE (S)	292	7	384497 397179
176	**Contemporary Trade Directory Entries** Name: Final Print Location: Grosvenor Street,All Saints, Manchester, Greater Manchester, M1 7HL Classification: Printers **Status: Active** Positional Accuracy: Manually positioned to the address or location	A13SE (S)	294	7	384509 397178
176	**Contemporary Trade Directory Entries** Name: Billington Foods Location: 39-44 Davy Close, Park Farm Industrial Estate, Wellingborough, Northamptonshire, NN8 6XX Classification: Food Products - Manufacturers **Status: Active** Positional Accuracy: Manually positioned to the address or location	A13SE (S)	294	7	384509 397178
176	**Contemporary Trade Directory Entries** Name: Wildwood Charcoal & Coppice Products Location: 53 Warehead Cottages, Halnaker, Chichester, West Sussex, PO18 0NF Classification: Coal & Smokeless Fuel Merchants & Distributors **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13SE (S)	294	7	384509 397178
176	**Contemporary Trade Directory Entries** Name: Fleetwood Agencies Location: Grosvenor House, 94-96, Grosvenor Street, Manchester, M1 7HL Classification: Rubber & Plastic Products - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SE (S)	295	7	384507 397176
176	**Contemporary Trade Directory Entries** Name: Euro Exim Ltd Location: 96-98, Grosvenor Street, Manchester, M1 7HL Classification: Chemicals - Distributors & Wholesalers **Status: Active** Positional Accuracy: Automatically positioned to the address	A13SE (S)	295	7	384506 397177
177	**Contemporary Trade Directory Entries** Name: W H Hammond & Co (Manchester) Ltd Location: 58, Richmond Street, Manchester, M1 3WB Classification: Soft Furnishings - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	304	7	384296 397807
178	**Contemporary Trade Directory Entries** Name: The Clinco Ltd Location: 5, PICCADILLY PLACE, MANCHESTER, M1 3BR Classification: Commercial Cleaning Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A18SE (N)	309	7	384598 397854
178	**Contemporary Trade Directory Entries** Name: Quality Lab Location: 5, PICCADILLY PLACE, MANCHESTER, M1 3BR Classification: Engineers - General **Status: Active** Positional Accuracy: Automatically positioned to the address	A18SE (N)	309	7	384598 397854
179	**Contemporary Trade Directory Entries** Name: Best Rest Location: 120-122, Grosvenor Street, Manchester, M1 7HL Classification: Bed & Mattress Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8NW (S)	322	7	384426 397144
180	**Contemporary Trade Directory Entries** Name: Harrison Motors Location: 51 New Wakefield St, Manchester, Lancashire, M1 5NP Classification: Garage Services **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A12SE (W)	324	7	384080 397457

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
181	**Contemporary Trade Directory Entries** Name: Spi Materials Location: 105 Princess St, Manchester, Lancashire, M1 6DD Classification: Electricity Companies **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13NW (NW)	325	7	384240 397804
182	**Contemporary Trade Directory Entries** Name: United Global Location: Minshull House, 47, Chorlton Street, Manchester, M1 3FY Classification: Road Haulage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (N)	328	7	384479 397885
183	**Contemporary Trade Directory Entries** Name: Mels Location: 2, Stockland Close, Manchester, M13 9WY Classification: Ironing & Home Laundry Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SE (SE)	329	7	384713 397202
184	**Contemporary Trade Directory Entries** Name: S A Car Services Location: 8 Wyre St, Manchester, M1 2PR Classification: Garage Services **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13NE (NE)	333	7	384785 397748
185	**Contemporary Trade Directory Entries** Name: Samkou Export Co Location: 26, Richmond Street, Manchester, M1 3NB Classification: Textile Manufacturing **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SW (N)	344	7	384356 397870
185	**Contemporary Trade Directory Entries** Name: Avantage Brands Licensing Location: 4th Floor Richmond House,15 Bloom Street, Manchester, Greater Manchester, M1 3HZ Classification: Distribution Services **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A18SW (N)	356	7	384366 397887
186	**Contemporary Trade Directory Entries** Name: C H A Technologies Group Location: St. James Buildings, 79, Oxford Street, Manchester, M1 6FQ Classification: Knitting Yarn Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (NW)	359	7	384075 397678
186	**Contemporary Trade Directory Entries** Name: Soleheat Location: St. James Buildings, 79, Oxford Street, Manchester, M1 6HT Classification: Under Floor Heating **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (NW)	359	7	384075 397678
186	**Contemporary Trade Directory Entries** Name: Heatrise Location: St. James Buildings, 79, Oxford Street, Manchester, M1 6HT Classification: Under Floor Heating **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (NW)	359	7	384075 397678
186	**Contemporary Trade Directory Entries** Name: Soleheat Location: FOURTH FLOOR, ST. JAMES BUILDING, 79, OXFORD STREET, MANCHESTER, M1 6HT Classification: Under Floor Heating **Status: Active** Positional Accuracy: Automatically positioned to the address	A12NE (NW)	359	7	384075 397678
186	**Contemporary Trade Directory Entries** Name: Faupel Plc Location: St. James Buildings, 79, Oxford Street, Manchester, Lancashire, M1 6FQ Classification: Soft Furnishings - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (NW)	359	7	384075 397678

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
186	**Contemporary Trade Directory Entries** Name: Jany (Uk) Location: St. James Buildings, 79, Oxford Street, Manchester, Lancashire, M1 6FQ Classification: Commercial Vehicle Bodybuilders & Repairers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A12NE (NW)	359	7	384075 397678
187	**Contemporary Trade Directory Entries** Name: Q & S Motors Ltd Location: Unit 2 Typhoon House,Hills Meadow, Manchester, Greater Manchester, M1 5EB Classification: Garage Services **Status: Active** Positional Accuracy: Manually positioned within the geographical locality	A12NE (W)	368	7	384032 397560
188	**Contemporary Trade Directory Entries** Name: Easy Wheels Location: 8, Lower Ormond Street, Manchester, M1 5QJ Classification: Confectionery Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SE (SW)	371	7	384078 397320
188	**Contemporary Trade Directory Entries** Name: Ormond Street Motors Location: 2-4, Lower Ormond Street, Manchester, M1 5QF Classification: Garage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SE (SW)	371	7	384078 397320
188	**Contemporary Trade Directory Entries** Name: Manchester Print Co Location: 8, Lower Ormond Street, Manchester, M1 5QF Classification: T-Shirts **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SE (SW)	371	7	384078 397320
189	**Contemporary Trade Directory Entries** Name: The Ralphs Group Location: 3, Piccadilly Place, Manchester, M1 3BN Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (NE)	378	7	384646 397911
189	**Contemporary Trade Directory Entries** Name: Riskol Consulting Ltd Location: 11th Floor 3 Piccadilly Place, Manchester, Greater Manchester, M1 3BN Classification: Road Haulage Services **Status: Active** Positional Accuracy: Manually positioned to the address or location	A18SE (NE)	378	7	384646 397911
189	**Contemporary Trade Directory Entries** Name: Ove Arup & Partners Location: 3, Piccadilly Place, Manchester, M1 3BN Classification: Engineering Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (NE)	378	7	384646 397911
189	**Contemporary Trade Directory Entries** Name: Scrap Cars Vans Caravans Buyer Location: 3, Piccadilly Place, Manchester, M1 3BN Classification: Car Breakers & Dismantlers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (NE)	382	7	384650 397914
189	**Contemporary Trade Directory Entries** Name: Advanced Valve Solutions Uk Ltd Location: 3, Piccadilly Place, Manchester, M1 3BN Classification: Valve Manufacturers & Suppliers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (NE)	382	7	384650 397914
190	**Contemporary Trade Directory Entries** Name: Euro-Industrial Engineering Ltd Location: 133, Grosvenor Street, Manchester, M1 7HE Classification: Pumps - Sales, Servicing & Repairs **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8NW (S)	382	7	384404 397085

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
191	**Contemporary Trade Directory Entries** Name: Delprint Display Location: 26 Buxton St, Manchester, M1 2PT Classification: Screen Process Printers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14NW (E)	386	7	384912 397590
191	**Contemporary Trade Directory Entries** Name: Itfaq Knitwear Location: 27, Berry Street, Manchester, M1 2PP Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NW (E)	387	7	384912 397590
191	**Contemporary Trade Directory Entries** Name: Flowplant Group Ltd Location: 27, Berry Street, Manchester, Lancashire, M1 2PP Classification: Pumps - Sales, Servicing & Repairs **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NW (E)	387	7	384912 397590
192	**Contemporary Trade Directory Entries** Name: Scootabout International Location: 101, Princess Street, Manchester, Lancashire, M1 6DD Classification: Materials Handling Equipment **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18SW (NW)	389	7	384208 397860
192	**Contemporary Trade Directory Entries** Name: Northern Consultancy Of Medical Management Ltd Location: Imex House, 40, Princess Street, Manchester, Lancashire, M1 6DE Classification: Medical & Dental Laboratories **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13NW (NW)	395	7	384170 397844
192	**Contemporary Trade Directory Entries** Name: R S I S Projects Ltd Location: Imex House, 40, Princess Street, Manchester, Lancashire, M1 6DE Classification: Railways **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13NW (NW)	395	7	384170 397844
192	**Contemporary Trade Directory Entries** Name: Patriot Advertising Solutions Location: Imex House, 40, Princess Street, Manchester, M1 6DE Classification: Distribution Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	395	7	384170 397844
192	**Contemporary Trade Directory Entries** Name: Dunbar & Boardman Partnership Location: Imex House, 40, Princess Street, Manchester, Lancashire, M1 6DE Classification: Lift Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	395	7	384170 397844
192	**Contemporary Trade Directory Entries** Name: Licence Trade Consultants Location: Imex House, 40, Princess Street, Manchester, Lancashire, M1 6DE Classification: Brewers' Equipment & Services **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13NW (NW)	396	7	384170 397844
192	**Contemporary Trade Directory Entries** Name: London Global Location: 40 Princess Street, Manchester, Greater Manchester, M1 6DE Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	396	7	384170 397844
193	**Contemporary Trade Directory Entries** Name: William Hodgson & Co Location: Sixth Floor, Churchgate House, 56, Oxford Street, Manchester, Lancashire, M1 6EU Classification: Oils - Edible **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A12NE (W)	391	7	384028 397647

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
194	**Contemporary Trade Directory Entries** Name: Feather Brooksbank Location: 117-119, Portland Street, Manchester, M1 6ED Classification: Tungsten Tool Manufacturers & Distributors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (NW)	401	7	384105 397794
194	**Contemporary Trade Directory Entries** Name: V T G Location: Gainsborough House, 109, Portland Street, Manchester, Lancashire, M1 6DN Classification: Lift Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A12NE (NW)	411	7	384124 397827
194	**Contemporary Trade Directory Entries** Name: Operations Abroad Ltd Location: Gainsborough House, 109, Portland Street, Manchester, M1 6DN Classification: Hospitals **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (NW)	411	7	384124 397827
194	**Contemporary Trade Directory Entries** Name: Kama Support Services Ltd Location: GAINSBOROUGH HOUSE, 109, PORTLAND STREET, MANCHESTER, M1 6DN Classification: Commercial Cleaning Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A12NE (NW)	413	7	384129 397834
195	**Contemporary Trade Directory Entries** Name: Klein Imaging Location: Studio 15a,8 Lower Ormond Street, Manchester, Greater Manchester, M1 5QJ Classification: Copying & Duplicating Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SE (SW)	402	7	384053 397300
195	**Contemporary Trade Directory Entries** Name: Danebridge Engineering Co Ltd Location: 3, Lower Chatham Street, Manchester, M1 5QL Classification: Air Conditioning Equipment & Systems **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SE (SW)	423	7	384044 397273
196	**Contemporary Trade Directory Entries** Name: Maronixardwick Location: 50 Downing St, Manchester, Lancashire, M1 7JE Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A14SW (SE)	415	7	384911 397296
197	**Contemporary Trade Directory Entries** Name: Speedy Services Location: Unit 1-3, Downing Street Industrial Estate, Charlton Place, Ardwick, Manchester, M12 6HH Classification: Lifting Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SW (E)	420	7	384943 397363
197	**Contemporary Trade Directory Entries** Name: Speedy Location: Unit 1-3, Downing Street Industrial Estate, Charlton Place, Ardwick, Manchester, M12 6HH Classification: Lifting Equipment **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14SW (E)	427	7	384953 397372
197	**Contemporary Trade Directory Entries** Name: The Studio Workshop Location: Downing Street Indust Est,Charlton Pl, Ardwick, Manchester, M12 6HH Classification: Photographic Equipment & Supplies - Wholesale **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14SW (E)	464	7	384995 397388
198	**Contemporary Trade Directory Entries** Name: The Body Shop International Location: Unit 10, Piccadilly Station, Manchester, M1 2BN Classification: Cosmetic Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NW (NE)	424	7	384845 397819

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
199	**Contemporary Trade Directory Entries** Name: Zed Two Location: 131-133 Portland St, Manchester, Lancashire, M1 4PZ Classification: Toys, Games & Sporting Goods - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A12NE (NW)	427	7	384027 397732
200	**Contemporary Trade Directory Entries** Name: Haadi Composite Woods Location: JOHN DALTON BUILDING, CHESTER STREET, MANCHESTER, M1 5GD Classification: Wood Products, Except Furniture - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SE (SW)	431	7	384069 397222
201	**Contemporary Trade Directory Entries** Name: Ireland & Hindley Ltd Location: Unit 8, Downing Street Industrial Estate, Charlton Place, Ardwick, Manchester, M12 6HH Classification: Textile Manufacturing **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SW (E)	433	7	384972 397438
201	**Contemporary Trade Directory Entries** Name: Olympus Coachcraft Location: Unit 7, Downing Street Industrial Estate, Charlton Place, Ardwick, Manchester, Lancashire, M12 6HH Classification: Car Customisation & Conversion Specialists **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SW (E)	443	7	384980 397422
202	**Contemporary Trade Directory Entries** Name: National Express Manchester Coach Station Location: Chorlton Street, Manchester, Greater Manchester, M1 3JF Classification: Bus & Coach Operators & Stations **Status: Active** Positional Accuracy: Manually positioned to the address or location	A18SW (N)	436	7	384340 397962
203	**Contemporary Trade Directory Entries** Name: Transport For Greater Manchester Location: 2, Piccadilly Place, Manchester, M1 3BG Classification: Bus & Coach Operators & Stations **Status: Active** Positional Accuracy: Automatically positioned to the address	A18SE (N)	443	7	384640 397981
203	**Contemporary Trade Directory Entries** Name: Transport For Greater Manchester Location: 2 Piccadilly Place, Manchester, Greater Manchester, M1 3BG Classification: Bus & Coach Operators & Stations **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (N)	443	7	384640 397981
203	**Contemporary Trade Directory Entries** Name: A & B Engineering Location: 5 Picadilly Pl, Manchester, Lancashire, M1 3BG Classification: Engineering Machine Services **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A18SE (N)	447	7	384637 397986
204	**Contemporary Trade Directory Entries** Name: Cozy Knitwear Location: 58, Baring Street, Manchester, M1 2PY Classification: Knitwear Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NW (E)	444	7	384969 397598
204	**Contemporary Trade Directory Entries** Name: Olympic Enterprises Location: 58, Baring Street, Manchester, Lancashire, M1 2PY Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14NW (E)	444	7	384969 397598
205	**Contemporary Trade Directory Entries** Name: The Leather Shop Location: Gateway House, Piccadilly South, Manchester, M1 2GH Classification: Leather Garments & Products **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (NE)	445	7	384742 397938

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
206	**Contemporary Trade Directory Entries** Name: Stratstone Jaguar Location: 19-21, Upper Brook Street, Manchester, M13 9XH Classification: Car Dealers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8NE (SE)	447	7	384691 397062
206	**Contemporary Trade Directory Entries** Name: Williams Jaguar Ltd Location: 19-21, Upper Brook Street, Manchester, M13 9XH Classification: Car Dealers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8NE (SE)	447	7	384690 397062
207	**Contemporary Trade Directory Entries** Name: F & B Hosiery Location: 10, Nether Street, Manchester, M12 6HY Classification: Lingerie & Hosiery Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NW (E)	450	7	384990 397514
207	**Contemporary Trade Directory Entries** Name: Ryder Towing Equipment Ltd Location: Mancunian Way, Manchester, Lancashire, M12 6HJ Classification: Trailers & Towing Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NW (E)	489	7	385029 397521
208	**Contemporary Trade Directory Entries** Name: Leaflet Distribution Manchester Location: Portland Tower,Portland Street, Manchester, Lancashire, M1 3HU Classification: Distribution Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SW (NW)	457	7	384280 397963
208	**Contemporary Trade Directory Entries** Name: Scrap A Car For Cash Manchester Location: Portland Tower, Portland Street, Manchester, M1 3LD Classification: Car Breakers & Dismantlers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SW (NW)	457	7	384280 397963
208	**Contemporary Trade Directory Entries** Name: See-Av Location: Manchester One, 53 Portland Street, Manchester, Greater Manchester, M1 3LD Classification: Cinema Equipment **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A18SW (NW)	457	7	384280 397963
208	**Contemporary Trade Directory Entries** Name: Scrap A Car Manchester Location: Portland Tower,Portland Street, Manchester, Greater Manchester, M1 3LF Classification: Salvage Dealers **Status: Active** Positional Accuracy: Manually positioned to the address or location	A18SW (N)	457	7	384285 397965
208	**Contemporary Trade Directory Entries** Name: Best Stairlift Company Reviews Location: Suite 473,53 Portland Street, Manchester, Greater Manchester, M1 3LD Classification: Stairlifts - Manufacturers & Installers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SW (NW)	457	7	384280 397963
208	**Contemporary Trade Directory Entries** Name: Debs Europe Liason Office Location: Portland Tower, Portland Street, Manchester, M1 3LD Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SW (NW)	457	7	384280 397963
208	**Contemporary Trade Directory Entries** Name: Clearvolt Location: 53, PORTLAND STREET, MANCHESTER, M1 3LD Classification: Electricity Generating & Distributing Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SW (NW)	457	7	384280 397963

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
208	**Contemporary Trade Directory Entries** Name: Beverley Clifton Morris Location: Portland Tower, Portland Street, Manchester, Lancashire, M1 3LF Classification: Mechanical Engineers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SW (NW)	457	7	384280 397963
208	**Contemporary Trade Directory Entries** Name: Scrap Cars For Cash Manchester Location: Portland St, Manchester, Lancashire, M1 3LF Classification: Car Breakers & Dismantlers **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A18SW (NW)	457	7	384280 397963
209	**Contemporary Trade Directory Entries** Name: Graham'S Motors Location: 59, Whitworth Street West, Manchester, Lancashire, M1 5WW Classification: Garage Services **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A12SE (W)	460	7	383939 397495
209	**Contemporary Trade Directory Entries** Name: Smiler Service Location: Flat 111, The Lock Building, 41, Whitworth Street West, Manchester, M1 5BD Classification: Freight Forwarders **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (W)	465	7	383933 397538
209	**Contemporary Trade Directory Entries** Name: Bandbox Laundry Premier Outlet Location: Unit C 41 Whitworth Street, Manchester, Greater Manchester, M1 5BE Classification: Laundry & Dry Cleaning Supplies **Status: Active** Positional Accuracy: Automatically positioned to the address	A12NE (W)	465	7	383933 397538
210	**Contemporary Trade Directory Entries** Name: Residential Real Estate Management Location: Student Village, Lower Chatham Street, Manchester, M1 5SX Classification: Food Products - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SE (SW)	481	7	383973 397285
211	**Contemporary Trade Directory Entries** Name: Hayes Of Manchester Location: 29, Wadeson Road, Manchester, M13 9UG Classification: Garage Services **Status: Inactive** Positional Accuracy: Automatically positioned in the proximity of the address	A14SW (SE)	486	7	384937 397201
211	**Contemporary Trade Directory Entries** Name: Motor Fix Auto Ltd Location: Unit 29b,Wadeson Road, Manchester, Greater Manchester, M13 9UG Classification: Mot Testing Centres **Status: Active** Positional Accuracy: Manually positioned within the geographical locality	A14SW (SE)	506	7	384950 397186
212	**Contemporary Trade Directory Entries** Name: Print Chain Location: Barlow House, Minshull Street, Manchester, Greater Manchester, M1 3DZ Classification: Printers **Status: Active** Positional Accuracy: Manually positioned within the geographical locality	A18SW (N)	494	7	384380 398036
213	**Contemporary Trade Directory Entries** Name: Greater Manchester Electronic Booking Location: Gateway House, Piccadilly South, Manchester, Lancashire, M60 7LP Classification: Hospitals **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (NE)	499	7	384706 398017
214	**Contemporary Trade Directory Entries** Name: Scrap That Car Location: 91, PRINCESS STREET, MANCHESTER, M1 4HT Classification: Salvage Dealers **Status: Active** Positional Accuracy: Automatically positioned to the address	A17SE (NW)	500	7	384129 397942
214	**Contemporary Trade Directory Entries** Name: Yurong Design & Print Ltd Location: 89, PRINCESS STREET, MANCHESTER, M1 4HT Classification: Printers **Status: Active** Positional Accuracy: Automatically positioned to the address	A17SE (NW)	505	7	384126 397946

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
214	**Contemporary Trade Directory Entries** Name: Lewis Bookmakers Location: 48a, Faulkner Street, Manchester, M1 4FH Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SW (NW)	521	7	384143 397975
215	**Contemporary Trade Directory Entries** Name: Network Rail Location: First-Third Floor, Rail House, Store Street, Manchester, M60 7RT Classification: Railways **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	512	7	384831 397957
215	**Contemporary Trade Directory Entries** Name: Rail Passengers Committee Location: Rail House, Store Street, Manchester, M1 2RP Classification: Railways **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	512	7	384831 397957
216	**Contemporary Trade Directory Entries** Name: Bench Location: Tanzaro House, Ardwick Green North, Manchester, M12 6FZ Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SW (E)	518	7	385040 397343
216	**Contemporary Trade Directory Entries** Name: Equator Vegetarian Foods Location: Progress Centre, Charlton Place, Ardwick, Manchester, Lancashire, M12 6HS Classification: Food Products - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14SW (E)	519	7	385040 397343
216	**Contemporary Trade Directory Entries** Name: C S O Electronics Ltd Location: Unit 3,Progress Centre,Charlton Pl, Ardwick, Manchester, Lancashire, M12 6HS Classification: Electronic Engineers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14SW (E)	519	7	385040 397342
216	**Contemporary Trade Directory Entries** Name: Blue Com Location: The Mews, Tanzaro House, Charlton Place, Ardwick, Manchester, Lancashire, M12 6HS Classification: Electrical Goods Sales, Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14SW (E)	519	7	385040 397343
216	**Contemporary Trade Directory Entries** Name: City Traders Ltd Location: Progress Centre, Charlton Place, Ardwick, Manchester, M12 6HS Classification: Cosmetic Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SW (E)	519	7	385040 397343
216	**Contemporary Trade Directory Entries** Name: Lamb Bros Location: 4, Cakebread Street, Manchester, M12 6HF Classification: Car Body Repairs **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SW (E)	544	7	385074 397377
216	**Contemporary Trade Directory Entries** Name: Euro Beds Location: Unit 1, Manor Street, Manchester, M12 6HE Classification: Bed & Mattress Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SW (E)	544	7	385074 397377
216	**Contemporary Trade Directory Entries** Name: Grand Central Autos Location: 4, Cakebread Street, Manchester, Lancashire, M12 6HF Classification: Garage Services **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14SW (E)	544	7	385074 397377

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
216	**Contemporary Trade Directory Entries** Name: Auto Care Manchester Location: 2, Manor Street, Manchester, M12 6HE Classification: Garage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SW (E)	544	7	385074 397377
217	**Contemporary Trade Directory Entries** Name: R Tech Group Ltd Location: UNIT 9, PROGRESS CENTRE, CHARLTON PLACE, MANCHESTER, M12 6HS Classification: Electrical Goods Sales, Manufacturers & Wholesalers **Status: Active** Positional Accuracy: Automatically positioned to the address	A14SW (E)	519	7	385038 397334
218	**Contemporary Trade Directory Entries** Name: Crescent Auto Centre Ltd Location: 29, Wadeson Road, Manchester, M13 9UG Classification: Garage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SW (SE)	519	7	384986 397215
218	**Contemporary Trade Directory Entries** Name: Halfords Autocentre Location: 22, Ardwick Green South, Manchester, M13 9XE Classification: Garage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SW (SE)	558	7	385025 397206
218	**Contemporary Trade Directory Entries** Name: Halfords Autocentre Manchester (Ardwick Green) Location: 22-24, Ardwick Green South, Manchester, M13 9XE Classification: Garage Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A14SW (SE)	558	7	385025 397206
218	**Contemporary Trade Directory Entries** Name: Westwood Securities Shutters Ltd Location: 24, Ardwick Green South, Manchester, Lancashire, M13 9XE Classification: Roller Shutter Manufacturers **Status: Active** Positional Accuracy: Automatically positioned to the address	A14SW (SE)	558	7	385025 397206
218	**Contemporary Trade Directory Entries** Name: Halfords Autocentre Location: 22-24, ARDWICK GREEN SOUTH, MANCHESTER, M13 9XE Classification: Tyre Dealers **Status: Active** Positional Accuracy: Automatically positioned to the address	A14SW (SE)	558	7	385025 397206
218	**Contemporary Trade Directory Entries** Name: Dainese D-Store Location: 22, Ardwick Green South, Manchester, M13 9XE Classification: Cycle Accessories, Manufacturers & Wholesalers **Status: Active** Positional Accuracy: Automatically positioned to the address	A14SW (SE)	587	7	385062 397213
219	**Contemporary Trade Directory Entries** Name: Hunters Contracts Ltd Location: MacIntosh House, 4a, Cambridge Street, Manchester, M1 5GG Classification: Office Furniture & Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SE (W)	524	7	383916 397306
220	**Contemporary Trade Directory Entries** Name: Hong Kong Printing Co Ltd Location: 41, Faulkner Street, Manchester, M1 4EE Classification: Printers **Status: Active** Positional Accuracy: Automatically positioned to the address	A18SW (NW)	529	7	384224 398021
221	**Contemporary Trade Directory Entries** Name: Dordaf & Partners Location: Flat 8, Roby Court, 14, Roby Street, Manchester, M1 3AG Classification: Bathroom Fixtures - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (N)	533	7	384557 398090

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
221	**Contemporary Trade Directory Entries** Name: Sa Group Services Location: Stan, Lancashire, M1 3BL Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A18SE (N)	547	7	384530 398105
222	**Contemporary Trade Directory Entries** Name: Wise Pharmaceuticals Ltd Location: Oxford House, 16, Oxford Street, Manchester, M1 5AE Classification: Pharmaceutical Manufacturers & Distributors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (NW)	535	7	383944 397803
222	**Contemporary Trade Directory Entries** Name: Cas Hire Location: Peter House, 1-2 Oxford Street, Manchester, Greater Manchester, M1 5AN Classification: Air Conditioning Equipment & Systems **Status: Active** Positional Accuracy: Automatically positioned to the address	A12NE (NW)	565	7	383930 397837
222	**Contemporary Trade Directory Entries** Name: Pest Solutions Ltd Location: Peter House,Oxford Street, Manchester, Greater Manchester, M1 5AN Classification: Pest & Vermin Control **Status: Active** Positional Accuracy: Automatically positioned to the address	A12NE (NW)	575	7	383924 397846
222	**Contemporary Trade Directory Entries** Name: Twistfix Location: Peter House, Oxford Street, Manchester, M1 5AN Classification: Builders' Merchants **Status: Active** Positional Accuracy: Automatically positioned to the address	A12NE (NW)	575	7	383925 397847
222	**Contemporary Trade Directory Entries** Name: Scrap Yard In Manchester Htt Location: Peter House, Oxford Street, Manchester, M1 5AN Classification: Car Breakers & Dismantlers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (NW)	575	7	383924 397846
222	**Contemporary Trade Directory Entries** Name: Joe Scrapping In Manchester Location: Peter House, Oxford Street, Manchester, M1 5AN Classification: Car Breakers & Dismantlers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (NW)	575	7	383925 397847
222	**Contemporary Trade Directory Entries** Name: Douglas Fir Ltd Location: Peter House, Oxford Street, Manchester, M1 5AN Classification: Electrical Goods Sales, Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (NW)	575	7	383924 397846
222	**Contemporary Trade Directory Entries** Name: Feet & Spine Location: Peter House, Oxford Street, Manchester, M1 5AN Classification: Office Furniture & Equipment **Status: Active** Positional Accuracy: Automatically positioned to the address	A12NE (NW)	575	7	383924 397846
222	**Contemporary Trade Directory Entries** Name: Laundry Shop Location: Peter House, Oxford Street, Manchester, Lancashire, M1 5AN Classification: Dry Cleaners **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A12NE (NW)	575	7	383925 397847
222	**Contemporary Trade Directory Entries** Name: Energy Feat Location: Peter House, Oxford Street, Manchester, M1 5AN Classification: Energy Efficient Products and Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (NW)	575	7	383925 397847
223	**Contemporary Trade Directory Entries** Name: Hilclare Ltd Location: Unit 1, Bond Street Industrial Estate, Mancunian Way, Manchester, M12 6HW Classification: Lighting Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SW (E)	536	7	385076 397508

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
223	**Contemporary Trade Directory Entries** Name: Klyne & Klyne Location: Unit 5, Bond Street Industrial Estate, Mancunian Way, Manchester, M12 6HW Classification: Do It Yourself Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SW (E)	536	7	385076 397508
224	**Contemporary Trade Directory Entries** Name: Kleanzite Facilities Management Ltd Location: BARTLE HOUSE, OXFORD COURT, MANCHESTER, M2 3WQ Classification: Commercial Cleaning Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A12NE (NW)	542	7	383927 397790
225	**Contemporary Trade Directory Entries** Name: George Woodhead & Co Ltd Location: 2, Gloucester Street, Manchester, M1 5GP Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SE (W)	558	7	383844 397455
225	**Contemporary Trade Directory Entries** Name: John Sherratt & Co Ltd Location: Hotspur House, 2, Gloucester Street, Manchester, M1 5QR Classification: Bookbinding & Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SE (W)	558	7	383844 397455
225	**Contemporary Trade Directory Entries** Name: Aaa Location: 2, Gloucester Street, Manchester, M1 5GP Classification: Distribution Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SE (W)	558	7	383844 397455
225	**Contemporary Trade Directory Entries** Name: 24 Design Ltd Location: Hotspur House, 2, Gloucester Street, Manchester, Lancashire, M1 5QR Classification: Furniture Manufacturers - Home & Office **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A12SE (W)	558	7	383844 397455
226	**Contemporary Trade Directory Entries** Name: Depot Mayfield Location: DEPOT MAYFIELD, 11, BARING STREET, MANCHESTER, M1 2PY Classification: Catering Equipment **Status: Active** Positional Accuracy: Automatically positioned to the address	A14NW (E)	568	7	385085 397645
226	**Contemporary Trade Directory Entries** Name: Mayfield Press Location: The Mayfield Centre, Fairfield Street, Manchester, M1 2QF Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NW (E)	611	7	385124 397665
227	**Contemporary Trade Directory Entries** Name: Manchester Carpet Cleaning Location: 111, Piccadilly, Manchester, M1 2HX Classification: Carpet, Curtain & Upholstery Cleaners **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (N)	573	7	384648 398114
227	**Contemporary Trade Directory Entries** Name: Damp Pro Location: Rodwell Tower, 111, Piccadilly, Manchester, M1 2HY Classification: Damp & Dry Rot Control **Status: Active** Positional Accuracy: Automatically positioned to the address	A18SE (N)	573	7	384647 398114
227	**Contemporary Trade Directory Entries** Name: Cash For Scrap Cars Location: 111, Piccadilly, Manchester, M1 2HX Classification: Scrap Yards **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18SE (N)	573	7	384648 398114
227	**Contemporary Trade Directory Entries** Name: 118 Cleaning Location: Piccadilly, Manchester, Lancashire, M1 2HX Classification: Carpet, Curtain & Upholstery Cleaners **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A18SE (N)	573	7	384648 398114

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
227	**Contemporary Trade Directory Entries** Name: Scrap Yard In Anchester Htt Location: Rodwell Tower, 111, Piccadilly, Manchester, M1 2HY Classification: Car Breakers & Dismantlers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (N)	573	7	384647 398114
227	**Contemporary Trade Directory Entries** Name: Balfour Beatty Rail Signalling Ltd Location: 111 Piccadilly, Manchester, M1 2HY Classification: Railways **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18SE (N)	573	7	384647 398114
227	**Contemporary Trade Directory Entries** Name: Piccadily Dry Cleaners Location: Unit B,Rodwell Tower,111 Piccadilly, Manchester, Lancashire, M1 2HY Classification: Dry Cleaners **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18SE (N)	573	7	384647 398114
227	**Contemporary Trade Directory Entries** Name: Ucarpia.Com Location: 111, Piccadilly, Manchester, M1 2HX Classification: Carpet, Curtain & Upholstery Cleaners **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (N)	573	7	384648 398114
228	**Contemporary Trade Directory Entries** Name: Norman Disney & Young Location: St. James House, 7, Charlotte Street, Manchester, Lancashire, M1 4DZ Classification: Mechanical Engineers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18SW (NW)	583	7	384227 398079
228	**Contemporary Trade Directory Entries** Name: British Engineering Services Location: 5, New York Street, Manchester, M1 4JB Classification: Engineering Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SW (N)	620	7	384233 398120
229	**Contemporary Trade Directory Entries** Name: 2 Squared Agency Location: 27, Manor Street, Manchester, Lancashire, M12 6HE Classification: Footwear Manufacturers & Wholesale **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14SW (E)	585	7	385107 397337
229	**Contemporary Trade Directory Entries** Name: Shaheen Knitwear Ltd Location: 17, Manor Street, Manchester, M12 6HE Classification: Packaging & Wrapping Equipment & Supplies **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SW (E)	600	7	385130 397372
230	**Contemporary Trade Directory Entries** Name: Track Brewing Co Location: Unit 5 Sheffield Street, Manchester, Greater Manchester, M1 2ND Classification: Brewers **Status: Active** Positional Accuracy: Manually positioned within the geographical locality	A14NW (NE)	587	7	385026 397839
231	**Contemporary Trade Directory Entries** Name: Principal Car Sales Location: 18, Sparkle Street, Manchester, M1 2NA Classification: Car Dealers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	596	7	384919 397993
231	**Contemporary Trade Directory Entries** Name: Central Motor Services Location: 26-32, Store Street, Manchester, M1 2WD Classification: Garage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	603	7	384894 398024
232	**Contemporary Trade Directory Entries** Name: Williams Bmw Location: 45, Upper Brook Street, Manchester, M13 9WS Classification: Car Dealers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8NE (SE)	598	7	384784 396937

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
232	**Contemporary Trade Directory Entries** Name: Citroen Manchester - Central Location: 53-57, Upper Brook Street, Manchester, M13 9TD Classification: Car Dealers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9NW (SE)	642	7	384820 396905
232	**Contemporary Trade Directory Entries** Name: Robins & Day Manchester Location: 53-57, Upper Brook Street, Manchester, M13 9TD Classification: Car Dealers **Status: Active** Positional Accuracy: Automatically positioned to the address	A9NW (SE)	643	7	384820 396904
233	**Contemporary Trade Directory Entries** Name: One 9 Scaffolding Ltd Location: 9 Portland Street, Manchester, Greater Manchester, M1 3BE Classification: Scaffolding & Work Platforms **Status: Active** Positional Accuracy: Manually positioned to the address or location	A18SW (N)	602	7	384468 398160
234	**Contemporary Trade Directory Entries** Name: Rentokil Specialist Hygiene Location: Faulkner House, Faulkner Street, Manchester, M1 4DY Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SW (N)	608	7	384264 398118
234	**Contemporary Trade Directory Entries** Name: Scrap Cars Vans Caravans Buyer Location: Faulkner House, Faulkner Street, Manchester, M1 4DY Classification: Car Breakers & Dismantlers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SW (N)	608	7	384264 398118
234	**Contemporary Trade Directory Entries** Name: Arrow Electronics Uk Location: 5 New York Street, Manchester, Greater Manchester, M1 4JB Classification: Electronic Component Manufacturers & Distributors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SW (N)	631	7	384245 398136
235	**Contemporary Trade Directory Entries** Name: G A Armstrong Location: 81, Dale Street, Manchester, M1 2HG Classification: Office Furniture & Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SE (NE)	610	7	384742 398122
236	**Contemporary Trade Directory Entries** Name: Sofas4u Location: George House, 48, George Street, Manchester, Lancashire, M1 4HF Classification: Furniture - Reproduction **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18SW (NW)	610	7	384140 398073
236	**Contemporary Trade Directory Entries** Name: Oakland Fabrics Ltd Location: 44, George Street, Manchester, M1 4HF Classification: Textile Manufacturing **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SW (NW)	617	7	384149 398085
236	**Contemporary Trade Directory Entries** Name: Prontaprint Location: 71a, Mosley Street, Manchester, M2 3JN Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SE (NW)	641	7	384105 398090
236	**Contemporary Trade Directory Entries** Name: Prontaprint Location: 71a, Mosley Street, Manchester, M2 3JN Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SE (NW)	644	7	384107 398094

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
236	**Contemporary Trade Directory Entries** Name: Hazexperts Location: International House,61 Mosley Street, Manchester, Greater Manchester, M2 3HZ Classification: Chemical Recycling & Disposal Services **Status:** **Active** Positional Accuracy: Automatically positioned to the address	A17SE (NW)	652	7	384126 398113
236	**Contemporary Trade Directory Entries** Name: C F E S Location: Woolwich House, 61, Mosley Street, Manchester, M2 3HZ Classification: Ventilators & Ventilation Systems **Status:** **Inactive** Positional Accuracy: Automatically positioned to the address	A17SE (NW)	657	7	384117 398115
236	**Contemporary Trade Directory Entries** Name: Prime Power Solution Location: Woolwich House, 61, Mosley Street, Manchester, M2 3HZ Classification: Electricity Generating & Distributing Equipment **Status:** **Active** Positional Accuracy: Automatically positioned to the address	A17SE (NW)	657	7	384117 398115
236	**Contemporary Trade Directory Entries** Name: North West Lightning Protection Ltd Location: WOOLWICH HOUSE, 61, MOSLEY STREET, MANCHESTER, M2 3HZ Classification: Engineering Services **Status:** **Active** Positional Accuracy: Automatically positioned to the address	A17SE (NW)	657	7	384117 398115
236	**Contemporary Trade Directory Entries** Name: Manchester House Cleaning Services Location: WOOLWICH HOUSE, 61, MOSLEY STREET, MANCHESTER, M2 3HZ Classification: Commercial Cleaning Services **Status:** **Active** Positional Accuracy: Automatically positioned to the address	A17SE (NW)	657	7	384117 398115
237	**Contemporary Trade Directory Entries** Name: Pure Electric Location: 4-10 London Road, Manchester, Greater Manchester, M1 3AN Classification: Electric Motor Sales & Service **Status:** **Active** Positional Accuracy: Manually positioned to the address or location	A18SE (N)	617	7	384547 398175
238	**Contemporary Trade Directory Entries** Name: Election Workshop Location: Unit 3, Sheffield Street, Manchester, M1 2ND Classification: Printers **Status:** **Active** Positional Accuracy: Automatically positioned to the address	A14NW (NE)	628	7	385079 397827
239	**Contemporary Trade Directory Entries** Name: Tyrewyse Service Centre Location: 8-10 Kale Street, Manchester, Greater Manchester, M13 9XG Classification: Mot Testing Centres **Status:** **Active** Positional Accuracy: Manually positioned within the geographical locality	A9NW (SE)	634	7	384962 397009
240	**Contemporary Trade Directory Entries** Name: Northwest Metrocab Uk Plc Location: 31-35, Chapeltown Street, Manchester, M1 2NN Classification: Garage Services **Status:** **Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	635	7	384980 397985
240	**Contemporary Trade Directory Entries** Name: A & A Autos Location: 31-35, Chapeltown Street, Manchester, M1 2NN Classification: Car Body Repairs **Status:** **Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	635	7	384980 397985
241	**Contemporary Trade Directory Entries** Name: M C C S Location: 6 Paton St, Manchester, Lancashire, M1 2BA Classification: Carpet, Curtain & Upholstery Cleaners **Status:** **Inactive** Positional Accuracy: Manually positioned within the geographical locality	A18SE (N)	636	7	384618 398185

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
241	**Contemporary Trade Directory Entries** Name: N S Fashion Location: 64-66, Dale Street, Manchester, Lancashire, M1 2HR Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NE (N)	669	7	384645 398213
242	**Contemporary Trade Directory Entries** Name: Aesthetic Services Soda Blasting Location: Devonshire House, 36, George Street, Manchester, M1 4HA Classification: Blast Cleaning **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SW (NW)	638	7	384185 398122
242	**Contemporary Trade Directory Entries** Name: A D T Fire & Security Location: 1, New York Street, Manchester, M1 4HD Classification: Firefighting Equipment **Status: Active** Positional Accuracy: Automatically positioned to the address	A18SW (NW)	685	7	384182 398170
243	**Contemporary Trade Directory Entries** Name: Ats Euromaster Ltd Location: 20, Wilmott Street, Manchester, Lancashire, M15 6BE Classification: Tyre Dealers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A7NE (SW)	638	7	383881 397130
244	**Contemporary Trade Directory Entries** Name: Access Pest Control Location: 16, Peter Street, Manchester, M60 2DS Classification: Pest & Vermin Control **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NE (NW)	653	7	383833 397848
245	**Contemporary Trade Directory Entries** Name: Transport For Greater Manchester Location: 2, Picadilly Place, Manchester, Lancashire, M1 3BG Classification: Bus & Coach Operators & Stations **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	654	7	384406 398205
246	**Contemporary Trade Directory Entries** Name: Nxgen Europe Ltd Location: City Tower,Piccadilly Plaza, Manchester, Greater Manchester, M1 4BT Classification: Cash Registers & Check-Out Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18SW (N)	655	7	384277 398173
247	**Contemporary Trade Directory Entries** Name: Yating Lighting Location: Oxford Rd, Manchester, Lancashire, M13 9PL Classification: Lighting Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A8SE (S)	656	7	384615 396824
248	**Contemporary Trade Directory Entries** Name: Keppie Design Location: 1, Portland Street, Manchester, M1 3BE Classification: Mechanical Engineers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	666	7	384519 398224
249	**Contemporary Trade Directory Entries** Name: Corner House Publications Location: 2 Tony Wilson Place, Manchester, Greater Manchester, M15 4FN Classification: Distribution Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SW (W)	674	7	383726 397459
250	**Contemporary Trade Directory Entries** Name: C G (Europe) Ltd Location: Enterprise House, 15, Whitworth Street West, Manchester, Lancashire, M1 5WG Classification: China & Glassware Manufacturers & Repairs **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A12NW (W)	677	7	383721 397526

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
251	**Contemporary Trade Directory Entries** Name: Auto Trader Location: 1, Tony Wilson Place, Manchester, M15 4FN Classification: Car Customisation & Conversion Specialists **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SW (W)	680	7	383735 397371
251	**Contemporary Trade Directory Entries** Name: Autotrader Location: 1, TONY WILSON PLACE, MANCHESTER, M15 4FN Classification: Car Dealers - Used **Status: Active** Positional Accuracy: Automatically positioned to the address	A12SW (W)	683	7	383729 397382
252	**Contemporary Trade Directory Entries** Name: Univick Ltd Location: Ardwick Green North, Manchester, M12 6FZ Classification: Knitwear Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A14SE (E)	686	7	385190 397262
253	**Contemporary Trade Directory Entries** Name: Muprint Location: UNIT 1, 28, HIGHER CAMBRIDGE STREET, MANCHESTER, M15 6AA Classification: Printers **Status: Active** Positional Accuracy: Automatically positioned to the address	A8SW (SW)	687	7	384164 396836
254	**Contemporary Trade Directory Entries** Name: Unique Knitwear Ltd Location: 62, Chapeltown Street, Manchester, M1 2WQ Classification: Knitwear Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	697	7	385054 397994
254	**Contemporary Trade Directory Entries** Name: Garsdale Knitwear Ltd Location: 64, Chapeltown Street, Manchester, M1 2WQ Classification: Knitwear Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	716	7	385072 398003
254	**Contemporary Trade Directory Entries** Name: Abbey Knitwear Ltd Location: Manchester, M1 2WH Classification: Knitwear Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	731	7	385088 398007
254	**Contemporary Trade Directory Entries** Name: Abbey Knitwear Ltd Location: 66-72, Chapeltown Street, Manchester, M1 2WH Classification: Knitwear Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	731	7	385088 398007
254	**Contemporary Trade Directory Entries** Name: Euro Textiles Ltd Location: 66-72, Chapeltown Street, Manchester, M1 2WH Classification: Knitwear Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	731	7	385088 398007
254	**Contemporary Trade Directory Entries** Name: Imperial Knitwear Ltd Location: 66-72, Chapeltown Street, Manchester, M1 2WH Classification: Knitwear Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	735	7	385092 398008
254	**Contemporary Trade Directory Entries** Name: Abbey Knitwear (Manchester) Ltd Location: 66-72, Chapeltown Street, Manchester, M1 2WH Classification: Knitwear Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	735	7	385092 398008
254	**Contemporary Trade Directory Entries** Name: Dream Knitwear Location: 66-72, Chapeltown Street, Manchester, Lancashire, M1 2WH Classification: Knitwear Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	735	7	385092 398008

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
254	**Contemporary Trade Directory Entries** Name: A M S Manchester Location: 66-72, Chapeltown Street, Manchester, Lancashire, M1 2WH Classification: Boilers - Servicing, Replacements & Repairs **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	735	7	385092 398008
254	**Contemporary Trade Directory Entries** Name: Samson Hosiery Ltd Location: 66-72, Chapeltown Street, Manchester, M1 2WH Classification: Leisure & Sportswear Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	735	7	385092 398008
254	**Contemporary Trade Directory Entries** Name: Khalil Knitwear Location: 66-72, Chapeltown Street, Manchester, Lancashire, M1 2WH Classification: Knitwear Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	735	7	385092 398008
254	**Contemporary Trade Directory Entries** Name: Celsius Air Conditioning Ltd Location: 56, Thomas Telford Basin, Manchester, M1 2NH Classification: Air Conditioning & Refrigeration Contractors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	738	7	385074 398035
255	**Contemporary Trade Directory Entries** Name: Weeshred Ltd Location: 13th Floor City Tower,Piccadilly Plaza, Manchester, Greater Manchester, M1 4BT Classification: Shredding Equipment & Services **Status: Active** Positional Accuracy: Manually positioned within the geographical locality	A18NW (N)	701	7	384236 398207
255	**Contemporary Trade Directory Entries** Name: L G L Worldwide Logistics Ltd Location: CITY TOWER, PICCADILLY PLAZA, MANCHESTER, M1 4BT Classification: Road Haulage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	701	7	384236 398207
256	**Contemporary Trade Directory Entries** Name: Trevor Autos Location: 108d, North Western Street, Manchester, M1 2WS Classification: Mechanical Engineers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NE (E)	706	7	385201 397732
256	**Contemporary Trade Directory Entries** Name: City Lubrication Services Location: 108c, North Western Street, Manchester, M1 2WS Classification: Mot Testing Centres **Status: Inactive** Positional Accuracy: Automatically positioned in the proximity of the address	A14NE (E)	715	7	385214 397723
257	**Contemporary Trade Directory Entries** Name: Honeyhull Ltd Location: 56, Dale Street, Manchester, M1 2HN Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	709	7	384616 398259
257	**Contemporary Trade Directory Entries** Name: Uk Fashion Wear Ltd Location: 56, Dale Street, Manchester, M1 2HN Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	709	7	384616 398259
257	**Contemporary Trade Directory Entries** Name: Fashionpulse Location: 56, Dale Street, Manchester, Lancashire, M1 2HN Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NE (N)	709	7	384616 398259

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
257	**Contemporary Trade Directory Entries** Name: A Garstang & Co Ltd Location: 16, Newton Street, Manchester, M1 2AE Classification: Shirt Makers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	733	7	384614 398284
257	**Contemporary Trade Directory Entries** Name: Iana Ltd Location: 47, Dale Street, Manchester, M1 2HF Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	734	7	384655 398278
257	**Contemporary Trade Directory Entries** Name: Maximum Bright Services Location: Dale House,35 Dale St, Manchester, Lancashire, M1 2HF Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NE (N)	763	7	384643 398310
257	**Contemporary Trade Directory Entries** Name: Mpg Ltd Location: Dale House, 35, Dale Street, Manchester, Lancashire, M1 2HF Classification: Printers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NE (N)	764	7	384644 398311
257	**Contemporary Trade Directory Entries** Name: Slack & Andrews Location: Dale House, 35, Dale Street, Manchester, Lancashire, M1 2HF Classification: Jewellery Manufacturers & Repairers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NE (N)	765	7	384644 398311
257	**Contemporary Trade Directory Entries** Name: Maximum Bright Services Location: Dale House, 35, Dale Street, Manchester, Lancashire, M1 2HF Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NE (N)	765	7	384644 398311
258	**Contemporary Trade Directory Entries** Name: Cleaners (Manchester) Location: Apartment 725, 40, Hilton Street, Manchester, M1 2BL Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	711	7	384718 398238
259	**Contemporary Trade Directory Entries** Name: Max Spielmann Location: 63, Piccadilly, Manchester, Lancashire, M1 2AG Classification: Photographic Processors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	713	7	384534 398271
259	**Contemporary Trade Directory Entries** Name: Oil Colour Chemists Association Location: First Floor, 59, Piccadilly, Manchester, M1 2AQ Classification: Adhesives, Glues & Sealants **Status: Active** Positional Accuracy: Automatically positioned to the address	A18NE (N)	718	7	384522 398277
259	**Contemporary Trade Directory Entries** Name: Leodis Stairlifts Location: 59, PICCADILLY, MANCHESTER, M1 2AQ Classification: Stairlifts - Manufacturers & Installers **Status: Active** Positional Accuracy: Automatically positioned to the address	A18NE (N)	718	7	384522 398277
259	**Contemporary Trade Directory Entries** Name: John Addley Ltd Location: Clayton House, 59, Piccadilly, Manchester, Lancashire, M1 2AQ Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NE (N)	719	7	384518 398278
259	**Contemporary Trade Directory Entries** Name: Scotfax Location: Clayton House, 59, Piccadilly, Manchester, Lancashire, M1 2AQ Classification: Photocopiers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NE (N)	719	7	384518 398278

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
259	**Contemporary Trade Directory Entries** Name: Scotfax Location: Clayton House, 59, Piccadilly, Manchester, Lancashire, M1 2AQ Classification: Photocopiers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NE (N)	719	7	384518 398278
259	**Contemporary Trade Directory Entries** Name: Forward Bird Control Location: Clayton House, 59, Piccadilly, Manchester, Lancashire, M1 2AQ Classification: Pest & Vermin Control **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NE (N)	719	7	384518 398278
259	**Contemporary Trade Directory Entries** Name: Oceanblue Logistics Location: Clayton House, 59, Piccadilly, Manchester, Lancashire, M1 2AQ Classification: Freight Forwarders **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NE (N)	719	7	384518 398278
259	**Contemporary Trade Directory Entries** Name: Multitude Estates Ltd Location: Clayton House, 59, Piccadilly, Manchester, M1 2AQ Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	719	7	384518 398278
259	**Contemporary Trade Directory Entries** Name: Force C Location: 5 Newton St, Manchester, M1 1HW Classification: Jewellery Manufacturers & Repairers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NE (N)	732	7	384542 398290
259	**Contemporary Trade Directory Entries** Name: P N H Location: St. Margarets Chambers, 5, Newton Street, Manchester, Lancashire, M1 1HL Classification: Jewellery Manufacturers & Repairers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NE (N)	732	7	384543 398291
259	**Contemporary Trade Directory Entries** Name: Carr Manufacturing Co (Radcliffe) Ltd Location: First Floor, Clayton House, 59, Piccadilly, Manchester, M1 2AS Classification: Textile Manufacturing **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	733	7	384529 398292
259	**Contemporary Trade Directory Entries** Name: Damp Aid Location: Clayton House, 59, Piccadilly, Manchester, M1 2AQ Classification: Damp & Dry Rot Control **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	733	7	384529 398292
259	**Contemporary Trade Directory Entries** Name: Kane Contracts Ltd Location: Third Floor,Clayton House,59 Piccadilly, Manchester, M1 2AQ Classification: Cleaning Services - Commercial **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NE (N)	733	7	384528 398292
259	**Contemporary Trade Directory Entries** Name: Cherry Smart Services Ltd Location: Clayton House, 59, Piccadilly, Manchester, M1 2AQ Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	733	7	384529 398292
259	**Contemporary Trade Directory Entries** Name: Oxyrane Uk Location: Piccadilly House, 49, Piccadilly, Manchester, M1 2AP Classification: Laboratories **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	737	7	384494 398296
259	**Contemporary Trade Directory Entries** Name: O C M Print Location: Piccadilly House, 49, Piccadilly, Manchester, M1 2AP Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	737	7	384494 398296

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
259	**Contemporary Trade Directory Entries** Name: Sudstech Location: Piccadilly House,49 Piccadilly, Manchester, Greater Manchester, M1 2AP Classification: Builders' Merchants **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	737	7	384494 398296
259	**Contemporary Trade Directory Entries** Name: Manchester Office Cleaners Location: Piccadilly House, 49, Piccadilly, Manchester, M1 2AP Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	738	7	384494 398297
260	**Contemporary Trade Directory Entries** Name: Simon & Simon Location: Lock 90,Trumpet Street, Manchester, Greater Manchester, M1 5LW Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A12NW (W)	717	7	383683 397574
260	**Contemporary Trade Directory Entries** Name: E F G Matthews Office Furniture Ltd Location: Albion Street, Manchester, M1 5LL Classification: Office Furniture & Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NW (W)	739	7	383661 397574
261	**Contemporary Trade Directory Entries** Name: Bantuway Manchester Ltd Location: 105, Temperance Street, Manchester, M12 6HR Classification: Meat - Wholesale **Status: Active** Positional Accuracy: Automatically positioned to the address	A14NE (E)	718	7	385238 397655
262	**Contemporary Trade Directory Entries** Name: Jogo Associates Ltd Location: 49-51, Dale Street, Manchester, M1 2HF Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	719	7	384671 398259
263	**Contemporary Trade Directory Entries** Name: Ops International Ltd Location: Brook House, 64-72, Spring Gardens, Manchester, M2 2BQ Classification: Oil Companies **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SE (NW)	722	7	384072 398164
264	**Contemporary Trade Directory Entries** Name: Fine Shape (Clothing) Ltd Location: 19a Ducie St,Eidr Ho, Manchester, M1 2JE Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19NW (NE)	738	7	384865 398205
265	**Contemporary Trade Directory Entries** Name: Msl Interiors Location: Barnett House, 53, Fountain Street, Manchester, M2 2AN Classification: Office Furniture & Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	744	7	384112 398208
265	**Contemporary Trade Directory Entries** Name: Fast Carpet Cleaners Location: Barnett House, 53, Fountain Street, Manchester, M2 2AN Classification: Carpet, Curtain & Upholstery Cleaners **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	744	7	384112 398208
265	**Contemporary Trade Directory Entries** Name: Scrap My Car Now For Money Manchester Kws Location: Barnett House, 53, Fountain Street, Manchester, M2 2AN Classification: Car Breakers & Dismantlers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	744	7	384112 398208
265	**Contemporary Trade Directory Entries** Name: Urban Icon Location: Barnett House, 53, Fountain Street, Manchester, M2 2AN Classification: Garden & Patio Furniture Manufacturers & Distributors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	744	7	384112 398208

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
265	**Contemporary Trade Directory Entries** Name: The Quantum Print Location: Barnett House,53 Fountain Street, Manchester, Greater Manchester, M2 2AN Classification: Printers **Status: Active** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	744	7	384110 398206
265	**Contemporary Trade Directory Entries** Name: Atlantic Property Services Location: Barnett House,53 Fountain Street, Manchester, Greater Manchester, M2 2AN Classification: Cladding Suppliers & Installers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	744	7	384110 398206
265	**Contemporary Trade Directory Entries** Name: We Print Group Location: Barnett House, 53, Fountain Street, Manchester, M2 2AN Classification: Printers **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A17NE (NW)	745	7	384112 398208
265	**Contemporary Trade Directory Entries** Name: Indie Cases Location: Barnett House, Manchester, Lancashire, M2 2AN Classification: Mobile Phone Accessories and Car Kits **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	745	7	384112 398208
265	**Contemporary Trade Directory Entries** Name: Clean Corner Location: 20 York Street, Manchester, Lancashire, M2 3BB Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	755	7	384123 398224
266	**Contemporary Trade Directory Entries** Name: Sefe Location: 8, FIRST STREET, MANCHESTER, M15 4RP Classification: Gas Suppliers **Status: Active** Positional Accuracy: Automatically positioned to the address	A12SW (W)	744	7	383673 397353
267	**Contemporary Trade Directory Entries** Name: Corstorphine & Wright Location: Paradise Wharf, Ducie Street, Manchester, Lancashire, M1 2JN Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	749	7	384962 398155
268	**Contemporary Trade Directory Entries** Name: Simone'S Bespoke Housekeeping Service Location: 32, Hilton Street, Manchester, M1 2EH Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	750	7	384708 398282
268	**Contemporary Trade Directory Entries** Name: Lanford Ltd Location: 30-32, Hilton Street, Manchester, M1 2EH Classification: Shirt Makers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	750	7	384708 398282
268	**Contemporary Trade Directory Entries** Name: Chowhan & Co Location: 14, Tariff Street, Manchester, M1 2FF Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	767	7	384701 398301
268	**Contemporary Trade Directory Entries** Name: T D S Fashions Location: Second Floor, 14, Tariff Street, Manchester, M1 2FF Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	767	7	384701 398301
268	**Contemporary Trade Directory Entries** Name: Complete Processing Location: 14, Tariff Street, Manchester, Lancashire, M1 2FF Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NE (N)	767	7	384701 398301

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
268	**Contemporary Trade Directory Entries** Name: Gio Goi Location: Fourways House,Hilton St, Manchester, Lancashire, M1 2EJ Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NE (N)	772	7	384741 398294
268	**Contemporary Trade Directory Entries** Name: Local Map Co Location: Tariff St, Manchester, Lancashire, M1 2FF Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A18NE (N)	782	7	384663 398325
268	**Contemporary Trade Directory Entries** Name: Style House Manchester Ltd Location: Ground Floor, Fourways House, 16, Tariff Street, Manchester, Lancashire, M1 2FN Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NE (N)	787	7	384729 398314
268	**Contemporary Trade Directory Entries** Name: Priority Chauffeur Services Location: Hilton House, 26-28, Hilton Street, Manchester, M1 2EH Classification: Car Engine Tuning & Diagnostic Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	797	7	384682 398336
268	**Contemporary Trade Directory Entries** Name: B Y Form Location: 3, Tariff Street, Manchester, M1 2FF Classification: Office Furniture & Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	811	7	384724 398340
269	**Contemporary Trade Directory Entries** Name: Strong Mechanical Services Location: Peter St, Manchester, Lancashire, M2 3NQ Classification: Mechanical Engineers **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A17SW (NW)	751	7	383770 397932
269	**Contemporary Trade Directory Entries** Name: Down Under Location: 47, Peter Street, Manchester, Lancashire, M2 3NG Classification: Abattoirs **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A17SW (NW)	789	7	383742 397958
270	**Contemporary Trade Directory Entries** Name: Nisbets Location: 12 Booth Street, Manchester, Greater Manchester, M2 4AW Classification: Catering Equipment **Status: Active** Positional Accuracy: Automatically positioned to the address	A17SE (NW)	752	7	383971 398140
270	**Contemporary Trade Directory Entries** Name: Frank Rostron Location: 39, Princess Street, Manchester, M2 4FN Classification: Shirt Makers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SE (NW)	772	7	383924 398130
270	**Contemporary Trade Directory Entries** Name: Cheshire Shirtmakers Ltd Location: 39, Princess Street, Manchester, Lancashire, M2 4FN Classification: Shirt Makers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SE (NW)	772	7	383924 398130
271	**Contemporary Trade Directory Entries** Name: Steelcase Solutions Location: 12, Booth Street, Manchester, M2 4AW Classification: Furniture Manufacturers - Home & Office **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SE (NW)	755	7	383975 398145

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
272	**Contemporary Trade Directory Entries** Name: Ply-Lining (Northern) Ltd Location: Unit 1, Hoyle Street, Manchester, M12 6HG Classification: Commercial Vehicle Bodybuilders & Repairers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SE (E)	758	7	385298 397487
272	**Contemporary Trade Directory Entries** Name: Dee Wong Food Ltd Location: Unit 1, Hoyle Street, Manchester, M12 6HG Classification: Food Products - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SE (E)	758	7	385298 397492
272	**Contemporary Trade Directory Entries** Name: Bearing Mart Location: Unit 1, Hoyle Street, Manchester, Lancashire, M12 6HG Classification: Engineering Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SE (E)	758	7	385298 397492
272	**Contemporary Trade Directory Entries** Name: Ardwick Auto Spares Location: Unit 2, Hoyle Street, Manchester, M12 6HG Classification: Car Breakdown & Recovery Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SE (E)	779	7	385320 397495
272	**Contemporary Trade Directory Entries** Name: Manchester Recovery Services Location: Unit 3, Hoyle Street, Manchester, M12 6HG Classification: Car Breakdown & Recovery Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SE (E)	787	7	385328 397495
272	**Contemporary Trade Directory Entries** Name: Manmunian Garage Location: Unit 6, Hoyle Street, Manchester, M12 6HG Classification: Garage Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A14SE (E)	788	7	385329 397469
272	**Contemporary Trade Directory Entries** Name: Jemm Autos Location: Unit 4, Hoyle Street, Manchester, M12 6HG Classification: Garage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SE (E)	798	7	385338 397495
273	**Contemporary Trade Directory Entries** Name: Dolly Tub Laundry Service Location: 1a, Bonsall Street, Manchester, M15 6DR Classification: Dry Cleaners **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A7SE (SW)	763	7	384034 396819
273	**Contemporary Trade Directory Entries** Name: The Dolly Tub Location: 1, Bonsall Street, Manchester, M15 6DR Classification: Ironing & Home Laundry Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A7SE (SW)	763	7	384034 396819
274	**Contemporary Trade Directory Entries** Name: Manchester Institute Of Innovation Research Location: OXFORD ROAD, MANCHESTER, M13 9PL Classification: Laboratories **Status: Active** Positional Accuracy: Automatically positioned to the address	A8SE (S)	765	7	384591 396711
275	**Contemporary Trade Directory Entries** Name: Whitecliffs Group Location: 61-63, Brown Street, Manchester, Lancashire, M2 2JG Classification: Electrolysis **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A17SE (NW)	766	7	383995 398172
275	**Contemporary Trade Directory Entries** Name: Tetra Pak Business Services Ltd Location: The Chancery,58 Spring Gdns, Manchester, M2 1EW Classification: Boxes & Cartons **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	774	7	384010 398190

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
276	**Contemporary Trade Directory Entries** Name: R & G Industrial Sewing Machines Ltd Location: Portugal Street East, Manchester, M1 2WX Classification: Sewing Machines - Industrial **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	768	7	385156 397975
277	**Contemporary Trade Directory Entries** Name: The White Lab Location: 52, ARDWICK GREEN SOUTH, MANCHESTER, M13 9XF Classification: Laboratories **Status: Active** Positional Accuracy: Automatically positioned to the address	A9NE (SE)	772	7	385227 397130
278	**Contemporary Trade Directory Entries** Name: B G M Wire Products Ltd Location: 102, North Western Street, Manchester, M12 6JL Classification: Wire Products - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned in the proximity of the address	A14NE (E)	773	7	385290 397674
278	**Contemporary Trade Directory Entries** Name: Manchester Tyre Services Location: 101, Fairfield Street, Manchester, M1 2WG Classification: Tyre Dealers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NE (E)	808	7	385317 397709
278	**Contemporary Trade Directory Entries** Name: Greenwell Motors Location: 94-104, Fairfield Street, Manchester, M1 2WR Classification: Garage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NE (E)	815	7	385334 397669
278	**Contemporary Trade Directory Entries** Name: Fletcher Garages Location: 94-104, Fairfield Street, Manchester, M1 2WR Classification: Garage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NE (E)	815	7	385334 397669
279	**Contemporary Trade Directory Entries** Name: Royal Mail Logistics Location: Travis Street, Manchester, Lancashire, M1 2NG Classification: Distribution Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NE (E)	775	7	385267 397755
280	**Contemporary Trade Directory Entries** Name: Powell Creative Products Location: Duplex 1, Ducie House, 37, Ducie Street, Manchester, M1 2JW Classification: Stationery Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	776	7	384933 398209
280	**Contemporary Trade Directory Entries** Name: Baked Goods Distribution Location: Unit 201, Ducie House, 37, Ducie Street, Manchester, M1 2JW Classification: Distribution Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	776	7	384933 398209
280	**Contemporary Trade Directory Entries** Name: Van Kollem Location: Unit 4,Ducie House,37 Ducie St, Manchester, Lancashire, M1 2JW Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19NW (NE)	776	7	384932 398209
280	**Contemporary Trade Directory Entries** Name: Tlc Equipment (Europe) Location: Unit 215, Ducie House, 37, Ducie Street, Manchester, Lancashire, M1 2JW Classification: Engineering Machine Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	776	7	384933 398209
280	**Contemporary Trade Directory Entries** Name: Concept 3 Ltd Location: Unit 103, Ducie House, 37, Ducie Street, Manchester, Lancashire, M1 2JW Classification: Glass Products - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	776	7	384933 398209

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
280	**Contemporary Trade Directory Entries** Name: Gold Star Ions Location: 10, Pigeon Street, Manchester, M1 2JX Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	806	7	384955 398231
280	**Contemporary Trade Directory Entries** Name: I B S Manchester Engines Reconditioning Location: 10, Pigeon Street, Manchester, M1 2JX Classification: Mechanical Engineers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	806	7	384955 398231
281	**Contemporary Trade Directory Entries** Name: Manchester City Council Location: Town Hall, Albert Square, Manchester, Lancashire, M2 5DB Classification: Waste Disposal Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SE (NW)	778	7	383867 398089
282	**Contemporary Trade Directory Entries** Name: Best Laundrette Location: 40, Brunswick Street, Manchester, M13 9TQ Classification: Dry Cleaners **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9NW (SE)	779	7	385122 396964
282	**Contemporary Trade Directory Entries** Name: Best Laundrette Location: 40, Brunswick Street, Manchester, M13 9TQ Classification: Laundries & Launderettes **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9NW (SE)	779	7	385122 396964
283	**Contemporary Trade Directory Entries** Name: Urban Fabrication & Engineering Ltd Location: 100, Temperance Street, Manchester, Lancashire, M12 6HU Classification: Steel Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NE (E)	779	7	385309 397610
283	**Contemporary Trade Directory Entries** Name: Bakewell Engineering Ltd Location: 99, North Western Street, Manchester, M12 6JL Classification: Metal Products - Fabricated **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NE (E)	822	7	385349 397635
283	**Contemporary Trade Directory Entries** Name: Revolution It Location: 100, Fairfield Street, Manchester, Lancashire, M1 2WR Classification: Computer Recycling & Disposal **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NE (E)	835	7	385357 397655
283	**Contemporary Trade Directory Entries** Name: Fairfield Motor Garage Location: 100, Fairfield Street, Manchester, M1 2WR Classification: Garage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NE (E)	835	7	385357 397655
283	**Contemporary Trade Directory Entries** Name: Autocare Assist Location: 100, Fairfield Street, Manchester, M1 2WR Classification: Garage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NE (E)	836	7	385359 397654
283	**Contemporary Trade Directory Entries** Name: Wander Beyond Brewing Location: 98 North Western Street, Manchester, Greater Manchester, M12 6JL Classification: Brewers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NE (E)	837	7	385366 397622
283	**Contemporary Trade Directory Entries** Name: Generation Clothing Location: 98 North Western St, Manchester, Lancashire, M12 6JL Classification: Knitwear Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14NE (E)	837	7	385366 397624

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
283	**Contemporary Trade Directory Entries** Name: Cristecuk Ltd Location: 102 Fairfield St, Manchester, Lancashire, M1 2WR Classification: Garage Services **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14NE (E)	851	7	385374 397654
283	**Contemporary Trade Directory Entries** Name: Cristecuk Garage Location: 102 Fairfield Street, Manchester, Lancashire, M1 2WR Classification: Breakdown and Recovery **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14NE (E)	852	7	385375 397656
283	**Contemporary Trade Directory Entries** Name: The Cab Co Location: 102 Fairfield St, Manchester, Lancashire, M1 2WR Classification: Garage Services **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14NE (E)	853	7	385380 397638
284	**Contemporary Trade Directory Entries** Name: Merseyside Metalworks Location: 81-97, Upper Brook Street, Manchester, M13 9TX Classification: Air Conditioning Equipment & Systems **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9SW (SE)	787	7	384888 396777
285	**Contemporary Trade Directory Entries** Name: Grand Central Autos Location: 19 Trafford St, Manchester, M1 5LH Classification: Garage Services **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A12NW (W)	792	7	383608 397575
285	**Contemporary Trade Directory Entries** Name: Bauer Millett & Co Ltd Location: Lawrence House, 8, Albion Street, Manchester, M1 5NZ Classification: Car Dealers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NW (W)	810	7	383592 397607
286	**Contemporary Trade Directory Entries** Name: Scrap My Car Now For Money Manchester Kws Location: Lawrence Buildings, Manchester, Lancashire, M2 5WQ Classification: Car Breakers & Dismantlers **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A17SW (NW)	799	7	383774 398020
286	**Contemporary Trade Directory Entries** Name: Mount Distribution Ltd Location: 2 Mount Street, Manchester, Greater Manchester, M2 5WQ Classification: Distribution Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SW (NW)	800	7	383773 398020
287	**Contemporary Trade Directory Entries** Name: Esso Location: Ardwick Green South, Manchester, M13 9XF Classification: Petrol Filling Stations **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9NE (SE)	800	7	385240 397094
287	**Contemporary Trade Directory Entries** Name: Texaco Location: Hyde Road, Manchester, Greater Manchester, M18 7EE Classification: Petrol Filling Stations **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A9NE (SE)	800	7	385241 397096
287	**Contemporary Trade Directory Entries** Name: Tesco Petrol Station Location: Ardwick Green South, Manchester, Greater Manchester, M13 9XF Classification: Petrol Filling Stations **Status: Active** Positional Accuracy: Manually positioned to the address or location	A9NE (SE)	801	7	385241 397093

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
287	**Contemporary Trade Directory Entries** Name: Esso Location: Ardwick Green Tesco Service Station, Ardwick Green South, Manchester, M13 9XF Classification: Petrol Filling Stations **Status: Active** Positional Accuracy: Automatically positioned to the address	A9NE (SE)	803	7	385244 397096
287	**Contemporary Trade Directory Entries** Name: Ardwick Green Service Station Location: Ardwick Green South, Manchester, M13 9XF Classification: Petrol Filling Stations - 24 Hour **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9NE (SE)	815	7	385252 397084
288	**Contemporary Trade Directory Entries** Name: Flanny Cleaning Services Location: Flat 13, Hornchurch Court, Bonsall Street, Manchester, Lancashire, M15 6DS Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A7SE (SW)	801	7	383943 396837
289	**Contemporary Trade Directory Entries** Name: Eric Brownbill Fashion Agencies Location: 20, Dale Street, Manchester, Lancashire, M1 1EZ Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NE (N)	803	7	384527 398362
289	**Contemporary Trade Directory Entries** Name: Watts Bros (Manchester) Ltd Location: 20, Dale Street, Manchester, Lancashire, M1 1EZ Classification: Hats & Caps - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NE (N)	804	7	384527 398362
289	**Contemporary Trade Directory Entries** Name: La Vie Facile Location: 20, Dale Street, Manchester, Lancashire, M1 1EZ Classification: Footwear Manufacturers & Wholesale **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NE (N)	804	7	384527 398362
289	**Contemporary Trade Directory Entries** Name: K O Sports Location: Apartment 104, Chatsworth House, 19, Lever Street, Manchester, M1 1BY Classification: Sports Equipment Manufacturers & Distributors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	823	7	384491 398382
289	**Contemporary Trade Directory Entries** Name: Scrap Car Now Today Cash Manchester Town Location: Chatsworth House, 19, Lever Street, Manchester, M1 1AN Classification: Car Breakers & Dismantlers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	823	7	384492 398382
289	**Contemporary Trade Directory Entries** Name: Max White Business Services Ltd Location: CHATSWORTH HOUSE, 19, LEVER STREET, MANCHESTER, M1 1BY Classification: Freight Forwarders **Status: Active** Positional Accuracy: Automatically positioned to the address	A18NE (N)	823	7	384492 398382
289	**Contemporary Trade Directory Entries** Name: Medusa 19 Ltd Location: 2nd Floor, Manchester, Greater Manchester, M1 1EZ Classification: Chemicals - Distributors & Wholesalers **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A18NE (N)	824	7	384524 398383
290	**Contemporary Trade Directory Entries** Name: Autogas Cars Direct Location: 1, City Road East, Manchester, Lancashire, M15 4PN Classification: Car Dealers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A12SW (W)	803	7	383625 397305

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
291	**Contemporary Trade Directory Entries** Name: Bodyguard Clothing Ltd Location: 33, Dale Street, Manchester, Lancashire, M1 2HE Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NE (N)	806	7	384638 398354
291	**Contemporary Trade Directory Entries** Name: Zig Zag Clothing Ltd Location: 33, Dale Street, Manchester, Lancashire, M1 2HE Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NE (N)	806	7	384638 398354
291	**Contemporary Trade Directory Entries** Name: Ben Sherman Location: 47, Newton Street, Manchester, Lancashire, M1 1FT Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NE (N)	825	7	384618 398376
291	**Contemporary Trade Directory Entries** Name: Guy Foam Location: 10, Little Lever Street, Manchester, M1 1HR Classification: Photo & Digital Imaging Bureaus **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	828	7	384599 398382
291	**Contemporary Trade Directory Entries** Name: Print Pug Location: Suite 3b 22 Lever Street, Manchester, Greater Manchester, M1 1EA Classification: Printers **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A18NE (N)	834	7	384556 398392
291	**Contemporary Trade Directory Entries** Name: Ax-S Global Location: 22, Lever Street, Manchester, M1 1EA Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	835	7	384556 398392
291	**Contemporary Trade Directory Entries** Name: Godske Group Location: 22, Lever Street, Manchester, M1 1EA Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	835	7	384556 398392
291	**Contemporary Trade Directory Entries** Name: Ax S Global Location: 22, Lever Street, Manchester, M1 1EA Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	835	7	384556 398392
291	**Contemporary Trade Directory Entries** Name: J & B Textiles Location: 14, Little Lever Street, Manchester, M1 1HR Classification: Textile Manufacturing **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	839	7	384607 398392
291	**Contemporary Trade Directory Entries** Name: Alert 2 Media Location: 24, Lever Street, Manchester, Lancashire, M1 1DZ Classification: Printers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NE (N)	840	7	384580 398396
291	**Contemporary Trade Directory Entries** Name: Elert 2 Media Location: 24, Lever Street, Manchester, Lancashire, M1 1DZ Classification: Printers Textile **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NE (N)	841	7	384580 398397
291	**Contemporary Trade Directory Entries** Name: Stairlifts Manchester Location: Studio 18,18 Hilton Street, Manchester, Greater Manchester, M1 1FR Classification: Stairlifts - Manufacturers & Installers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	853	7	384620 398404

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
292	**Contemporary Trade Directory Entries** Name: K M Print Design Ltd Location: 52, HEYROD STREET, MANCHESTER, M1 2WW Classification: Printers **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	806	7	385220 397942
292	**Contemporary Trade Directory Entries** Name: Gorman Shorrock & Davies Ltd Location: 52, Heyrod Street, Manchester, M1 2WW Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	807	7	385221 397942
293	**Contemporary Trade Directory Entries** Name: Proten Services Location: 35 Fountain Street, Manchester, Greater Manchester, M2 2AN Classification: Damp & Dry Rot Control **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	807	7	384159 398292
293	**Contemporary Trade Directory Entries** Name: Richard Conrad & Co Ltd Location: 36-38, Fountain Street, Manchester, M2 2BE Classification: Office Furniture & Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	814	7	384114 398283
294	**Contemporary Trade Directory Entries** Name: The Color Co Location: 41, Spring Gardens, Manchester, M2 2BG Classification: Copying & Duplicating Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	814	7	384065 398263
294	**Contemporary Trade Directory Entries** Name: The Color Co Location: 41, Spring Gardens, Manchester, M2 2BG Classification: Copying & Duplicating Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	814	7	384065 398263
295	**Contemporary Trade Directory Entries** Name: Taylor Edwards & Co Location: Royal Buildings, 2, Mosley Street, Manchester, Lancashire, M2 3AN Classification: Gas Companies **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NW (N)	815	7	384259 398336
296	**Contemporary Trade Directory Entries** Name: Manchester Van Hire Location: 7, Heyrod Street, Manchester, M1 2WW Classification: Garage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	816	7	385211 397977
296	**Contemporary Trade Directory Entries** Name: Dalkeith Autos Location: 7, Heyrod Street, Manchester, M1 2WW Classification: Garage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	816	7	385211 397977
296	**Contemporary Trade Directory Entries** Name: A J Crawford & Sons Location: 37, Longacre Street, Manchester, M1 2WN Classification: Commercial Vehicle Servicing, Repairs, Parts & Accessories **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	822	7	385198 398009
296	**Contemporary Trade Directory Entries** Name: G B M Location: 2, Heyrod Street, Manchester, M1 2WW Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	865	7	385242 398021
297	**Contemporary Trade Directory Entries** Name: Logistica Fleet Services Location: St. Andrews Square, Manchester, M1 2NS Classification: Commercial Vehicle Servicing, Repairs, Parts & Accessories **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	817	7	385265 397873

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
297	**Contemporary Trade Directory Entries** Name: Rockbar Location: St. Andrews Square, Manchester, M1 2NS Classification: Road Haulage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	817	7	385265 397873
297	**Contemporary Trade Directory Entries** Name: T T Express Location: St. Andrews Square, Manchester, M1 2NS Classification: Road Haulage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	817	7	385265 397873
298	**Contemporary Trade Directory Entries** Name: City Recovery & Storage Location: 50, Newton Street, Manchester, Lancashire, M1 2EA Classification: Road Haulage Services **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NE (N)	825	7	384658 398370
299	**Contemporary Trade Directory Entries** Name: Nationwide Fuels Llp Location: Ship Canal House,98 King Street, Manchester, Greater Manchester, M2 4WU Classification: Lubricant Manufacturers & Distributors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	829	7	383976 398234
299	**Contemporary Trade Directory Entries** Name: Brenca Metals Ltd Location: Ship Canal House, 98, King Street, Manchester, M2 4WU Classification: Scrap Metal Merchants **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	830	7	383976 398234
299	**Contemporary Trade Directory Entries** Name: Haughton Engineering Services Location: Ship Canal House, 98, King Street, Manchester, Lancashire, M2 4WU Classification: Engineering Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	830	7	383976 398234
300	**Contemporary Trade Directory Entries** Name: The Dot Factory Ltd Location: Jubilee House, 10, Durling Street, Manchester, M12 6FS Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SE (E)	843	7	385346 397234
301	**Contemporary Trade Directory Entries** Name: R M R I Ltd Location: 44, Peter Street, Manchester, Lancashire, M2 5GP Classification: Materials Handling Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SW (NW)	843	7	383661 397930
301	**Contemporary Trade Directory Entries** Name: Kinnarps (Uk) Ltd Location: Colchester House, 38-40, Peter Street, Manchester, M2 5GP Classification: Office Furniture & Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SW (NW)	861	7	383644 397937
302	**Contemporary Trade Directory Entries** Name: Cannon Electrical Contractors (Manchester) Ltd Location: 8, Clarence Street, Manchester, M2 4DW Classification: Electrical Engineers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SE (NW)	845	7	383872 398182
302	**Contemporary Trade Directory Entries** Name: Inpeto Ltd Location: Northern Assurance Building, 9-21, Princess Street, Manchester, Lancashire, M2 4DN Classification: Pet Foods & Animal Feeds **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A17SE (NW)	845	7	383872 398182

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
302	**Contemporary Trade Directory Entries** Name: Johnsons Cleaners Location: Albert Square, Manchester, Greater Manchester, M2 4JW Classification: Dry Cleaners **Status: Active** Positional Accuracy: Manually positioned to the address or location	A17NE (NW)	870	7	383843 398190
302	**Contemporary Trade Directory Entries** Name: Max Spielmann Location: 59a, Cross Street, Manchester, Lancashire, M2 4JW Classification: Photographic Processors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	872	7	383845 398194
303	**Contemporary Trade Directory Entries** Name: Arriva North West Ltd Location: St. Andrews Square, Manchester, M1 2NS Classification: Bus & Coach Operators & Stations **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NE (E)	846	7	385312 397834
304	**Contemporary Trade Directory Entries** Name: Manchester Radiator Co Ltd Location: Arch 19, Watson Street, Manchester, M3 4LP Classification: Car Radiator Servicing & Repairs **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NW (W)	853	7	383561 397683
304	**Contemporary Trade Directory Entries** Name: Duffy Motors Manchester Ltd Location: Arch 16-17, Watson Street, Manchester, M3 4LP Classification: Garage Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A12NW (W)	856	7	383562 397703
305	**Contemporary Trade Directory Entries** Name: Lowbend Location: 95, Temperance Street, Manchester, Lancashire, M12 6HU Classification: Garage Services **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14NE (E)	855	7	385393 397555
305	**Contemporary Trade Directory Entries** Name: Joe Farrell Location: 93, Temperance Street, Manchester, M12 6HU Classification: Road Haulage Services **Status: Inactive** Positional Accuracy: Automatically positioned in the proximity of the address	A14NE (E)	873	7	385412 397543
305	**Contemporary Trade Directory Entries** Name: Plastic Art Co Location: 92, Temperance Street, Manchester, M12 6HU Classification: Lamination & Encapsulation Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NE (E)	877	7	385416 397539
306	**Contemporary Trade Directory Entries** Name: Davies Brothers Tyres Location: Unit 5, Chancel Place, Store Street, Manchester, M1 2WB Classification: Tyre Dealers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SW (NE)	855	7	385116 398162
306	**Contemporary Trade Directory Entries** Name: Presbar Diecastings Location: Store Street, Manchester, M1 2WD Classification: Die-Casting Equipment & Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	885	7	385113 398206
306	**Contemporary Trade Directory Entries** Name: Cellerate Location: 53, STORE STREET, MANCHESTER, M1 2WD Classification: Automation Systems & Equipment **Status: Active** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	885	7	385113 398206
307	**Contemporary Trade Directory Entries** Name: S A S Fashions Ltd Location: 55-59, Ducie Street, Manchester, M1 2JQ Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	862	7	385015 398256

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
308	**Contemporary Trade Directory Entries** Name: Minuteman Press Location: 27a Hilton St England, Manchester, Greater Manchester, M1 1EL Classification: Printers **Status: Active** Positional Accuracy: Manually positioned to the address or location	A18NE (N)	863	7	384655 398409
308	**Contemporary Trade Directory Entries** Name: Daisy Fashions Location: 25, Hilton Street, Manchester, M1 1EL Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	877	7	384646 398424
308	**Contemporary Trade Directory Entries** Name: Rawagencies Ltd Location: 22, Little Lever Street, Manchester, M1 1HR Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	885	7	384638 398434
308	**Contemporary Trade Directory Entries** Name: Moving Fashion Ltd Location: 11, Stevenson Square, Manchester, M1 1DB Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	902	7	384632 398453
309	**Contemporary Trade Directory Entries** Name: Boda Skins Location: Lloyds House, 18-22, Lloyd Street, Manchester, M2 5WA Classification: Leather Garments & Products **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SW (NW)	864	7	383718 398054
309	**Contemporary Trade Directory Entries** Name: Manchester Chemicals & Pigments Ltd Location: Lloyds House, 18-22, Lloyd Street, Manchester, Lancashire, M2 5WA Classification: Chemicals - Distributors & Wholesalers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A17SW (NW)	864	7	383718 398054
310	**Contemporary Trade Directory Entries** Name: Pulse Laser Hairaesthetics Location: 18-20, Fountain Street, Manchester, M2 2AA Classification: Electrolysis **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	865	7	384140 398346
310	**Contemporary Trade Directory Entries** Name: Eleven Sports Media Ltd Location: Eleventh Floor, Lowry House, 17, Marble Street, Manchester, M2 3AW Classification: Sports Equipment Manufacturers & Distributors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	885	7	384110 398358
310	**Contemporary Trade Directory Entries** Name: Orbit Card Services Location: Lowry House,17 Marble Street, Manchester, Greater Manchester, M2 3AW Classification: Cash Registers & Check-Out Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	886	7	384110 398358
311	**Contemporary Trade Directory Entries** Name: Hobs Legal Docs Location: 4, Whitworth Street West, Manchester, M1 5WY Classification: Copying & Duplicating Services **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A12NW (W)	866	7	383532 397520
311	**Contemporary Trade Directory Entries** Name: Anexsys Location: 4, Whitworth Street West, Manchester, M1 5WY Classification: Copying & Duplicating Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NW (W)	866	7	383532 397520
311	**Contemporary Trade Directory Entries** Name: G T Autos Location: 88, Hewitt Street, MANCHESTER, M15 4GB Classification: Mot Testing Centres **Status: Active** Positional Accuracy: Automatically positioned to the address	A12SW (W)	893	7	383505 397506

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
312	**Contemporary Trade Directory Entries** Name: Universal Utilities Location: Third Floor, Tootal House, 19-21, Spring Gardens, Manchester, M2 1FB Classification: Gas Suppliers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	866	7	384093 398331
312	**Contemporary Trade Directory Entries** Name: Calvin Assett Management Ltd Location: 19 Spring Gdns, Manchester, Lancashire, M2 1FB Classification: Meter Manufacturers & Suppliers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	871	7	384088 398334
312	**Contemporary Trade Directory Entries** Name: M60 Rescue & Recovery Location: 406 St James Ct,Brown St, Manchester, Lancashire, M2 2JG Classification: Commercial Vehicle Breakdown & Recovery Services **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A17NE (NW)	901	7	384026 398341
312	**Contemporary Trade Directory Entries** Name: Octapharma Location: The Zenith Building, 26, Spring Gardens, Manchester, Lancashire, M2 1AB Classification: Chemists' & Pharmacists' Suppliers & Wholesalers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A17NE (NW)	902	7	384054 398354
312	**Contemporary Trade Directory Entries** Name: Anywaste Uk Location: St. James Court, 30, Brown Street, Manchester, M2 1DH Classification: Waste Disposal Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	914	7	384013 398350
312	**Contemporary Trade Directory Entries** Name: Wastelift Location: St. James Court, 30, Brown Street, Manchester, M2 1DH Classification: Waste Disposal Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	914	7	384013 398350
313	**Contemporary Trade Directory Entries** Name: Evans Textile (Sales) Ltd Location: Helmet Street, Manchester, M1 2NT Classification: Textile Manufacturing **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NE (E)	867	7	385360 397767
313	**Contemporary Trade Directory Entries** Name: Climate Center Location: 2, Helmet Street, Manchester, Lancashire, M1 2NT Classification: Refrigeration Equipment - Commercial **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14NE (E)	867	7	385360 397767
313	**Contemporary Trade Directory Entries** Name: Climate Centre Location: 2, Helmet Street, Manchester, Lancashire, M1 2NT Classification: Air Conditioning & Refrigeration Contractors **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A14NE (E)	867	7	385360 397767
314	**Contemporary Trade Directory Entries** Name: Price Location: Market St, Manchester, Lancashire, M60 1TA Classification: Cutlery Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A18NW (N)	870	7	384250 398390
314	**Contemporary Trade Directory Entries** Name: Belleek Pottery Ltd Location: Market St, Manchester, Lancashire, M60 1TA Classification: Pottery Manufacturers & Suppliers **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A18NW (N)	874	7	384244 398393
315	**Contemporary Trade Directory Entries** Name: Fast Cash 4 Scrap Cars Manchester Aeg Location: 52, Newton Street, Manchester, M1 1ED Classification: Car Breakers & Dismantlers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	871	7	384689 398410

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
316	**Contemporary Trade Directory Entries** Name: Discovery Forensics Location: PALL MALL COURT 61-67, KING STREET, MANCHESTER, M2 4PD Classification: Laboratories **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	874	7	383979 398287
316	**Contemporary Trade Directory Entries** Name: J M B Professional Location: Pall Mall Court,61-67 King Street, Manchester, Greater Manchester, M2 4PD Classification: Commercial Cleaning Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	874	7	383979 398287
317	**Contemporary Trade Directory Entries** Name: Wsc Cleaning Location: 82 King St, Manchester, Lancashire, M2 4WQ Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	875	7	383923 398256
317	**Contemporary Trade Directory Entries** Name: Firemart Location: 82, King Street, Manchester, M2 4WQ Classification: Firefighting Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	875	7	383923 398256
317	**Contemporary Trade Directory Entries** Name: Luxgen Solar Location: 82, KING STREET, MANCHESTER, M2 4WQ Classification: Electricity Generating & Distributing Equipment **Status: Active** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	875	7	383923 398256
317	**Contemporary Trade Directory Entries** Name: Mxm Location: 82, King Street, Manchester, Lancashire, M2 4WQ Classification: Medical Equipment Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A17NE (NW)	876	7	383923 398256
317	**Contemporary Trade Directory Entries** Name: New Brush Cleaning Services Location: Manchester, Greater Manchester, M2 4nh Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A17NE (NW)	895	7	383877 398248
317	**Contemporary Trade Directory Entries** Name: Alex Atkinson-Fletcher Ltd Location: 76 King Street, Manchester, Greater Manchester, M2 4NH Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	895	7	383877 398248
317	**Contemporary Trade Directory Entries** Name: Wardell Armstrong Llp Location: 76 King Street, Manchester, Greater Manchester, M2 4NH Classification: Engineers - General **Status: Active** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	895	7	383877 398248
317	**Contemporary Trade Directory Entries** Name: Incanthera Ltd Location: 76 King Street, Manchester, Greater Manchester, M2 4NH Classification: Laboratories **Status: Active** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	895	7	383877 398248
317	**Contemporary Trade Directory Entries** Name: Yourprintingsolutionltd.Co.Uk Location: 76, KING STREET, MANCHESTER, M2 4NH Classification: Office Furniture & Equipment **Status: Active** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	895	7	383877 398248
318	**Contemporary Trade Directory Entries** Name: Brian Winder G C C Ltd Location: Aeroworks, 5, Adair Street, Manchester, M1 2NQ Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	877	7	385280 397981

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
318	**Contemporary Trade Directory Entries** Name: P A Metals Location: 7, Adair Street, Manchester, Lancashire, M1 2NQ Classification: Scrap Metal Merchants **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	877	7	385280 397981
318	**Contemporary Trade Directory Entries** Name: Armstrongs Office Furniture Location: 1, Adair Street, MANCHESTER, M1 2NQ Classification: Office Furniture & Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	877	7	385280 397981
318	**Contemporary Trade Directory Entries** Name: Intercity Group Ltd Location: Aeroworks, 5, Adair Street, Manchester, Lancashire, M1 2NQ Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	877	7	385280 397981
318	**Contemporary Trade Directory Entries** Name: Gorton Bros Ltd Location: Aeroworks, 5, Adair Street, Manchester, Lancashire, M1 2NQ Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	877	7	385280 397981
318	**Contemporary Trade Directory Entries** Name: Paragon Hygiene Services Ltd Location: Aeroworks, 5, Adair Street, Manchester, Lancashire, M1 2NQ Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19SE (NE)	877	7	385280 397981
318	**Contemporary Trade Directory Entries** Name: L P M Cleaning Location: Aeroworks, 5, Adair Street, Manchester, M1 2NQ Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	877	7	385280 397981
319	**Contemporary Trade Directory Entries** Name: D & G Packaging Ltd Location: Afflecks Arcade 35-39, Oldham Street, Manchester, M1 1JG Classification: Paper & Cardboard Products & Packaging - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	879	7	384429 398435
319	**Contemporary Trade Directory Entries** Name: Glass Bottle Bottle Glass Location: Afflecks Arcade, 35-39, Oldham Street, Manchester, M1 1JG Classification: Glass Products - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	893	7	384423 398448
319	**Contemporary Trade Directory Entries** Name: The Bead Shop Location: Aflex Palace, 52, Church Street, Manchester, M4 1PW Classification: Jewellery Manufacturers & Repairers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	893	7	384423 398448
319	**Contemporary Trade Directory Entries** Name: Kustom Korner Location: Aflex Palace, 52, Church Street, Manchester, M4 1PW Classification: T-Shirts **Status: Active** Positional Accuracy: Automatically positioned to the address	A18NW (N)	893	7	384423 398448
319	**Contemporary Trade Directory Entries** Name: Oblong Location: Aflex Palace, 52, Church Street, Manchester, Lancashire, M4 1PW Classification: Abattoirs **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NW (N)	893	7	384423 398448
319	**Contemporary Trade Directory Entries** Name: Sentsations Location: Afflecks Arcade, 35-39, Oldham Street, Manchester, Lancashire, M1 1JG Classification: Perfume Suppliers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NW (N)	893	7	384423 398448

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
320	**Contemporary Trade Directory Entries** Name: Marco Trading Co Ltd Location: Marco House, Tariff Street, Manchester, M1 2FF Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	881	7	384806 398387
321	**Contemporary Trade Directory Entries** Name: Tariff Street Motors Location: 43 Tariff St, Manchester, M1 2FF Classification: Garage Services **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19NW (NE)	882	7	384902 398348
322	**Contemporary Trade Directory Entries** Name: Manchester Gin Location: 2, WATSON STREET, MANCHESTER, M3 4LP Classification: Distilleries **Status: Active** Positional Accuracy: Automatically positioned to the address	A17SW (W)	883	7	383585 397865
323	**Contemporary Trade Directory Entries** Name: Cleared 4 U Location: Manchester, Greater Manchester, M1 2jq Classification: Waste Disposal Services **Status: Active** Positional Accuracy: Manually positioned within the geographical locality	A19NW (NE)	890	7	385053 398264
323	**Contemporary Trade Directory Entries** Name: Geek Fix Location: Manchester, Greater Manchester, M1 2jq Classification: Machinery - Industrial & Commercial **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A19NW (NE)	918	7	385077 398280
323	**Contemporary Trade Directory Entries** Name: I T Designs Location: 81, Ducie Street, Manchester, M1 2JQ Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	925	7	385084 398284
323	**Contemporary Trade Directory Entries** Name: Crime Scene Cleaning Services Location: 83, Ducie Street, Manchester, M1 2JQ Classification: Hygiene & Cleansing Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	930	7	385090 398286
323	**Contemporary Trade Directory Entries** Name: Network Print Support Ltd Location: 83, Ducie Street, Manchester, M1 2JQ Classification: Photocopiers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	930	7	385090 398286
323	**Contemporary Trade Directory Entries** Name: Car Scraping Scrap Yards In Manchester Location: 83, Ducie Street, Manchester, M1 2JQ Classification: Car Breakers & Dismantlers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	930	7	385090 398286
323	**Contemporary Trade Directory Entries** Name: Breeze Carpet Cleaners Ltd Location: 83, Ducie Street, Manchester, M1 2JQ Classification: Carpet, Curtain & Upholstery Cleaners **Status: Active** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	931	7	385091 398286
323	**Contemporary Trade Directory Entries** Name: Bestbooze Location: 83 Ducie Street, Manchester, Greater Manchester, M1 2JQ Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A19NW (NE)	931	7	385091 398286
323	**Contemporary Trade Directory Entries** Name: Energiea Limited Location: 83, Ducie Street, Manchester, M1 2JQ Classification: Energy Efficient Products and Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	931	7	385091 398286

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
323	**Contemporary Trade Directory Entries** Name: Compare Parking Deals Location: 83, Ducie Street, Manchester, M1 2JQ Classification: Car Painters & Sprayers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	931	7	385091 398286
323	**Contemporary Trade Directory Entries** Name: Cleanhappy Location: 83, Ducie Street, Manchester, M1 2JQ Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	931	7	385091 398286
323	**Contemporary Trade Directory Entries** Name: Shutters & Blinds Uk Location: 83 Ducie Street, Manchester, Greater Manchester, M1 2JQ Classification: Blinds, Awnings & Canopies **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	931	7	385091 398286
323	**Contemporary Trade Directory Entries** Name: The Bizz Location: 83, Ducie Street, Manchester, M1 2JQ Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	931	7	385091 398286
323	**Contemporary Trade Directory Entries** Name: Total Clean Manchester Location: 83, DUCIE STREET, MANCHESTER, M1 2JQ Classification: Commercial Cleaning Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	931	7	385091 398286
323	**Contemporary Trade Directory Entries** Name: A R C Window Films Ltd Location: 83, Ducie Street, Manchester, M1 2JQ Classification: Window Film Manufacturers and Dealers **Status: Active** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	931	7	385091 398286
323	**Contemporary Trade Directory Entries** Name: J Cotton & Co Location: 126, Great Ancoats Street, Manchester, M4 6DE Classification: Car Breakdown & Recovery Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	931	7	385076 398298
323	**Contemporary Trade Directory Entries** Name: Network Print Support Location: 83, Ducie Street, Manchester, M1 2JQ Classification: Copying & Duplicating Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	931	7	385091 398286
323	**Contemporary Trade Directory Entries** Name: M B Energy Location: 83 Ducie Street, Manchester, Greater Manchester, M1 2JQ Classification: Gas Suppliers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	931	7	385091 398286
323	**Contemporary Trade Directory Entries** Name: S T Caravan Services Location: 83 Ducie Street, Manchester, Greater Manchester, M1 2JQ Classification: Caravans - Servicing & Repairs **Status: Active** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	931	7	385091 398286
323	**Contemporary Trade Directory Entries** Name: French Polisher Manchester Location: Rear Of 1b Great Ancoats Street, Manchester, Greater Manchester, M4 6DE Classification: French Polishing **Status: Active** Positional Accuracy: Manually positioned within the geographical locality	A19NW (NE)	931	7	385075 398298
323	**Contemporary Trade Directory Entries** Name: Heros Carpet Clean Location: 83, DUCIE STREET, MANCHESTER, M1 2JQ Classification: Carpet, Curtain & Upholstery Cleaners **Status: Active** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	931	7	385091 398286

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
323	**Contemporary Trade Directory Entries** Name: Come Around Clean Location: 83, DUCIE STREET, MANCHESTER, M1 2JQ Classification: Commercial Cleaning Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	931	7	385091 398286
323	**Contemporary Trade Directory Entries** Name: Kinderlee Cleaning Location: 83, DUCIE STREET, MANCHESTER, M1 2JQ Classification: Commercial Cleaning Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	931	7	385091 398286
323	**Contemporary Trade Directory Entries** Name: Manchester Contract Cleaners Ltd Location: 83, DUCIE STREET, MANCHESTER, M1 2JQ Classification: Commercial Cleaning Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	931	7	385091 398286
323	**Contemporary Trade Directory Entries** Name: Eco Lamp Recycling Ltd Location: 83, DUCIE STREET, MANCHESTER, M1 2JQ Classification: Recycling Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	931	7	385091 398286
323	**Contemporary Trade Directory Entries** Name: Sparkle Cleaning Services Location: 83 Ducie Street, Manchester, Greater Manchester, M1 2JQ Classification: Commercial Cleaning Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	931	7	385091 398286
323	**Contemporary Trade Directory Entries** Name: M C Genesis Ltd Location: 132-134, Great Ancoats Street, Manchester, Lancashire, M4 6DE Classification: Commercial Cleaning Services **Status: Active** Positional Accuracy: Manually positioned to the address or location	A19NW (NE)	935	7	385092 398290
323	**Contemporary Trade Directory Entries** Name: Ocean Design Uk Location: 132-134, Great Ancoats Street, Manchester, M4 6DE Classification: Printers **Status: Active** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	936	7	385093 398291
323	**Contemporary Trade Directory Entries** Name: North West Cleaning Solutions Ltd Location: 132-134, Great Ancoats Street, Manchester, M4 6DE Classification: Cleaning Materials & Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	936	7	385093 398291
323	**Contemporary Trade Directory Entries** Name: Online Building Supplies Location: 132-134, Great Ancoats Street, Manchester, M4 6DE Classification: Builders' Merchants **Status: Active** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	936	7	385093 398291
323	**Contemporary Trade Directory Entries** Name: Lush Carpet Cleaners Location: 132-134, Great Ancoats Street, Manchester, M4 6DE Classification: Carpet, Curtain & Upholstery Cleaners **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	936	7	385093 398291
323	**Contemporary Trade Directory Entries** Name: Golden Girls Cleaning & Laundry Services Location: 132-134, Great Ancoats Street, Manchester, M4 6DE Classification: Laundries & Launderettes **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	936	7	385092 398291
323	**Contemporary Trade Directory Entries** Name: Golden Girls Manchester Uk Ltd Location: 132-134, Great Ancoats Street, Manchester, M4 6DE Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	936	7	385092 398291

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
323	**Contemporary Trade Directory Entries** Name: Spirit Cleaning Location: Manchester, Greater Manchester, M4 6de Classification: Commercial Cleaning Services **Status: Active** Positional Accuracy: Manually positioned to the address or location	A19NW (NE)	936	7	385092 398291
323	**Contemporary Trade Directory Entries** Name: Tailored2u Cleaning Services Ltd Location: Advantage Business Centre, Great Ancoats Street, Manchester, Greater Manchester, M4 6DE Classification: Cleaning Services - Domestic **Status: Active** Positional Accuracy: Manually positioned to the address or location	A19NW (NE)	936	7	385092 398291
323	**Contemporary Trade Directory Entries** Name: Damp Aid Uk Location: 132-134, Great Ancoats Street, Manchester, M4 6DE Classification: Damp & Dry Rot Control **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	936	7	385093 398291
323	**Contemporary Trade Directory Entries** Name: Currys Location: Unit 2a Currys Pc World Central Retail Park,Great Ancoats Street, Manchester, Greater Manchester, M4 6DL Classification: Electrical Goods Sales, Manufacturers & Wholesalers **Status: Active** Positional Accuracy: Manually positioned within the geographical locality	A19NW (NE)	957	7	385074 398331
324	**Contemporary Trade Directory Entries** Name: F D T Transport Ltd Location: 113, Fairfield Street, Manchester, Lancashire, M12 6EL Classification: Road Haulage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NE (E)	899	7	385417 397686
325	**Contemporary Trade Directory Entries** Name: Goodwill Safe Boxes Location: 202 City View House,5 Union Street, Ardwick, Manchester, Greater Manchester, M12 4JD Classification: Safes & Vaults - Suppliers & Installers **Status: Active** Positional Accuracy: Automatically positioned to the address	A14SE (E)	903	7	385437 397369
325	**Contemporary Trade Directory Entries** Name: Proto Gold Marine Services Location: City View House, 5, Union Street, Ardwick, Manchester, M12 4JD Classification: Machinery - Industrial & Commercial **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SE (E)	903	7	385437 397369
325	**Contemporary Trade Directory Entries** Name: Siptel Location: Union St, Ardwick, Manchester, Lancashire, M12 4JD Classification: Telecommunications Equipment & Systems **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A14SE (E)	932	7	385464 397352
325	**Contemporary Trade Directory Entries** Name: Ici Caldaie Ltd Location: The Works,5 Union St, Ardwick, Manchester, Lancashire, M12 4JD Classification: Boiler Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A14SE (E)	934	7	385467 397366
326	**Contemporary Trade Directory Entries** Name: Showerdrape Ltd Location: 3, Longacre Street, Manchester, M1 2WN Classification: Bathroom Fixtures - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	906	7	385257 398073
327	**Contemporary Trade Directory Entries** Name: Scott Group Location: Higher Ardwick, Manchester, Greater Manchester, M12 6DB Classification: Pallets, Crates & Packing Cases **Status: Active** Positional Accuracy: Manually positioned within the geographical locality	A14SE (E)	907	7	385412 397231

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
328	**Contemporary Trade Directory Entries** Name: G & M Fabrics Location: Symco House,Little Peter St, Manchester, M15 4PS Classification: Pattern Makers - Paper **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A12SW (W)	907	7	383493 397460
328	**Contemporary Trade Directory Entries** Name: John C Hewitt Location: Hewitt Street, Manchester, M15 4GB Classification: Car Dealers - Used **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SW (W)	937	7	383462 397477
328	**Contemporary Trade Directory Entries** Name: Texco Location: 10, Little Peter Street, Manchester, Lancashire, M15 4PS Classification: Textile Manufacturing **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A11SE (W)	944	7	383457 397450
328	**Contemporary Trade Directory Entries** Name: Pure Controls Ltd Location: 6, HEWITT STREET, MANCHESTER, M15 4GB Classification: Automation Systems & Equipment **Status: Active** Positional Accuracy: Automatically positioned to the address	A11SE (W)	963	7	383436 397486
329	**Contemporary Trade Directory Entries** Name: Davidson Powell Design Location: 40, John Dalton Street, Manchester, M2 6LE Classification: Jewellery Manufacturers & Repairers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NW (NW)	910	7	383781 398190
330	**Contemporary Trade Directory Entries** Name: Pest Control Manchester Location: 14, Commercial Street, Manchester, M15 4PZ Classification: Pest & Vermin Control **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SW (W)	914	7	383497 397369
330	**Contemporary Trade Directory Entries** Name: Everything Mirror Location: 14, Commercial Street, Manchester, M15 4PZ Classification: Mirrors & Decorative Glass **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SW (W)	914	7	383497 397369
330	**Contemporary Trade Directory Entries** Name: Manchester Pest Control Location: 14, Commercial Street, Manchester, M15 4PZ Classification: Pest & Vermin Control **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SW (W)	952	7	383460 397358
331	**Contemporary Trade Directory Entries** Name: Watt Energy Ltd Location: River Pl,City Rd East, Manchester, M15 4PG Classification: Gas Suppliers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12SW (W)	915	7	383510 397300
332	**Contemporary Trade Directory Entries** Name: Scrap My Car Now For Money Manchester Kws Location: Croxley House, Manchester, Lancashire, M2 5ND Classification: Car Breakers & Dismantlers **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A17SW (NW)	917	7	383667 398074
332	**Contemporary Trade Directory Entries** Name: The Leaflet Company Location: Manchester, M2 5ND Classification: Distribution Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A17SW (NW)	917	7	383667 398074
333	**Contemporary Trade Directory Entries** Name: Copybook Press Ltd Location: 45-47 City Road East, Manchester, M15 4PN Classification: Printers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A12SW (W)	919	7	383522 397242

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
334	**Contemporary Trade Directory Entries** Name: Indesign (Uk) Ltd Location: 104 Great Ancoats St, Manchester, Lancashire, M4 5BQ Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	921	7	385013 398330
335	**Contemporary Trade Directory Entries** Name: Flyers Group Location: 12, Hilton Street, Manchester, M1 1JF Classification: Children & Babywear - Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	924	7	384528 398483
335	**Contemporary Trade Directory Entries** Name: Sumayah Deria Ltd Location: 12 Hilton Street, Manchester, Greater Manchester, M1 1JF Classification: Builders' Merchants **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	924	7	384529 398483
335	**Contemporary Trade Directory Entries** Name: Bermona Ltd Location: 12, Hilton Street, Manchester, M1 1JF Classification: Hats & Caps - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	924	7	384528 398483
335	**Contemporary Trade Directory Entries** Name: Matrix Transport Location: Hilton Street, Manchester, Greater Manchester, M1 1JF Classification: Road Haulage Services **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NE (N)	924	7	384529 398483
335	**Contemporary Trade Directory Entries** Name: Dynamik Designs Location: 1, Stevenson Square, Manchester, Lancashire, M1 1DN Classification: Car Accessories Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A18NE (N)	939	7	384565 398497
335	**Contemporary Trade Directory Entries** Name: Pro Cleaners Ancoats Location: 19, Hilton Street, Manchester, M1 1JJ Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	941	7	384541 398499
335	**Contemporary Trade Directory Entries** Name: Launderette Location: 19, Hilton Street, Manchester, M1 1JJ Classification: Dry Cleaners **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	941	7	384541 398499
335	**Contemporary Trade Directory Entries** Name: The Audiences Agency Location: 46-50, Oldham Street, Manchester, M4 1LE Classification: Distribution Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	964	7	384547 398522
336	**Contemporary Trade Directory Entries** Name: University Dental Hospital Of Manchester Location: University Dental Hospital of Manchester, Higher Cambridge Street, Manchester, M15 6FH Classification: Hospitals **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A8SW (S)	925	7	384383 396542
337	**Contemporary Trade Directory Entries** Name: A & S Fashions Location: Brownsfield Mill, Binns Place, Manchester, M4 5BP Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (NE)	926	7	384889 398403

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
338	**Contemporary Trade Directory Entries** Name: The Offices Location: 53 King Street, Manchester, Greater Manchester, M2 4LQ Classification: Office Equipment Servicing & Maintenance **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	929	7	383885 398295
338	**Contemporary Trade Directory Entries** Name: Direct Service Solutions Location: 53 King Street, Manchester, Greater Manchester, M2 4LQ Classification: Commercial Cleaning Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	929	7	383885 398295
339	**Contemporary Trade Directory Entries** Name: Anexsys Location: 77 Newton Street, Manchester, Greater Manchester, M1 1EX Classification: Copying & Duplicating Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A18NE (N)	930	7	384700 398469
340	**Contemporary Trade Directory Entries** Name: Mydentist Stevenson Square Manchester Location: 43 Stevenson Square,43 Lever Street, Manchester, Greater Manchester, M1 1FN Classification: Hospitals **Status: Active** Positional Accuracy: Manually positioned to the address or location	A18NE (N)	930	7	384593 398485
341	**Contemporary Trade Directory Entries** Name: Autocare M O T & Engineers Ltd Location: 86-87, Temperance Street, Manchester, M12 6HU Classification: Mot Testing Centres **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SE (E)	936	7	385477 397498
341	**Contemporary Trade Directory Entries** Name: Big Tread Tyre Ltd Location: 86-87, Temperance Street, Manchester, M12 6HU Classification: Tyre Dealers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14SE (E)	936	7	385477 397498
342	**Contemporary Trade Directory Entries** Name: Total Location: 1-5, Hyde Road, Manchester, M12 6BQ Classification: Petrol Filling Stations **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9NE (SE)	942	7	385404 397106
342	**Contemporary Trade Directory Entries** Name: T N A Knitwear Ltd Location: 11, Dolphin Street, Manchester, M12 6BG Classification: Knitting Yarn Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9NE (E)	969	7	385438 397116
342	**Contemporary Trade Directory Entries** Name: T & A Location: 11, Dolphin Street, Manchester, M12 6BG Classification: Knitting Yarn Manufacturers & Wholesalers **Status: Active** Positional Accuracy: Automatically positioned to the address	A9NE (E)	969	7	385438 397116
342	**Contemporary Trade Directory Entries** Name: Muizz Knitwear Ltd Location: 16 Dolphin Street, Manchester, Greater Manchester, M12 6BG Classification: Knitwear Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9NE (SE)	973	7	385434 397096
342	**Contemporary Trade Directory Entries** Name: Goldenknit M C R Ltd Location: Rear Of, 16, Dolphin Street, Manchester, M12 6BG Classification: Knitwear Manufacturers & Wholesalers **Status: Active** Positional Accuracy: Automatically positioned to the address	A9NE (SE)	973	7	385434 397096

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
342	**Contemporary Trade Directory Entries** Name: Allied Knitwear Location: Ardwick Hall, 16, Dolphin Street, Manchester, M12 6BG Classification: Knitwear Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9NE (SE)	974	7	385435 397096
342	**Contemporary Trade Directory Entries** Name: Axiom Knitwear Ltd Location: Ardwick Hall, 16, Dolphin Street, Manchester, Lancashire, M12 6BG Classification: Knitwear Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9NE (SE)	974	7	385435 397096
342	**Contemporary Trade Directory Entries** Name: Omnifore Ltd Location: Ardwick Hall, 16, Dolphin Street, Manchester, Lancashire, M12 6BG Classification: Knitwear Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A9NE (SE)	974	7	385435 397096
342	**Contemporary Trade Directory Entries** Name: Awais Knitwear Ltd Location: 16, Dolphin Street, Manchester, M12 6BG Classification: Knitting Yarn Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9NE (SE)	974	7	385435 397096
342	**Contemporary Trade Directory Entries** Name: New Ardwick Body Centre Location: 10-12, Harkness Street, Manchester, M12 6BT Classification: Garage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9NE (E)	975	7	385460 397159
342	**Contemporary Trade Directory Entries** Name: Fashion Waves Ltd Location: 17, Dolphin Street, Manchester, M12 6BG Classification: Knitwear Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9NE (E)	982	7	385453 397119
342	**Contemporary Trade Directory Entries** Name: Echo Manchester Ltd Location: 17, Dolphin Street, Manchester, M12 6BG Classification: Knitwear Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9NE (E)	982	7	385453 397119
342	**Contemporary Trade Directory Entries** Name: Classic Knitwear (Uk) Ltd Location: 13, Dolphin Street, Manchester, M12 6BG Classification: Knitwear Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9NE (E)	982	7	385453 397119
342	**Contemporary Trade Directory Entries** Name: Mia Fashions (Manchester) Ltd Location: 13, Dolphin Street, Manchester, M12 6BG Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9NE (E)	982	7	385453 397119
342	**Contemporary Trade Directory Entries** Name: Khalil Knitwear Location: 11, Dolphin Street, Manchester, M12 6BG Classification: Knitwear Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9NE (E)	982	7	385453 397119
342	**Contemporary Trade Directory Entries** Name: Yorkshire Trading Location: Unit 9,Dolphin St, Manchester, Lancashire, M12 6BG Classification: Knitwear Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A9NE (E)	988	7	385453 397104
342	**Contemporary Trade Directory Entries** Name: Zam Zam Knitwear Location: 13, Dolphin Street, Manchester, M12 6BG Classification: Knitwear Manufacturers & Wholesalers **Status: Active** Positional Accuracy: Automatically positioned to the address	A9NE (E)	989	7	385457 397111

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
343	**Contemporary Trade Directory Entries** Name: Total Hygiene Uk Location: 166-174, Great Ancoats Street, Manchester, M4 7AB Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NE (NE)	942	7	385189 398212
344	**Contemporary Trade Directory Entries** Name: Lacamanda Ltd Location: EAGLE BUILDINGS, 64, CROSS STREET, MANCHESTER, M2 4JQ Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	943	7	383833 398276
344	**Contemporary Trade Directory Entries** Name: Thomas Pink Location: 58, King Street, Manchester, M2 4LY Classification: Shirt Makers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	969	7	383803 398286
344	**Contemporary Trade Directory Entries** Name: Pure Beauty Location: 49, King Street, Manchester, Lancashire, M2 7AY Classification: Toiletries **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A17NE (NW)	972	7	383832 398310
344	**Contemporary Trade Directory Entries** Name: Jonathan Kaye Location: Third Floor, James Binney House, 52, Cross Street, Manchester, M2 7AR Classification: Jewellery Manufacturers & Repairers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	986	7	383826 398323
344	**Contemporary Trade Directory Entries** Name: Now Time Location: James Binney House, 52, Cross Street, Manchester, M2 7AR Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	986	7	383826 398323
344	**Contemporary Trade Directory Entries** Name: Harrisons Cleaning Specialists Location: National House, 36, St. Ann Street, Manchester, M60 8HF Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NE (NW)	995	7	383838 398343
345	**Contemporary Trade Directory Entries** Name: Toolstation Location: UNIT 10, PICCADILLY TRADING ESTATE, GIDDINGS ROAD, MANCHESTER, M1 2NP Classification: Builders' Merchants **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	943	7	385358 397971
345	**Contemporary Trade Directory Entries** Name: The Studio Workshop Location: 9, Piccadilly Trading Estate, Manchester, Lancashire, M1 2NP Classification: Photographic Equipment & Supplies - Wholesale **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	955	7	385381 397950
345	**Contemporary Trade Directory Entries** Name: Cloudwater Brew Co Location: 7-8, Piccadilly Trading Estate, Manchester, M1 2NP Classification: Brewers **Status: Active** Positional Accuracy: Automatically positioned to the address	A19SE (NE)	962	7	385396 397936
346	**Contemporary Trade Directory Entries** Name: In Our Coats Location: 225, Hulme Street, Hulme, Manchester, M15 5EF Classification: Greeting Card Publishers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A7NW (SW)	948	7	383555 397075

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
347	**Contemporary Trade Directory Entries** Name: N C S M Group Location: 3-9 Hyde Road, Manchester, Greater Manchester, M12 6BQ Classification: Car Dealers - Used **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A9NE (SE)	952	7	385403 397078
347	**Contemporary Trade Directory Entries** Name: Global Facility Management Ltd Location: 3-9 Hyde Road, Manchester, Greater Manchester, M12 6BQ Classification: Cleaning Services - Domestic **Status: Active** Positional Accuracy: Automatically positioned to the address	A9NE (SE)	952	7	385403 397078
348	**Contemporary Trade Directory Entries** Name: Rimo Designs Location: 269-273, Deansgate, Manchester, M3 4EW Classification: Carpets & Rugs - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NW (W)	952	7	383484 397787
348	**Contemporary Trade Directory Entries** Name: Bright & Beautiful Location: Great Northern Warehouse, 275, Deansgate, Manchester, M3 4EL Classification: Cleaning Services - Domestic **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NW (W)	953	7	383478 397769
348	**Contemporary Trade Directory Entries** Name: Docutech Solutions Location: Great Northern Warehouse, 275, Deansgate, Manchester, M3 4EL Classification: Photographic Equipment Repairs **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NW (W)	953	7	383478 397769
348	**Contemporary Trade Directory Entries** Name: Studio Macs Location: Great Northern Warehouse, 275, Deansgate, Manchester, M3 4EL Classification: Electrical Heating Equipment & Systems **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NW (W)	953	7	383478 397769
348	**Contemporary Trade Directory Entries** Name: Scrap Car Now Today Cash Manchester Location: Great Northern Warehouse, 275, Deansgate, Manchester, M3 4EL Classification: Car Breakers & Dismantlers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NW (W)	953	7	383478 397769
348	**Contemporary Trade Directory Entries** Name: Cushy Living Location: Unit 24 275, Manchester, Lancashire, M3 4EL Classification: Textile Manufacturing **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A12NW (W)	953	7	383478 397769
348	**Contemporary Trade Directory Entries** Name: Freez Drinks Location: Great Northern Warehouse, 275, Deansgate, Manchester, Lancashire, M3 4EL Classification: Soft Drinks - Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NW (W)	953	7	383478 397769
348	**Contemporary Trade Directory Entries** Name: Bright & Beautiful Location: Box 106,275 Deansgate, Manchester, Greater Manchester, M3 4EL Classification: Cleaning Services - Domestic **Status: Active** Positional Accuracy: Manually positioned within the geographical locality	A12NW (W)	953	7	383478 397769
348	**Contemporary Trade Directory Entries** Name: Accountancy & Payroll Services Location: Great Northern Warehouse, 275, Deansgate, Manchester, Lancashire, M3 4EL Classification: Commercial Cleaning Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NW (W)	953	7	383478 397769

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
348	**Contemporary Trade Directory Entries** Name: Automation Providers Location: Great Northern Warehouse, 275, Deansgate, Manchester, Lancashire, M3 4EW Classification: Electrical Goods Sales, Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NW (W)	953	7	383478 397769
348	**Contemporary Trade Directory Entries** Name: Dalton Automation Ltd Location: Great Northern Warehouse, 275, Deansgate, Manchester, Lancashire, M3 4EL Classification: Automation Systems & Equipment **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A12NW (W)	953	7	383478 397769
348	**Contemporary Trade Directory Entries** Name: Docutech Solutions Ltd Location: Great Northern Warehouse, 275, Deansgate, Manchester, M3 4EL Classification: Photocopiers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A12NW (W)	953	7	383478 397769
348	**Contemporary Trade Directory Entries** Name: Isovitality Nutriceuticals Ltd Location: Great Northern Warehouse, 275, Deansgate, Manchester, M3 4EL Classification: Food Products - Manufacturers **Status: Active** Positional Accuracy: Automatically positioned to the address	A12NW (W)	954	7	383477 397768
348	**Contemporary Trade Directory Entries** Name: Timberwise Uk Ltd Location: Great Northern Warehouse, 275, Deansgate, Manchester, M3 4EL Classification: Damp & Dry Rot Control **Status: Active** Positional Accuracy: Automatically positioned to the address	A12NW (W)	954	7	383477 397768
348	**Contemporary Trade Directory Entries** Name: Man & Machine Cleaning Location: Great Northern Warehouse, 275, Deansgate, Manchester, M3 4EL Classification: Carpet, Curtain & Upholstery Cleaners **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NW (W)	954	7	383477 397768
349	**Contemporary Trade Directory Entries** Name: J F Haulage (Manchester) Ltd Location: 127, Fairfield Street, Manchester, M12 6EL Classification: Garage Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A14NE (E)	953	7	385472 397686
349	**Contemporary Trade Directory Entries** Name: Gilbert Albert & Son Ltd Location: 137, Fairfield Street, Manchester, M12 6FJ Classification: Commercial Vehicle Dealers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A15NW (E)	964	7	385483 397683
349	**Contemporary Trade Directory Entries** Name: John Grundy (Labels) Ltd Location: 137, Fairfield Street, Manchester, M12 6FJ Classification: Print Finishers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A15NW (E)	964	7	385483 397683
349	**Contemporary Trade Directory Entries** Name: Car Clearence Location: 137, Fairfield Street, Manchester, Lancashire, M12 6FJ Classification: Car Dealers - Used **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A15NW (E)	964	7	385483 397683
349	**Contemporary Trade Directory Entries** Name: A W Allsop (Manchester) Ltd Location: Unit A, Aldow Enterprise Park, Blackett Street, Manchester, Lancashire, M12 6AE Classification: Lamination & Encapsulation Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A15NW (E)	997	7	385510 397715

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
350	**Contemporary Trade Directory Entries** Name: Lotus (Manchester) Location: 229-235, Deansgate, Manchester, Lancashire, M3 4EN Classification: Car Dealers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SW (NW)	955	7	383524 397905
350	**Contemporary Trade Directory Entries** Name: Hobs On Site Location: 244, Deansgate, Manchester, Lancashire, M3 4BQ Classification: Copying & Duplicating Services **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A17SW (NW)	990	7	383503 397945
350	**Contemporary Trade Directory Entries** Name: Hobs Repro Location: 244 Deansgate, Manchester, Greater Manchester, M3 4BQ Classification: Printers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SW (NW)	991	7	383503 397945
351	**Contemporary Trade Directory Entries** Name: Johnsons The Cleaners Location: 24, High Street, Manchester, M4 1QB Classification: Dry Cleaners **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	957	7	384256 398483
352	**Contemporary Trade Directory Entries** Name: Autopaint International Location: 293, Deansgate, Manchester, M3 4EW Classification: Car Painters & Sprayers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A12NW (W)	959	7	383458 397713
353	**Contemporary Trade Directory Entries** Name: Kiddycare International Location: Unit R30, Marsden Way South, Manchester, M4 3AT Classification: Children & Babywear - Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NW (N)	967	7	384160 398462
354	**Contemporary Trade Directory Entries** Name: Instadrinks Ltd Location: Ridgefield House, 14, John Dalton Street, Manchester, Lancashire, M2 6JR Classification: Vending Machine Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A17NW (NW)	970	7	383705 398200
354	**Contemporary Trade Directory Entries** Name: Commercial Facilities Location: Ridgefield House, 14, John Dalton Street, Manchester, Lancashire, M2 6JR Classification: Cleaning Services - Commercial **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A17NW (NW)	970	7	383705 398200
354	**Contemporary Trade Directory Entries** Name: Advanced Photo Location: 25, John Dalton Street, Manchester, M2 6FW Classification: Photographic Processors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17NW (NW)	993	7	383719 398245
354	**Contemporary Trade Directory Entries** Name: Scavolini Store Location: 19 John Dalton St, Manchester, Lancashire, M2 6FW Classification: Kitchen Furniture Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A17NW (NW)	999	7	383713 398248
355	**Contemporary Trade Directory Entries** Name: Panache Autocentre Location: Panache House, 14, Hyde Road, Manchester, M12 6BW Classification: Garage Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A9NE (SE)	976	7	385396 397013

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
355	**Contemporary Trade Directory Entries** Name: Anam Knitware Ltd Location: Unit 4 Apsley Grove Apollo Bussiness Park, Manchester, Greater Manchester, M12 6AW Classification: Knitwear Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Manually positioned within the geographical locality	A9NE (SE)	988	7	385389 396976
355	**Contemporary Trade Directory Entries** Name: Unique Design Location: Apsley Gr, Manchester, Lancashire, M12 6AW Classification: Clothing & Fabrics - Manufacturers **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A9NE (SE)	990	7	385384 396965
355	**Contemporary Trade Directory Entries** Name: Fashion Waves Location: 3 Apsley Gr, Manchester, Lancashire, M12 6AW Classification: Knitwear Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A9NE (SE)	991	7	385385 396964
356	**Contemporary Trade Directory Entries** Name: R O C Consulting Location: 6 Commercial Street, Manchester, Greater Manchester, M15 4PZ Classification: Engineers - General **Status: Active** Positional Accuracy: Automatically positioned to the address	A11SE (W)	976	7	383432 397379
357	**Contemporary Trade Directory Entries** Name: R Jaffay Location: 63, Houldsworth Street, Manchester, M1 2ES Classification: Furniture Manufacturers - Home & Office **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (N)	977	7	384832 398480
357	**Contemporary Trade Directory Entries** Name: A Jeffay Location: 63, Houldsworth Street, Manchester, M1 2ES Classification: Furniture Manufacturers - Home & Office **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (N)	977	7	384832 398480
357	**Contemporary Trade Directory Entries** Name: Jeffay Location: 63, Houldsworth Street, Manchester, Lancashire, M1 2ES Classification: Furniture Manufacturers - Home & Office **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A19NW (N)	977	7	384832 398480
357	**Contemporary Trade Directory Entries** Name: Bec Digital Ltd Location: 47, Houldsworth Street, Manchester, M1 2ES Classification: Photocopiers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A18NE (N)	996	7	384803 398510
358	**Contemporary Trade Directory Entries** Name: R G B Facades Location: St Johns House,2-10 Queen Street, Manchester, Greater Manchester, M2 5JB Classification: Distribution Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SW (NW)	979	7	383621 398116
358	**Contemporary Trade Directory Entries** Name: Bikybiky Ltd Location: Centurion House,129 Deansgate, Manchester, Greater Manchester, M3 3WR Classification: Cycle Accessories, Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SW (NW)	987	7	383636 398148
358	**Contemporary Trade Directory Entries** Name: Premier Media Solutions Location: Centurion House,129 Deansgate, Manchester, Greater Manchester, M3 3WR Classification: Computer Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A17SW (NW)	987	7	383636 398148

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
359	**Contemporary Trade Directory Entries** Name: Al-Arabia Cargo Ltd Location: 82 Temperance Street, Manchester, Greater Manchester, M12 6HU Classification: Cargo Handling Services **Status: Active** Positional Accuracy: Automatically positioned to the address	A15SW (E)	981	7	385522 397468
359	**Contemporary Trade Directory Entries** Name: J K Dairies Location: 83, North Western Street, Manchester, M12 6DY Classification: Dairies **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A15SW (E)	987	7	385527 397493
359	**Contemporary Trade Directory Entries** Name: Baxter Diesel Service Location: 80, Temperance Street, Manchester, M12 6HU Classification: Fuel Injection Services **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A15SW (E)	1000	7	385540 397456
360	**Contemporary Trade Directory Entries** Name: Hartecast Location: Union Street, Ardwick, Manchester, Greater Manchester, M12 4JD Classification: Metal Products - Fabricated **Status: Active** Positional Accuracy: Manually positioned within the geographical locality	A15SW (E)	989	7	385516 397316
361	**Contemporary Trade Directory Entries** Name: Beehive Telecom Location: 79, Thomas Street, Manchester, M4 1LQ Classification: Telecommunications Equipment & Systems **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A23SE (N)	995	7	384480 398554
362	**Contemporary Trade Directory Entries** Name: Farrow & Ball Location: 270, Deansgate, Manchester, M3 4JB Classification: Wallpapers & Wall Coverings **Status: Active** Positional Accuracy: Automatically positioned to the address	A17SW (W)	996	7	383469 397880
363	**Contemporary Trade Directory Entries** Name: Tuesdays Girl Ltd Location: 54, Higher Ardwick, Manchester, M12 6DA Classification: Cosmetic Manufacturers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A15SW (E)	996	7	385503 397226
363	**Contemporary Trade Directory Entries** Name: Dolphin Knitting Co Ltd Location: 54, Higher Ardwick, Manchester, M12 6DA Classification: Knitting Machine - Manufacturers & Distributors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A15SW (E)	996	7	385503 397226
364	**Contemporary Trade Directory Entries** Name: Kea Designer Sportswear Location: Unit 1, Dark Lane, Manchester, Lancashire, M12 6FA Classification: Leisure & Sportswear Manufacturers & Wholesalers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A15NW (E)	997	7	385534 397568
365	**Contemporary Trade Directory Entries** Name: Ollier Smurthwaite Architects Ltd Location: 40-44, KING STREET, MANCHESTER, M2 6BA Classification: Mechanical Engineers **Status: Active** Positional Accuracy: Automatically positioned to the address	A17NW (NW)	999	7	383759 398289
366	**Fuel Station Entries** Name: Ormond Street Motors Location: 2-4, Lower Ormond Street , , Manchester, Greater Manchester, M1 5QF Brand: Obsolete Premises Type: Not Applicable **Status: Obsolete** Positional Accuracy: Automatically positioned to the address	A12SE (SW)	371	7	384078 397320

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
367	**Fuel Station Entries** Name: Ardwick Green Express Location: Ardwick Green South , , Manchester, Greater Manchester, M13 9XF Brand: Esso Premises Type: Petrol Station **Status: Open** Positional Accuracy: Manually positioned to the address or location	A9NE (SE)	801	7	385241 397094
368	**Fuel Station Entries** Name: Fletcher Garages Location: 100, Fairfield Street , , Manchester, Greater Manchester, M1 2WR Brand: Unbranded Premises Type: Not Applicable **Status: Obsolete** Positional Accuracy: Manually positioned to the address or location	A14NE (E)	835	7	385359 397649
369	**Points of Interest - Commercial Services** Name: D C Motor Engineers Location: Arch 45 at 5a, York Street, Piccadilly, Manchester, M1 7DE Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13SW (W)	171	8	384228 397504
370	**Points of Interest - Commercial Services** Name: United Global Location: 47 Chorlton Street, Manchester, M1 3FY Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A18SE (N)	318	8	384471 397875
371	**Points of Interest - Commercial Services** Name: Manchester Pest Control Location: 50 London Road, Manchester, M1 2PH Category: Contract Services Class Code: Pest and Vermin Control Positional Accuracy: Positioned to address or location	A13NE (NE)	326	8	384703 397822
372	**Points of Interest - Commercial Services** Name: Greenbrow Motors Location: 1 Great Marlborough Street, Manchester, M1 5NJ Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A12SE (W)	353	8	384058 397426
373	**Points of Interest - Commercial Services** Name: I T True Ltd Location: St. James Building 79, Oxford Street, Manchester, M1 6FQ Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A12NE (NW)	359	8	384075 397678
373	**Points of Interest - Commercial Services** Name: Faupel Plc Location: St. James Buildings 79, Oxford Street, Manchester, M1 6FQ Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A12NE (NW)	359	8	384075 397678
374	**Points of Interest - Commercial Services** Name: Avantage Brands Licensing Location: Richmond House 15, Bloom Street, Manchester, M1 3HZ Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A18SW (N)	366	8	384377 397901
375	**Points of Interest - Commercial Services** Name: Riskol Consulting Ltd Location: 11th Floor 3 Piccadilly Place, Manchester, M1 3BN Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A18SE (NE)	378	8	384646 397911
376	**Points of Interest - Commercial Services** Name: London Global Location: Imex House 40, Princess Street, Manchester, M1 6DE Category: Recycling Services Class Code: Recycling, Reclamation and Disposal Positional Accuracy: Positioned to address or location	A13NW (NW)	395	8	384170 397843

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
376	**Points of Interest - Commercial Services** Name: Patriot Advertising Solutions Location: Imex House 40, Princess Street, Manchester, M1 6DE Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A13NW (NW)	395	8	384170 397844
377	**Points of Interest - Commercial Services** Name: J E Gordon Ltd Location: 60 Whitworth Street West, Manchester, M1 5WW Category: Construction Services Class Code: Metalworkers Including Blacksmiths Positional Accuracy: Positioned to address or location	A12SE (W)	435	8	383963 397507
377	**Points of Interest - Commercial Services** Name: Graham's Motors Location: 59 Whitworth Street West, Manchester, M1 5WW Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A12SE (W)	460	8	383939 397495
377	**Points of Interest - Commercial Services** Name: Smiler Service Location: Unit 3c the Lock Building, 41 Whitworth Street West, Manchester, M1 5BD Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A12NE (W)	467	8	383932 397550
378	**Points of Interest - Commercial Services** Name: Scrap a Car Manchester Location: 53 Portland Street, Manchester, M1 3LF Category: Recycling Services Class Code: Scrap Metal Merchants Positional Accuracy: Positioned to address or location	A18SW (NW)	457	8	384279 397963
378	**Points of Interest - Commercial Services** Name: Leaflet Distribution Manchester Location: 53 Portland Street, Manchester, M1 3LF Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A18SW (NW)	457	8	384280 397963
379	**Points of Interest - Commercial Services** Name: Manchester Towbar & Trailer Centre Ltd Location: Mancunian Way, Manchester, M12 6HJ Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14NW (E)	489	8	385029 397521
379	**Points of Interest - Commercial Services** Name: Manchester Towbar Trailer & Roofrack Centre Ltd Location: Bond Street Industrial Estate, Mancunian Way, Manchester, M12 6HW Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14SW (E)	536	8	385076 397508
380	**Points of Interest - Commercial Services** Name: Scrap That Car Location: 91 Princess Street, Manchester, M1 4HT Category: Recycling Services Class Code: Scrap Metal Merchants Positional Accuracy: Positioned to address or location	A17SE (NW)	500	8	384129 397942
381	**Points of Interest - Commercial Services** Name: Park N Shine Location: 1-3 Gateway House, Piccadilly South, Manchester, M1 2GH Category: Personal, Consumer and other Services Class Code: Vehicle Cleaning Services Positional Accuracy: Positioned to address or location	A18SE (NE)	504	8	384693 398028
382	**Points of Interest - Commercial Services** Name: 33 Joints Location: Tanzaro House, Ardwick Green North, Manchester, M12 6FZ Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A14SW (E)	518	8	385040 397343
382	**Points of Interest - Commercial Services** Name: 2 Squared Agency Ltd Location: 25 Manor Street, Manchester, M12 6HE Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A14SW (E)	592	8	385117 397347

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
383	**Points of Interest - Commercial Services** Name: Tyrewise Location: 8-10 Kale Street, Manchester, M13 9XG Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14SW (SE)	519	8	384986 397215
383	**Points of Interest - Commercial Services** Name: Crescent Auto Centre Ltd Location: 29 Wadeson Road, Manchester, M13 9UG Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14SW (SE)	519	8	384986 397215
383	**Points of Interest - Commercial Services** Name: Crescent Auto Centre Ltd Location: 29 Wadeson Road, Manchester, M13 9UG Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14SW (SE)	519	8	384986 397215
383	**Points of Interest - Commercial Services** Name: Tyrewyse Service Centre Location: 29 Wadeson Road, Manchester, M13 9UG Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14SW (SE)	519	8	384985 397215
383	**Points of Interest - Commercial Services** Name: Majestic Valeting Location: 29 Wadeson Road, Manchester, M13 9UG Category: Personal, Consumer and other Services Class Code: Vehicle Cleaning Services Positional Accuracy: Positioned to address or location	A14SW (SE)	519	8	384986 397215
383	**Points of Interest - Commercial Services** Name: Motor Fix Auto Ltd Location: 29b Wadeson Road, Manchester, M13 9UG Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14SW (SE)	527	8	384983 397196
383	**Points of Interest - Commercial Services** Name: Benz Automotive Location: Hanover House 29a, Wadeson Road, Manchester, M13 9UG Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14SW (SE)	527	8	384983 397196
383	**Points of Interest - Commercial Services** Name: Nationwide Autocentre Location: 24 Ardwick Green South, Manchester, M13 9XE Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14SW (SE)	558	8	385025 397206
383	**Points of Interest - Commercial Services** Name: Halfords Autocentre Location: 22 Ardwick Green South, Manchester, M13 9XE Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14SW (SE)	558	8	385025 397206
383	**Points of Interest - Commercial Services** Name: Halfords Autocentre Location: 22-24 Ardwick Green South, Manchester, M13 9XE Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14SW (SE)	558	8	385025 397206
383	**Points of Interest - Commercial Services** Name: Nationwide Autocentre Location: 22-24 Ardwick Green South, Manchester, M13 9XE Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14SW (SE)	558	8	385025 397206
383	**Points of Interest - Commercial Services** Name: Halfords Autocentre Location: 22-24 Ardwick Green South, Manchester, M13 9XE Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14SW (SE)	558	8	385025 397206

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
384	**Points of Interest - Commercial Services** Name: Publicity Location: 2 Gloucester Street, Manchester, M1 5GP Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A12SE (W)	558	8	383844 397455
384	**Points of Interest - Commercial Services** Name: All About Audiences Distribution Location: Hotspur House 2, Gloucester Street, Manchester, M1 5QR Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A12SE (W)	559	8	383843 397455
385	**Points of Interest - Commercial Services** Name: Cash for Scrap Cars Location: 111 Piccadilly, Manchester, M1 2HX Category: Recycling Services Class Code: Scrap Metal Merchants Positional Accuracy: Positioned to address or location	A18SE (N)	573	8	384648 398114
386	**Points of Interest - Commercial Services** Name: Pest Solutions Ltd Location: Peter House, Oxford Street, Manchester, M1 5AN Category: Contract Services Class Code: Pest and Vermin Control Positional Accuracy: Positioned to address or location	A12NE (NW)	575	8	383924 397846
387	**Points of Interest - Commercial Services** Name: M 1 1st Call Locksmiths Location: Cobac House 14-16, Charlotte Street, Manchester, M1 4FL Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A18SW (NW)	580	8	384186 398060
387	**Points of Interest - Commercial Services** Name: Hazexperts Location: 61 Mosley Street, Manchester, M2 3HZ Category: Recycling Services Class Code: Recycling, Reclamation and Disposal Positional Accuracy: Positioned to address or location	A17SE (NW)	652	8	384126 398113
387	**Points of Interest - Commercial Services** Name: Total Towing Location: 61 Mosley Street, Manchester, M2 3HZ Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A17SE (NW)	657	8	384117 398114
388	**Points of Interest - Commercial Services** Name: Central Motor Services Location: 26-32 Store Street, Manchester, M1 2WD Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A19SW (NE)	603	8	384894 398024
388	**Points of Interest - Commercial Services** Name: Central Motor Services Location: 26-32 Store Street, Manchester, M1 2WD Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A19SW (NE)	603	8	384894 398024
389	**Points of Interest - Commercial Services** Name: Corner House Publications Location: 2 Tony Wilson Place, Manchester, M15 4FN Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A12SW (W)	675	8	383726 397459
389	**Points of Interest - Commercial Services** Name: Kickstart Motorcycles Location: Arch 77, Whitworth Street West, Manchester, M1 5WQ Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A12SW (W)	696	8	383702 397495
390	**Points of Interest - Commercial Services** Name: Scrap Yard Location: M12 Category: Recycling Services Class Code: Scrap Metal Merchants Positional Accuracy: Positioned to address or location	A14NE (E)	695	8	385228 397586

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
390	**Points of Interest - Commercial Services** Name: Scrap Yard Location: Not Supplied Category: Recycling Services Class Code: Scrap Metal Merchants Positional Accuracy: Positioned to an adjacent address or location	A14NE (E)	698	8	385232 397583
391	**Points of Interest - Commercial Services** Name: L G L Worldwide Logistics Ltd Location: City Tower, Piccadilly Plaza, Manchester, M1 4BT Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A18NW (N)	701	8	384236 398207
392	**Points of Interest - Commercial Services** Name: Forward Bird Control Location: Clayton House 59, Piccadilly, Manchester, M1 2AQ Category: Contract Services Class Code: Pest and Vermin Control Positional Accuracy: Positioned to address or location	A18NE (N)	719	8	384518 398278
392	**Points of Interest - Commercial Services** Name: Oceanblue Logistics Location: Clayton House 59, Piccadilly, Manchester, M1 2AQ Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A18NE (N)	719	8	384518 398278
392	**Points of Interest - Commercial Services** Name: Forward Bird Control - National Location: Clayton House 59, Piccadilly, Manchester, M1 2AQ Category: Contract Services Class Code: Pest and Vermin Control Positional Accuracy: Positioned to address or location	A18NE (N)	719	8	384518 398278
392	**Points of Interest - Commercial Services** Name: freightnet.com Location: Clayton House 59, Piccadilly, Manchester, M1 2AQ Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A18NE (N)	719	8	384518 398278
393	**Points of Interest - Commercial Services** Name: Manmunian Garage Location: Unit 6 Hoyle Street Industrial Estate, Hoyle Street, Manchester, M12 6HG Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14SE (E)	791	8	385332 397471
394	**Points of Interest - Commercial Services** Name: Mount Distribution Ltd Location: 2 Mount Street, Manchester, M2 5WQ Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A17SW (NW)	800	8	383773 398020
395	**Points of Interest - Commercial Services** Name: M G Mechanical Services Location: 82 Hewitt Street, Manchester, M15 4GB Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A12SW (W)	805	8	383593 397498
396	**Points of Interest - Commercial Services** Name: McR Engines Location: 10 Pigeon Street, Manchester, M1 2JX Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A19NW (NE)	806	8	384955 398231
397	**Points of Interest - Commercial Services** Name: Wez Morrell Location: 101 Fairfield Street, Manchester, M1 2WG Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14NE (E)	808	8	385317 397709
397	**Points of Interest - Commercial Services** Name: Wez Morrell Towbars & Roofracks Location: 101 Fairfield Street, Manchester, M1 2WG Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14NE (E)	808	8	385317 397709

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
397	**Points of Interest - Commercial Services** Name: Kendek Ltd Location: 101 Fairfield Street, Manchester, Greater Manchester, M1 2WG Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A14NE (E)	809	8	385317 397709
397	**Points of Interest - Commercial Services** Name: Fletcher Garages Location: 94-104 Fairfield Street, Manchester, M1 2WR Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14NE (E)	815	8	385334 397669
397	**Points of Interest - Commercial Services** Name: Fletcher Garages Location: 100 Fairfield Street, Manchester, M1 2WR Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14NE (E)	835	8	385357 397655
397	**Points of Interest - Commercial Services** Name: Revolution It Location: 100 Fairfield Street, Manchester, M1 2WR Category: Recycling Services Class Code: Recycling, Reclamation and Disposal Positional Accuracy: Positioned to address or location	A14NE (E)	835	8	385357 397655
397	**Points of Interest - Commercial Services** Name: Fairfield Motor Garage Location: 100 Fairfield Street, Manchester, M1 2WR Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14NE (E)	835	8	385357 397655
397	**Points of Interest - Commercial Services** Name: Manchester Motor Garage Location: 100 Fairfield Street, Manchester, M1 2WR Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14NE (E)	835	8	385357 397655
397	**Points of Interest - Commercial Services** Name: City Centre Garage Location: 101 Fairfield Street, Manchester, M1 2WG Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14NE (E)	846	8	385358 397701
397	**Points of Interest - Commercial Services** Name: Cristecuk Garage Ltd Location: 102 Fairfield Street, Manchester, Lancashire, M1 2WR Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14NE (E)	850	8	385376 397642
397	**Points of Interest - Commercial Services** Name: Autocare Assist Location: 102 Fairfield Street, Manchester, M1 2WR Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14NE (E)	850	8	385374 397653
397	**Points of Interest - Commercial Services** Name: The Cab Co Location: 102 Fairfield St, Manchester, Lancashire, M1 2WR Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14NE (E)	853	8	385380 397638
397	**Points of Interest - Commercial Services** Name: The Cab Company Location: 102 Fairfield Street, Manchester, Lancashire, M1 2WR Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14NE (E)	853	8	385380 397638
397	**Points of Interest - Commercial Services** Name: F D T Transport Ltd Location: 113 Fairfield Street, Manchester, M12 6EL Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A14NE (E)	899	8	385417 397686

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
398	**Points of Interest - Commercial Services** Name: Dalkeith Autos Location: 7 Heyrod Street, Manchester, M1 2WW Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A19SE (NE)	816	8	385211 397977
398	**Points of Interest - Commercial Services** Name: Dalkeith Autos Location: 7 Heyrod Street, Manchester, M1 2WW Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A19SE (NE)	816	8	385211 397977
398	**Points of Interest - Commercial Services** Name: P A Metals Location: 7 Adair Street, Manchester, M1 2NQ Category: Recycling Services Class Code: Scrap Metal Merchants Positional Accuracy: Positioned to address or location	A19SE (NE)	827	8	385248 397934
398	**Points of Interest - Commercial Services** Name: P A Metals Location: 7 Adair Street, Manchester, M1 2NQ Category: Recycling Services Class Code: Scrap Metal Merchants Positional Accuracy: Positioned to address or location	A19SE (NE)	877	8	385280 397981
399	**Points of Interest - Commercial Services** Name: Max White Business Services Ltd Location: Chatsworth House 19, Lever Street, Manchester, M1 1BY Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A18NE (N)	823	8	384492 398382
400	**Points of Interest - Commercial Services** Name: Brenca Metals Ltd Location: Ship Canal House 98, King Street, Manchester, M2 4WU Category: Recycling Services Class Code: Scrap Metal Merchants Positional Accuracy: Positioned to address or location	A17NE (NW)	830	8	383976 398234
400	**Points of Interest - Commercial Services** Name: The Accident Group Location: 55 King Street, Manchester, M2 4LQ Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A17NE (NW)	895	8	383933 398286
401	**Points of Interest - Commercial Services** Name: D C Motor Engineers Location: 1-3 York Street, Manchester, M1 7DE Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A17NE (NW)	839	8	384082 398298
402	**Points of Interest - Commercial Services** Name: Duffy Motors Ltd Location: Arch 16-17, Watson Street, Manchester, M3 4LP Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A12NW (W)	855	8	383563 397703
402	**Points of Interest - Commercial Services** Name: Duffy Motors Manchester Ltd Location: Arches 16 and 17, Watson Street, Manchester, M3 4LP Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A12NW (W)	856	8	383565 397718
403	**Points of Interest - Commercial Services** Name: Ancoats Autos Ltd Location: Unit 1-5 Chancel Place, Store Street, Manchester, M1 2WB Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A19SW (NE)	863	8	385128 398161
404	**Points of Interest - Commercial Services** Name: Joe Farrell Location: 93 Temperance Street, Manchester, M12 6HU Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A14NE (E)	873	8	385412 397543

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
404	**Points of Interest - Commercial Services** Name: City Centre Tyresave Location: 86-87 Temperance Street, Manchester, M12 6HU Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14SE (E)	936	8	385477 397498
404	**Points of Interest - Commercial Services** Name: Autocare M O T & Engineers Ltd Location: 86-87 Temperance Street, Manchester, M12 6HU Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A14SE (E)	936	8	385477 397498
404	**Points of Interest - Commercial Services** Name: Al-arabia Cargo Ltd Location: Arch 82, Temperance Street, Manchester, M12 6HU Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A15SW (E)	980	8	385521 397467
405	**Points of Interest - Commercial Services** Name: Marco Location: 68-68a, Port Street, Manchester, M1 2EG Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A18NE (N)	894	8	384787 398408
406	**Points of Interest - Commercial Services** Name: G T Autos Location: Arch 88, Hewitt Street, Manchester, M15 4GB Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A12SW (W)	899	8	383499 397502
407	**Points of Interest - Commercial Services** Name: Pest Control Manchester Location: 14 Commercial Street, Manchester, M15 4PZ Category: Contract Services Class Code: Pest and Vermin Control Positional Accuracy: Positioned to address or location	A12SW (W)	914	8	383497 397369
408	**Points of Interest - Commercial Services** Name: The Leaflet Co Location: Croxley House 14, Lloyd Street, Manchester, M2 5ND Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A17SW (NW)	917	8	383667 398074
408	**Points of Interest - Commercial Services** Name: The Leaflet Company Location: 14 Lloyd Street, Manchester, M2 5ND Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A17SW (NW)	917	8	383667 398074
408	**Points of Interest - Commercial Services** Name: R G B Facades Location: St Johns House, 2, Queen Street, Manchester, M2 5JB Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A17SW (NW)	979	8	383621 398116
409	**Points of Interest - Commercial Services** Name: Matrix Transport Location: Hilton Street, Manchester, M1 1JF Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A18NE (N)	924	8	384529 398483
409	**Points of Interest - Commercial Services** Name: The Audience Agency Location: 46-50 Oldham Street, Manchester, M4 1LE Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A23SE (N)	994	8	384569 398551
410	**Points of Interest - Commercial Services** Name: Eco Lamp Recycling Ltd Location: 83 Ducie Street, Manchester, M1 2JQ Category: Recycling Services Class Code: Recycling, Reclamation and Disposal Positional Accuracy: Positioned to address or location	A19NW (NE)	931	8	385091 398286

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
410	**Points of Interest - Commercial Services** Name: Asha Freight Location: 132-134 Great Ancoats Street, Manchester, M4 6DE Category: Transport, Storage and Delivery Class Code: Distribution and Haulage Positional Accuracy: Positioned to address or location	A19NW (NE)	936	8	385093 398291
411	**Points of Interest - Commercial Services** Name: Automation Providers Location: 277 Deansgate, Manchester, M3 4EW Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A12NW (W)	955	8	383474 397763
412	**Points of Interest - Commercial Services** Name: New Ardwick Body Centre Location: 10-12 Harkness Street, Manchester, M12 6BT Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A9NE (E)	975	8	385460 397159
412	**Points of Interest - Commercial Services** Name: New Ardwick Body Centre Location: 10-12 Harkness Street, Manchester, M12 6BT Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A9NE (E)	975	8	385460 397159
413	**Points of Interest - Commercial Services** Name: Panache Motor Co Location: 14 Hyde Road, Manchester, M12 6BW Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A9NE (SE)	976	8	385396 397013
413	**Points of Interest - Commercial Services** Name: Panache Autocentre Location: 14 Hyde Road, Manchester, M12 6BW Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A9NE (SE)	976	8	385396 397012
414	**Points of Interest - Commercial Services** Name: The Dash Doctor Location: 321 Deansgate, Manchester, M3 4LQ Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A11NE (W)	979	8	383424 397622
415	**Points of Interest - Education and Health** Name: Greater Manchester Electronic Booking Location: Gateway House, Piccadilly South, Manchester, M60 7LP Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A18SE (NE)	499	8	384706 398017
416	**Points of Interest - Education and Health** Name: NHS Nightingale Hospital North West Location: Windmill Street, Manchester, M2 3GX Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A12NW (W)	748	8	383685 397748
417	**Points of Interest - Education and Health** Name: University Dental Hospital of Manchester Location: Dental Hospital, Higher Cambridge Street, Manchester, M15 6FH Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A8SW (S)	925	8	384383 396542
417	**Points of Interest - Education and Health** Name: University Dental Hospital Location: University Dental Hospital of Manchester, Higher Cambridge Street, Manchester, M15 6FH Category: Health Practitioners and Establishments Class Code: Accident & Emergency Department Positional Accuracy: Positioned to address or location	A8SW (S)	925	8	384383 396542

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
417	**Points of Interest - Education and Health** Name: University Dental Hospital Location: University Dental Hospital of Manchester, Higher Cambridge Street, Manchester, M15 6FH Category: Health Practitioners and Establishments Class Code: Hospitals Positional Accuracy: Positioned to address or location	A8SW (S)	925	8	384383 396542
418	**Points of Interest - Manufacturing and Production** Name: Anchester House Management Location: Manchester House 86, Princess Street, Manchester, M1 6NG Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A13NW (W)	117	8	384296 397577
418	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13SW (W)	133	8	384266 397506
418	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13SW (W)	189	8	384215 397473
418	**Points of Interest - Manufacturing and Production** Name: Works Location: M1 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13SW (W)	193	8	384211 397472
418	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13SW (W)	206	8	384201 397461
418	**Points of Interest - Manufacturing and Production** Name: Manchester Business Centre Ltd Location: 60 Charles Street, Manchester, M1 7DF Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A13SW (W)	207	8	384201 397458
418	**Points of Interest - Manufacturing and Production** Name: Works Location: M1 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13SW (W)	210	8	384197 397460
419	**Points of Interest - Manufacturing and Production** Name: Factory Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13SE (SE)	283	8	384783 397336
419	**Points of Interest - Manufacturing and Production** Name: Factory Location: M1 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to address or location	A13SE (SE)	287	8	384786 397333
420	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NW (NW)	284	8	384193 397717
420	**Points of Interest - Manufacturing and Production** Name: Works Location: M1 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NW (NW)	287	8	384189 397717

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
420	**Points of Interest - Manufacturing and Production** Name: China House Location: M1 Category: Extractive Industries Class Code: Sand, Gravel and Clay Extraction and Merchants Positional Accuracy: Positioned to an adjacent address or location	A13NW (NW)	334	8	384155 397750
421	**Points of Interest - Manufacturing and Production** Name: Citibase Location: Imex House 40, Princess Street, Manchester, M1 6DE Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A13NW (NW)	395	8	384170 397844
421	**Points of Interest - Manufacturing and Production** Name: Citibase Location: Imex House 40, Princess Street, Manchester, M1 6DE Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A13NW (NW)	395	8	384170 397844
421	**Points of Interest - Manufacturing and Production** Name: Citibase Business Centres Location: Imex House 40, Princess Street, Manchester, M1 6DE Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A13NW (NW)	395	8	384170 397844
422	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A12SE (W)	398	8	384007 397447
422	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A12SE (W)	398	8	384010 397430
422	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A12SE (W)	434	8	383994 397360
422	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A12SE (W)	470	8	383943 397403
423	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A8NW (S)	399	8	384420 397067
424	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A12SE (W)	403	8	384026 397362
425	**Points of Interest - Manufacturing and Production** Name: Industrial Estate Location: M12 Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to an adjacent address or location	A14SW (E)	417	8	384952 397412
425	**Points of Interest - Manufacturing and Production** Name: Works Location: M12 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A14SW (E)	468	8	384990 397352

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
425	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A14SW (E)	471	8	384989 397339
425	**Points of Interest - Manufacturing and Production** Name: Works Location: M12 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A14SW (E)	471	8	384989 397339
425	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A14SW (E)	472	8	384994 397352
425	**Points of Interest - Manufacturing and Production** Name: Downing Street Industrial Estate Location: M12 Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to an adjacent address or location	A14SW (E)	480	8	385015 397412
425	**Points of Interest - Manufacturing and Production** Name: Progress Centre Location: Progress Centre, Charlton Place, Manchester, M12 6HS Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A14SW (E)	519	8	385038 397334
426	**Points of Interest - Manufacturing and Production** Name: Works Location: M1 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A14NW (E)	433	8	384971 397529
426	**Points of Interest - Manufacturing and Production** Name: Mayfield Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A14NW (E)	434	8	384972 397531
426	**Points of Interest - Manufacturing and Production** Name: Factory Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A14NW (E)	455	8	384994 397519
426	**Points of Interest - Manufacturing and Production** Name: Factory Location: M12 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to address or location	A14NW (E)	464	8	385003 397526
427	**Points of Interest - Manufacturing and Production** Name: Bruntwood Location: Portland Tower, Portland Street, Manchester, M1 3LD Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A18SW (NW)	457	8	384280 397963
427	**Points of Interest - Manufacturing and Production** Name: Bruntwood Business Centres Location: Portland Tower, Portland Street, Manchester, M1 3LD Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A18SW (NW)	457	8	384280 397963
427	**Points of Interest - Manufacturing and Production** Name: Bruntwood Location: 53 Portland Street, Manchester, M1 3LD Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A18SW (NW)	458	8	384280 397965

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
428	**Points of Interest - Manufacturing and Production** Name: Works Location: M12 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A14NW (E)	546	8	385077 397583
428	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A14NW (E)	549	8	385080 397584
429	**Points of Interest - Manufacturing and Production** Name: Tank Location: M1 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to an adjacent address or location	A12SE (W)	547	8	383867 397388
429	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A12SE (W)	593	8	383845 397303
430	**Points of Interest - Manufacturing and Production** Name: Nemesis Agency Ltd Location: 1 Oxford Court, Manchester, M2 3WQ Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A12NE (NW)	565	8	383901 397789
430	**Points of Interest - Manufacturing and Production** Name: Regus Location: Peter House, Oxford Street, Manchester, M1 5AN Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A12NE (NW)	575	8	383925 397847
430	**Points of Interest - Manufacturing and Production** Name: Regus Location: Peter House, Oxford Street, Manchester, M1 5AN Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A12NE (NW)	575	8	383925 397847
431	**Points of Interest - Manufacturing and Production** Name: Mail Boxes Etc Location: 111 Piccadilly, Manchester, M1 2HX Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A18SE (N)	573	8	384648 398114
431	**Points of Interest - Manufacturing and Production** Name: Factory Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A18SE (N)	594	8	384671 398130
432	**Points of Interest - Manufacturing and Production** Name: Century House Commissionaire Location: Century Ho, 11 St Peters Sq, Manchester, M2 3DN Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A17SE (NW)	592	8	383980 397940
432	**Points of Interest - Manufacturing and Production** Name: Century House Commissionaire Location: Century House, 11 St Peters Square, Manchester, Greater Manchester, M2 3DN Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A17SE (NW)	592	8	383980 397940
433	**Points of Interest - Manufacturing and Production** Name: Tank Location: M12 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to an adjacent address or location	A14SE (E)	631	8	385172 397499

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
433	**Points of Interest - Manufacturing and Production** Name: Tank Location: M12 Category: Industrial Features Class Code: Tanks (Generic) Positional Accuracy: Positioned to an adjacent address or location	A14SE (E)	664	8	385204 397463
433	**Points of Interest - Manufacturing and Production** Name: Works Location: M12 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A14SE (E)	696	8	385236 397507
433	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A14SE (E)	698	8	385239 397471
433	**Points of Interest - Manufacturing and Production** Name: Works Location: M12 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A14SE (E)	698	8	385239 397471
433	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A14SE (E)	699	8	385239 397508
433	**Points of Interest - Manufacturing and Production** Name: Hoyle Street Industrial Estate Location: M12 Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to an adjacent address or location	A14SE (E)	784	8	385325 397482
433	**Points of Interest - Manufacturing and Production** Name: Hoyle Street Industrial Estate Location: M12 Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to an adjacent address or location	A14SE (E)	784	8	385325 397484
434	**Points of Interest - Manufacturing and Production** Name: Gateway Industrial Estate Location: M1 Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to an adjacent address or location	A19SW (NE)	647	8	384939 398043
434	**Points of Interest - Manufacturing and Production** Name: Gateway Industrial Estate Location: M1 Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to an adjacent address or location	A19SW (NE)	655	8	384946 398047
435	**Points of Interest - Manufacturing and Production** Name: City Tower Location: City Tower, Piccadilly Plaza, Manchester, M1 4HN Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A18NW (N)	701	8	384236 398207
436	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A19SW (NE)	701	8	385068 397984
436	**Points of Interest - Manufacturing and Production** Name: Works Location: M1 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A19SW (NE)	748	8	385120 397993

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
436	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A19SW (NE)	752	8	385124 397993
436	**Points of Interest - Manufacturing and Production** Name: Crusader Works No 1 Location: M1 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A19SW (NE)	754	8	385110 398016
436	**Points of Interest - Manufacturing and Production** Name: Crusader Works No 1 Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A19SW (NE)	774	8	385128 398025
436	**Points of Interest - Manufacturing and Production** Name: Factory Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A19SE (NE)	829	8	385185 398040
436	**Points of Interest - Manufacturing and Production** Name: Factory Location: M1 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to address or location	A19SE (NE)	831	8	385183 398046
437	**Points of Interest - Manufacturing and Production** Name: Think Power Ltd Location: Piccadilly House 49, Piccadilly, Manchester, M1 2AP Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A18NE (N)	737	8	384494 398296
437	**Points of Interest - Manufacturing and Production** Name: Piccadilly House Location: Piccadilly House 49, Piccadilly, Manchester, M1 2AP Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A18NE (N)	738	8	384494 398297
437	**Points of Interest - Manufacturing and Production** Name: Piccadilly House Location: Piccadilly House 49, Piccadilly, Manchester, M1 2AP Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A18NE (N)	738	8	384494 398297
438	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A19SE (NE)	739	8	385171 397891
438	**Points of Interest - Manufacturing and Production** Name: Works Location: M1 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A19SE (NE)	739	8	385176 397881
438	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A19SE (NE)	741	8	385179 397879
438	**Points of Interest - Manufacturing and Production** Name: Works Location: M1 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to address or location	A19SE (NE)	742	8	385173 397894

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
439	**Points of Interest - Manufacturing and Production** Name: Locus Properties Ltd Location: 19 Albion Wharf, Manchester, M1 5LN Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A12NW (W)	740	8	383660 397574
440	**Points of Interest - Manufacturing and Production** Name: Junction Works Location: M1 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A19SW (NE)	741	8	384909 398183
440	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A19SW (NE)	790	8	384993 398183
440	**Points of Interest - Manufacturing and Production** Name: Works Location: M4 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A19NW (NE)	820	8	385029 398194
440	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A19NW (NE)	826	8	385035 398196
440	**Points of Interest - Manufacturing and Production** Name: Factory Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A19NW (NE)	853	8	384982 398269
440	**Points of Interest - Manufacturing and Production** Name: Factory Location: M1 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to address or location	A19NW (NE)	854	8	384982 398270
441	**Points of Interest - Manufacturing and Production** Name: Regus Location: Barnett House 53, Fountain Street, Manchester, M2 2AN Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A17NE (NW)	744	8	384112 398208
441	**Points of Interest - Manufacturing and Production** Name: Abbey Business Centre Location: Barnett House 53, Fountain Street, Manchester, M2 2AN Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A17NE (NW)	744	8	384112 398208
441	**Points of Interest - Manufacturing and Production** Name: Abbey Business Centre Location: Barnett House 53, Fountain Street, Manchester, M2 2AN Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A17NE (NW)	744	8	384112 398208
441	**Points of Interest - Manufacturing and Production** Name: Abbey Business Centre Location: Barnett House 53, Fountain Street, Manchester, M2 2AN Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A17NE (NW)	744	8	384112 398208
442	**Points of Interest - Manufacturing and Production** Name: Works Location: M1 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A19SE (NE)	795	8	385213 397932

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
442	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A19SE (NE)	799	8	385215 397935
442	**Points of Interest - Manufacturing and Production** Name: Works Location: M1 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A19SE (NE)	858	8	385263 397972
442	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A19SE (NE)	862	8	385267 397973
443	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A12SW (W)	832	8	383567 397482
443	**Points of Interest - Manufacturing and Production** Name: Factory Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A12SW (W)	907	8	383495 397432
443	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A12SW (W)	935	8	383464 397482
443	**Points of Interest - Manufacturing and Production** Name: Works Location: M15 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A12SW (W)	939	8	383460 397481
443	**Points of Interest - Manufacturing and Production** Name: Factory Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A12SW (W)	945	8	383457 397435
443	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A11SE (W)	952	8	383452 397416
443	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A11SE (W)	973	8	383429 397435
443	**Points of Interest - Manufacturing and Production** Name: Works Location: M15 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A11SE (W)	977	8	383425 397434
444	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A12SW (W)	852	8	383564 397345

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
444	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A12SW (W)	871	8	383543 397353
445	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A9NE (SE)	865	8	385278 397031
446	**Points of Interest - Manufacturing and Production** Name: Bruntwood Ltd Location: 2-10 Albert Square, Manchester, M2 6LW Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A17SW (NW)	873	8	383794 398151
447	**Points of Interest - Manufacturing and Production** Name: Regus Location: 82 King Street, Manchester, M2 4WQ Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A17NE (NW)	875	8	383923 398256
447	**Points of Interest - Manufacturing and Production** Name: Orega Management Ltd Location: 76 King Street, Manchester, M2 4NH Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A17NE (NW)	895	8	383878 398248
447	**Points of Interest - Manufacturing and Production** Name: The Offices Location: Lloyds Bank Buildings, 53, King Street, Manchester, M2 4LQ Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A17NE (NW)	929	8	383885 398295
448	**Points of Interest - Manufacturing and Production** Name: Works Location: M4 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A19NW (NE)	876	8	385080 398224
448	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A19NW (NE)	881	8	385087 398225
448	**Points of Interest - Manufacturing and Production** Name: Advantage Business Centre Location: 132-134 Great Ancoats Street, Manchester, M4 6DE Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A19NW (NE)	936	8	385093 398291
449	**Points of Interest - Manufacturing and Production** Name: The Works Business Centre Location: M12 Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to an adjacent address or location	A14SE (E)	880	8	385411 397353
449	**Points of Interest - Manufacturing and Production** Name: Anvic Development Location: City View House 5, Union Street, Ardwick, Manchester, M12 4JD Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A14SE (E)	903	8	385437 397369
449	**Points of Interest - Manufacturing and Production** Name: City View House Location: The Works Business Centre 5, Union Street, Ardwick, Manchester, M12 4JD Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A14SE (E)	903	8	385436 397367

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
450	**Points of Interest - Manufacturing and Production** Name: Bruntwood Business Centres Ltd Location: Lowry House 17, Marble Street, Manchester, M2 3AW Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A17NE (NW)	886	8	384110 398358
451	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A19SE (NE)	916	8	385262 398082
452	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A19NW (N)	929	8	384823 398432
453	**Points of Interest - Manufacturing and Production** Name: 1 Marsden Street Business Centre Location: 1 Marsden Street, Manchester, M2 1HW Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A17NE (NW)	937	8	383974 398356
454	**Points of Interest - Manufacturing and Production** Name: Works Location: M12 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A14NE (E)	941	8	385469 397636
454	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A14NE (E)	945	8	385473 397637
454	**Points of Interest - Manufacturing and Production** Name: Works Location: M12 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A14NE (E)	958	8	385479 397677
454	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A15NW (E)	962	8	385483 397677
455	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A14SE (E)	959	8	385466 397231
455	**Points of Interest - Manufacturing and Production** Name: Works Location: M12 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A14SE (E)	959	8	385466 397232
456	**Points of Interest - Manufacturing and Production** Name: The Studio Location: The Hive 51, Lever Street, Manchester, M1 1FN Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A18NE (N)	965	8	384615 398517
457	**Points of Interest - Manufacturing and Production** Name: Bruntwood Business Ltd Location: Centurion House 129, Deansgate, Manchester, M3 3WR Category: Industrial Features Class Code: Business Parks and Industrial Estates Positional Accuracy: Positioned to address or location	A17SW (NW)	987	8	383636 398148

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
458	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A9NE (E)	989	8	385462 397122
459	**Points of Interest - Manufacturing and Production** Name: Works Location: M12 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A15NW (E)	990	8	385530 397521
459	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A15NW (E)	993	8	385533 397522
460	**Points of Interest - Public Infrastructure** Name: Weir Location: M1 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A14NW (E)	339	8	384876 397535
460	**Points of Interest - Public Infrastructure** Name: Weir Location: M1 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A14NW (E)	343	8	384879 397537
461	**Points of Interest - Public Infrastructure** Name: Manchester Oxford Road Rail Station Location: Great Marlborough Street, M1 Category: Public Transport, Stations and Infrastructure Class Code: Railway Stations, Junctions and Halts Positional Accuracy: Positioned to address or location	A12SE (W)	372	8	384029 397472
461	**Points of Interest - Public Infrastructure** Name: Manchester Oxford Road Station Location: Great Marlborough Street, M1 Category: Public Transport, Stations and Infrastructure Class Code: Railway Stations, Junctions and Halts Positional Accuracy: Positioned to address or location	A12SE (W)	372	8	384029 397472
462	**Points of Interest - Public Infrastructure** Name: Coach Station Location: M1 Category: Public Transport, Stations and Infrastructure Class Code: Bus and Coach Stations, Depots and Companies Positional Accuracy: Positioned to an adjacent address or location	A18SW (N)	393	8	384346 397919
462	**Points of Interest - Public Infrastructure** Name: Coach Station Location: M1 Category: Public Transport, Stations and Infrastructure Class Code: Bus and Coach Stations, Depots and Companies Positional Accuracy: Positioned to an adjacent address or location	A18SW (N)	407	8	384331 397928
462	**Points of Interest - Public Infrastructure** Name: National Express Ltd Location: Central Coach Station, Chorlton Street, Manchester, M1 3JF Category: Public Transport, Stations and Infrastructure Class Code: Bus and Coach Stations, Depots and Companies Positional Accuracy: Positioned to address or location	A18SW (N)	417	8	384347 397945
462	**Points of Interest - Public Infrastructure** Name: National Express Coach Station Location: Central Coach Station, Chorlton Street, Manchester, M1 3JF Category: Public Transport, Stations and Infrastructure Class Code: Bus and Coach Stations, Depots and Companies Positional Accuracy: Positioned to address or location	A18SW (N)	417	8	384347 397945
462	**Points of Interest - Public Infrastructure** Name: National Express Ltd Location: Chorlton Street, Manchester, M1 3JF Category: Public Transport, Stations and Infrastructure Class Code: Bus and Coach Stations, Depots and Companies Positional Accuracy: Positioned to address or location	A18SW (N)	436	8	384340 397962

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
463	**Points of Interest - Public Infrastructure** Name: Manchester Piccadilly Rail Station Location: M1 Category: Public Transport, Stations and Infrastructure Class Code: Railway Stations, Junctions and Halts Positional Accuracy: Positioned to address or location	A14NW (NE)	423	8	384844 397818
463	**Points of Interest - Public Infrastructure** Name: Manchester Piccadilly Station Location: Nr Fairfield Street, M1 Category: Public Transport, Stations and Infrastructure Class Code: Railway Stations, Junctions and Halts Positional Accuracy: Positioned to address or location	A14NW (NE)	423	8	384844 397818
463	**Points of Interest - Public Infrastructure** Name: British Transport Police Location: Tower Block, Piccadilly Station, Manchester, M1 2BP Category: Central and Local Government Class Code: Police Stations Positional Accuracy: Positioned to address or location	A14NW (NE)	424	8	384845 397819
463	**Points of Interest - Public Infrastructure** Name: Manchester Police Station Location: Tower Block, Piccadilly Railway Station, Manchester, M60 Category: Central and Local Government Class Code: Police Stations Positional Accuracy: Positioned to address or location	A14NW (NE)	427	8	384834 397837
464	**Points of Interest - Public Infrastructure** Name: Transport for Greater Manchester Location: 2 Piccadilly Place, Manchester, M1 3BG Category: Public Transport, Stations and Infrastructure Class Code: Bus and Coach Stations, Depots and Companies Positional Accuracy: Positioned to address or location	A18SE (N)	443	8	384640 397981
464	**Points of Interest - Public Infrastructure** Name: Transport for Greater Manchester Location: 2 Piccadilly Place, Manchester, M1 3BG Category: Public Transport, Stations and Infrastructure Class Code: Bus and Coach Stations, Depots and Companies Positional Accuracy: Positioned to address or location	A18SE (N)	443	8	384640 397981
465	**Points of Interest - Public Infrastructure** Name: Weirs Location: M1 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A12SE (W)	568	8	383841 397412
465	**Points of Interest - Public Infrastructure** Name: Weirs Location: M1 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A12SE (W)	572	8	383837 397411
466	**Points of Interest - Public Infrastructure** Name: M C R Recycling Ltd Location: 111 Piccadilly, Manchester, M1 2HX Category: Infrastructure and Facilities Class Code: Waste Storage, Processing and Disposal Positional Accuracy: Positioned to address or location	A18SE (N)	573	8	384648 398114
467	**Points of Interest - Public Infrastructure** Name: Tanzo Passenger Services Ltd Location: Peter House, Oxford Street, Manchester, M1 5AN Category: Public Transport, Stations and Infrastructure Class Code: Bus and Coach Stations, Depots and Companies Positional Accuracy: Positioned to address or location	A12NE (NW)	575	8	383925 397847
467	**Points of Interest - Public Infrastructure** Name: Tanzo Passenger Services Ltd Location: Peter House, Oxford Street, Manchester, M1 5AN Category: Public Transport, Stations and Infrastructure Class Code: Bus and Coach Stations, Depots and Companies Positional Accuracy: Positioned to address or location	A12NE (NW)	575	8	383925 397847
468	**Points of Interest - Public Infrastructure** Name: Gmpte Location: 2 Picadilly Place, Manchester, M1 3BG Category: Public Transport, Stations and Infrastructure Class Code: Bus and Coach Stations, Depots and Companies Positional Accuracy: Positioned to address or location	A18NW (N)	654	8	384406 398205

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
468	**Points of Interest - Public Infrastructure** Name: Bus Station Location: M1 Category: Public Transport, Stations and Infrastructure Class Code: Bus and Coach Stations, Depots and Companies Positional Accuracy: Positioned to address or location	A18NW (N)	681	8	384319 398214
469	**Points of Interest - Public Infrastructure** Name: Bus Station Location: M1 Category: Public Transport, Stations and Infrastructure Class Code: Bus and Coach Stations, Depots and Companies Positional Accuracy: Positioned to an adjacent address or location	A18NW (N)	695	8	384304 398224
470	**Points of Interest - Public Infrastructure** Name: City Centre Public Enquiry Counter Location: Ground Floor, Mount Street Elevation, Town Hall Extension, Manchester, M2 Category: Central and Local Government Class Code: Police Stations Positional Accuracy: Positioned to address or location	A17SE (NW)	717	8	383881 398018
470	**Points of Interest - Public Infrastructure** Name: Manchester City Council Location: Town Hall, Albert Square, Manchester, M2 5DB Category: Infrastructure and Facilities Class Code: Waste Storage, Processing and Disposal Positional Accuracy: Positioned to address or location	A17SE (NW)	778	8	383867 398089
471	**Points of Interest - Public Infrastructure** Name: Esso Location: Ardwick Green South, Manchester, M13 9XF Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A9NE (SE)	800	8	385240 397094
471	**Points of Interest - Public Infrastructure** Name: Texaco Location: Hyde, Road, Manchester, M18 7EE Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A9NE (SE)	800	8	385240 397095
471	**Points of Interest - Public Infrastructure** Name: Tesco Petrol Station Location: Ardwick Green South, Manchester, M13 9XF Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A9NE (SE)	801	8	385241 397094
471	**Points of Interest - Public Infrastructure** Name: Ardwick Green Express Location: Ardwick Green South, Manchester, M13 9XF Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A9NE (SE)	801	8	385241 397094
471	**Points of Interest - Public Infrastructure** Name: Esso Location: Ardwick Green, Manchester, M13 9XF Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A9NE (SE)	802	8	385243 397096
471	**Points of Interest - Public Infrastructure** Name: Ardwick Green Express Location: Ardwick Green South, Manchester, M13 9XF Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A9NE (SE)	815	8	385252 397084
472	**Points of Interest - Public Infrastructure** Name: Bootle Street Police Station Location: Bootle Street, Manchester, M2 5GU Category: Central and Local Government Class Code: Police Stations Positional Accuracy: Positioned to address or location	A17SW (NW)	824	8	383726 397997
473	**Points of Interest - Public Infrastructure** Name: Revolution It Location: 100 Fairfield Street, Manchester, M1 2WR Category: Infrastructure and Facilities Class Code: Recycling Centres Positional Accuracy: Positioned to address or location	A14NE (E)	835	8	385357 397655

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
474	**Points of Interest - Public Infrastructure** Name: Arriva North West Location: St. Andrews Square, Manchester, M1 2NS Category: Public Transport, Stations and Infrastructure Class Code: Bus and Coach Stations, Depots and Companies Positional Accuracy: Positioned to address or location	A14NE (E)	846	8	385312 397834
475	**Points of Interest - Public Infrastructure** Name: Wastelift Location: 30 Brown Street, Manchester, M2 1DH Category: Infrastructure and Facilities Class Code: Waste Storage, Processing and Disposal Positional Accuracy: Positioned to address or location	A17NE (NW)	912	8	384013 398347
475	**Points of Interest - Public Infrastructure** Name: Anywaste UK Location: St. James Court 30, Brown Street, Manchester, M2 1DH Category: Infrastructure and Facilities Class Code: Waste Storage, Processing and Disposal Positional Accuracy: Positioned to address or location	A17NE (NW)	914	8	384013 398350
475	**Points of Interest - Public Infrastructure** Name: Tesco Petrol Filling Station Location: 58-66 Market Street, Manchester, M1 1PW Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A17NE (NW)	986	8	384046 398442
476	**Points of Interest - Public Infrastructure** Name: Cleared 4 U Location: 83 Ducie Street, Manchester, M1 2JQ Category: Infrastructure and Facilities Class Code: Waste Storage, Processing and Disposal Positional Accuracy: Positioned to address or location	A19NW (NE)	931	8	385091 398286
477	**Points of Interest - Public Infrastructure** Name: Total Location: 1-5 Hyde Road, Manchester, M12 6BQ Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A9NE (SE)	942	8	385404 397106
478	**Points of Interest - Public Infrastructure** Name: Deansgate Rail Station Location: Hewitt Street, M15 Category: Public Transport, Stations and Infrastructure Class Code: Railway Stations, Junctions and Halts Positional Accuracy: Positioned to address or location	A11SE (W)	961	8	383437 397506
478	**Points of Interest - Public Infrastructure** Name: Deansgate Station Location: Hewitt Street, M3 Category: Public Transport, Stations and Infrastructure Class Code: Railway Stations, Junctions and Halts Positional Accuracy: Positioned to address or location	A11SE (W)	961	8	383437 397506
479	**Points of Interest - Public Infrastructure** Name: Bus Station Location: M1 Category: Public Transport, Stations and Infrastructure Class Code: Bus and Coach Stations, Depots and Companies Positional Accuracy: Positioned to an adjacent address or location	A23SE (N)	982	8	384616 398535
480	**Points of Interest - Recreational and Environmental** Name: Skatepark Location: M1 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A14SW (E)	335	8	384875 397506
481	**Points of Interest - Recreational and Environmental** Name: Play Area Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A14SW (SE)	416	8	384825 397179
482	**Points of Interest - Recreational and Environmental** Name: Play Area Location: M13 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A8NE (SE)	432	8	384745 397102

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
482	**Points of Interest - Recreational and Environmental** Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A8NE (SE)	449	8	384752 397087
483	**Points of Interest - Recreational and Environmental** Name: Play Area Location: M12 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A14NE (E)	692	8	385226 397579
484	**Points of Interest - Recreational and Environmental** Name: Play Area Location: M13 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A14SE (E)	771	8	385258 397201
484	**Points of Interest - Recreational and Environmental** Name: Playground Location: Ardwick Green North, M13 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A9NE (E)	850	8	385328 397162
484	**Points of Interest - Recreational and Environmental** Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A9NE (E)	851	8	385330 397164
485	**Points of Interest - Recreational and Environmental** Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A9SW (SE)	862	8	384982 396743
485	**Points of Interest - Recreational and Environmental** Name: Playground Location: Glenbarry Close, M13 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A9SW (SE)	862	8	384982 396743
486	**Points of Interest - Recreational and Environmental** Name: Playground Location: Leaf Street, M15 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A7NW (SW)	905	8	383687 396941
486	**Points of Interest - Recreational and Environmental** Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A7NW (SW)	906	8	383692 396933

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
487	**Nitrate Vulnerable Zones** Name: River Irk (Moston Brook To River Irwell) Nvz Description: Surface Water Source: Environment Agency, Head Office	A18NW (N)	848	2	384400 398400

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices		
Bury Metropolitan Borough Council - Environmental Health Department	July 2025	Annual Rolling Update
Trafford Metropolitan Borough Council - Renewal and Environmental Protection	November 2013	Annual Rolling Update
Environment Agency - Head Office	November 2023	Annually
Manchester City Council - Environmental Health Department	October 2017	Annual Rolling Update
Oldham Metropolitan Borough Council - Environmental Health Department	October 2017	Annual Rolling Update
Salford City Council - Environmental Health Department	October 2017	Annual Rolling Update
Stockport Metropolitan Borough Council - Environment Team (Land & Water)	October 2017	Annual Rolling Update
Tameside Metropolitan Borough Council - Environmental Health Department	October 2017	Annual Rolling Update
Discharge Consents		
Environment Agency - North West Region	July 2025	Quarterly
Enforcement and Prohibition Notices		
Environment Agency - North West Region	March 2013	
Integrated Pollution Controls		
Environment Agency - North West Region	January 2009	
Integrated Pollution Prevention And Control		
Environment Agency - North West Region	April 2025	Bi-Annually
Local Authority Integrated Pollution Prevention And Control		
Salford City Council - Environmental Health Department	December 2020	Variable
Bury Metropolitan Borough Council - Environmental Health Department	February 2015	Variable
Tameside Metropolitan Borough Council - Environmental Health Department	June 2015	Variable
Oldham Metropolitan Borough Council - Environmental Health Department	March 2015	Variable
Stockport Metropolitan Borough Council - Environmental Health Department, EEDD	October 2014	Variable
Trafford Metropolitan Borough Council - Environmental Health Department	October 2014	Variable
Manchester City Council - Environmental Health Department	September 2014	Variable
Local Authority Pollution Prevention and Controls		
Salford City Council - Environmental Health Department	December 2020	Annual Rolling Update
Bury Metropolitan Borough Council - Environmental Health Department	February 2015	Not Applicable
Tameside Metropolitan Borough Council - Environmental Health Department	June 2015	Annual Rolling Update
Oldham Metropolitan Borough Council - Environmental Health Department	March 2015	Annual Rolling Update
Stockport Metropolitan Borough Council - Environmental Health Department, EEDD	October 2014	Annual Rolling Update
Trafford Metropolitan Borough Council - Environmental Health Department	October 2014	Annual Rolling Update
Manchester City Council - Environmental Health Department	September 2014	Annual Rolling Update
Local Authority Pollution Prevention and Control Enforcements		
Bury Metropolitan Borough Council - Environmental Health Department	February 2015	Variable
Tameside Metropolitan Borough Council - Environmental Health Department	June 2015	Variable
Oldham Metropolitan Borough Council - Environmental Health Department	March 2015	Variable
Salford City Council - Environmental Health Department	March 2015	Variable
Stockport Metropolitan Borough Council - Environmental Health Department, EEDD	October 2014	Variable
Trafford Metropolitan Borough Council - Environmental Health Department	October 2014	Variable
Manchester City Council - Environmental Health Department	September 2014	Variable
Nearest Surface Water Feature		
Ordnance Survey	August 2025	
Pollution Incidents to Controlled Waters		
Environment Agency - North West Region	January 2000	
Historical Prosecutions		
Environment Agency, North West Region	March 2013	Not Applicable
Prosecutions		
Environment Agency - Head Office	February 2024	Annually
Registered Radioactive Substances		
Environment Agency - Head Office	May 2023	
Environment Agency - North West Region	May 2023	
Substantiated Pollution Incident Register		
Environment Agency - North West Region - South Area	July 2025	Quarterly

Agency & Hydrological	Version	Update Cycle
Water Abstractions Environment Agency - North West Region	July 2025	Quarterly
Water Industry Act Referrals Environment Agency - North West Region	October 2017	
Groundwater Vulnerability Map Environment Agency - Head Office	June 2018	As notified
Groundwater Vulnerability - Soluble Rock Risk Environment Agency - Head Office	June 2018	As notified
Bedrock Aquifer Designations Environment Agency - Head Office	January 2018	As notified
Superficial Aquifer Designations Environment Agency - Head Office	January 2018	As notified
Source Protection Zones Environment Agency - Head Office	August 2025	Bi-Annually
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	December 2023	As notified
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	December 2023	As notified
Areas Benefiting from Flood Defences Environment Agency - Head Office	February 2023	
Flood Water Storage Areas Environment Agency - Head Office	June 2025	Quarterly
Flood Defences Environment Agency - Head Office	August 2022	
OS Water Network Lines Ordnance Survey	July 2025	Quarterly
Surface Water 1 in 30 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water 1 in 100 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water 1 in 1000 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water Suitability Environment Agency - Head Office	February 2016	Annually
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	As notified
Water Framework Directive - Catchment Environment Agency - Head Office	July 2025	Annually
Water Framework Directive - Groundwater Environment Agency - Head Office	July 2025	Annually
Water Framework Directive - Surface Waters Environment Agency - Head Office	July 2025	Annually

Waste	Version	Update Cycle
BGS Recorded Landfill Sites		
British Geological Survey - National Geoscience Information Service	November 2002	As notified
Historical Landfill Sites		
Environment Agency - Head Office	April 2025	Bi-Annually
Integrated Pollution Control Registered Waste Sites		
Environment Agency - North West Region	January 2009	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries)		
Environment Agency - North West Region - South Area	July 2025	Quarterly
Licensed Waste Management Facilities (Locations)		
Environment Agency - North East Region - Ridings Area	April 2025	Bi-Annually
Environment Agency - North West Region - South Area	April 2025	Bi-Annually
Local Authority Landfill Coverage		
Bury Metropolitan Borough Council	February 2003	Not Applicable
Manchester City Council - Planning Department	February 2003	Not Applicable
Oldham Metropolitan Borough Council	February 2003	Not Applicable
Salford City Council - Environmental Health Department	February 2003	Not Applicable
Stockport Metropolitan Borough Council - Environmental Health Department, EEDD	February 2003	Not Applicable
Tameside Metropolitan Borough Council	February 2003	Not Applicable
Trafford Metropolitan Borough Council - Environmental Health Department	February 2003	Not Applicable
Local Authority Recorded Landfill Sites		
Bury Metropolitan Borough Council	October 2018	
Manchester City Council - Planning Department	October 2018	
Oldham Metropolitan Borough Council	October 2018	
Salford City Council - Environmental Health Department	October 2018	
Stockport Metropolitan Borough Council - Environmental Health Department, EEDD	October 2018	
Tameside Metropolitan Borough Council	October 2018	
Trafford Metropolitan Borough Council - Environmental Health Department	October 2018	
Potentially Infilled Land (Non-Water)		
Landmark Information Group Limited	December 1999	
Potentially Infilled Land (Water)		
Landmark Information Group Limited	December 1999	
Registered Landfill Sites		
Environment Agency - North West Region - South Area	March 2006	Not Applicable
Registered Waste Transfer Sites		
Environment Agency - North West Region - South Area	April 2018	
Registered Waste Treatment or Disposal Sites		
Environment Agency - North West Region - South Area	June 2015	

Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH)		
Health and Safety Executive	June 2025	Bi-Annually
Explosive Sites		
Health and Safety Executive	March 2017	
Notification of Installations Handling Hazardous Substances (NIHHS)		
Health and Safety Executive	August 2001	
Planning Hazardous Substance Enforcements		
Bury Metropolitan Borough Council	February 2016	Variable
Manchester City Council - Planning Department	February 2016	Variable
Oldham Metropolitan Borough Council	February 2016	Variable
Stockport Metropolitan Borough Council - Environment and Economic Development	February 2016	Variable
Trafford Metropolitan Borough Council	July 2023	Variable
Salford City Council	June 2016	Variable
Tameside Metropolitan Borough Council - Planning and Building Control	June 2023	Variable
Planning Hazardous Substance Consents		
Trafford Metropolitan Borough Council	April 2016	Variable
Bury Metropolitan Borough Council	February 2016	Variable
Manchester City Council - Planning Department	February 2016	Variable
Oldham Metropolitan Borough Council	February 2016	Variable
Stockport Metropolitan Borough Council - Environment and Economic Development	February 2016	Variable
Tameside Metropolitan Borough Council - Planning and Building Control	February 2016	Variable
Salford City Council	June 2016	Variable

Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	January 2009	As notified
BGS Estimated Soil Chemistry British Geological Survey - National Geoscience Information Service	December 2015	As notified
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	April 2025	Bi-Annually
BGS Urban Soil Chemistry British Geological Survey - National Geoscience Information Service	December 2015	As notified
BGS Urban Soil Chemistry Averages British Geological Survey - National Geoscience Information Service	December 2015	As notified
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB) Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011 November 2020	As notified
Coal Mining Affected Areas The Coal Authority - Property Searches	February 2023	
Mining Instability Ove Arup & Partners	June 1998	Not Applicable
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	April 2020	As notified
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	November 2024	Annually
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	November 2024	Annually

Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	June 2025	Quarterly
Fuel Station Entries Green Street Advisor (UK) Ltd	August 2025	Quarterly
Points of Interest - Commercial Services PointX	September 2025	Quarterly
Points of Interest - Education and Health PointX	September 2025	Quarterly
Points of Interest - Manufacturing and Production PointX	September 2025	Quarterly
Points of Interest - Public Infrastructure PointX	September 2025	Quarterly
Points of Interest - Recreational and Environmental PointX	September 2025	Quarterly
Underground Electrical Cables National Grid	January 2024	

Sensitive Land Use	Version	Update Cycle
Ancient Woodland		
Natural England	September 2025	Bi-Annually
Areas of Adopted Green Belt		
Bury Metropolitan Borough Council	July 2025	Quarterly
Manchester City Council	July 2025	Quarterly
Oldham Metropolitan Borough Council	July 2025	Quarterly
Salford City Council	July 2025	Quarterly
Stockport Metropolitan Borough Council	July 2025	Quarterly
Tameside Metropolitan Borough Council	July 2025	Quarterly
Trafford Metropolitan Borough Council	July 2025	Quarterly
Areas of Unadopted Green Belt		
Bury Metropolitan Borough Council	July 2025	Quarterly
Manchester City Council	July 2025	Quarterly
Oldham Metropolitan Borough Council	July 2025	Quarterly
Salford City Council	July 2025	Quarterly
Stockport Metropolitan Borough Council	July 2025	Quarterly
Tameside Metropolitan Borough Council	July 2025	Quarterly
Trafford Metropolitan Borough Council	July 2025	Quarterly
Areas of Outstanding Natural Beauty		
Natural England	May 2025	Bi-Annually
Environmentally Sensitive Areas		
Natural England	August 2023	
Forest Parks		
Forestry Commission	May 2023	Not Applicable
Local Nature Reserves		
Natural England	August 2025	Bi-Annually
Marine Nature Reserves		
Natural England	August 2025	Bi-Annually
National Nature Reserves		
Natural England	July 2025	Bi-Annually
National Parks		
Natural England	September 2024	Bi-Annually
Nitrate Sensitive Areas		
Natural England	April 2023	Not Applicable
Nitrate Vulnerable Zones		
Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	April 2016	
Environment Agency - Head Office	November 2024	Annually
Ramsar Sites		
Natural England	August 2025	Bi-Annually
Sites of Special Scientific Interest		
Natural England	May 2025	Bi-Annually
Special Areas of Conservation		
Natural England	July 2025	Bi-Annually
Special Protection Areas		
Natural England	May 2025	Bi-Annually

Data Suppliers

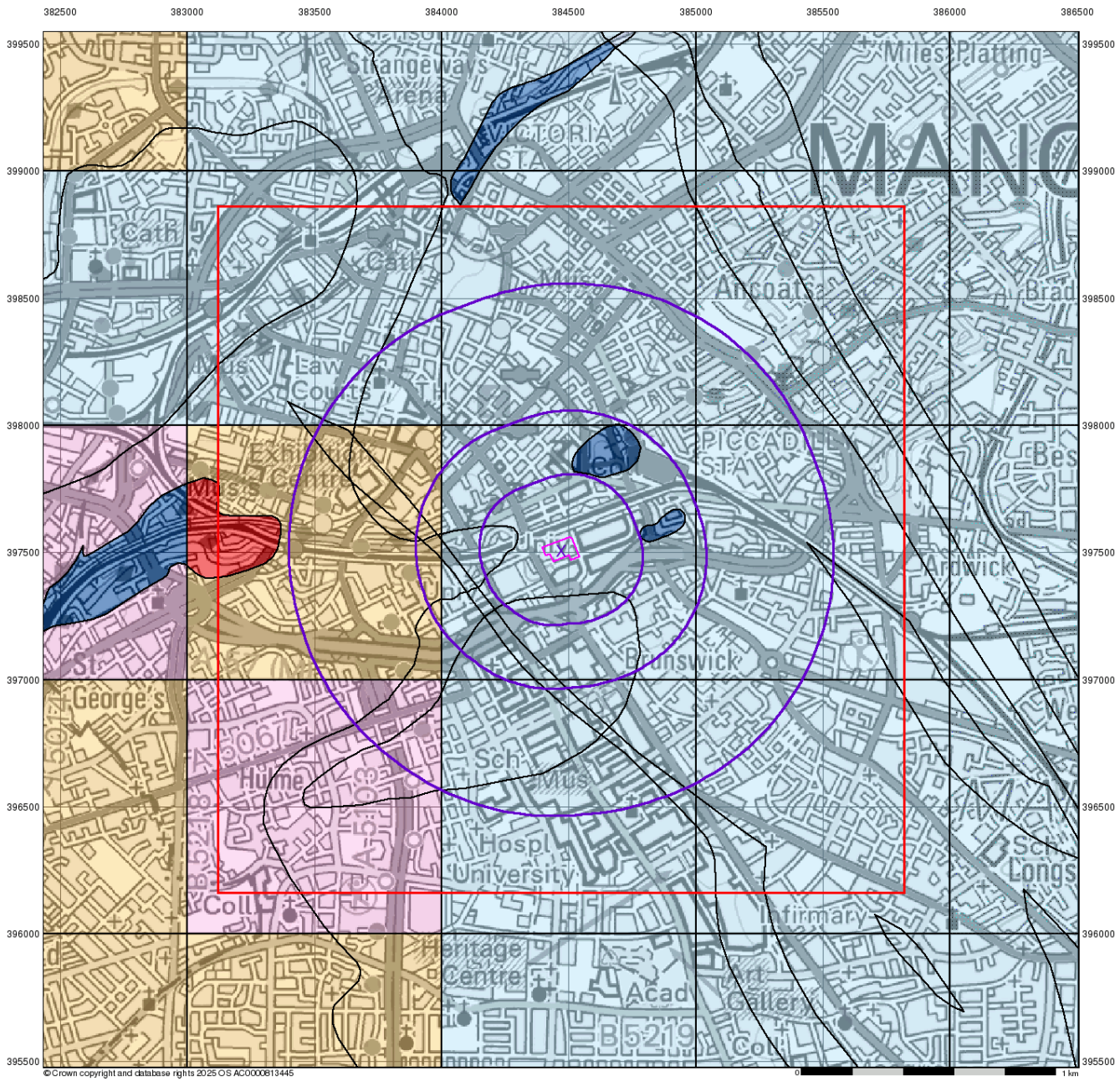
A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	Map data
Environment Agency	Environment Agency
Scottish Environment Protection Agency	SEPA Scottish Environment Protection Agency
The Coal Authority	The Coal Authority
British Geological Survey	British Geological Survey NATURAL ENVIRONMENT RESEARCH COUNCIL
Centre for Ecology and Hydrology	Centre for Ecology & Hydrology NATURAL ENVIRONMENT RESEARCH COUNCIL
Natural Resources Wales	Cyfoeth Naturiol Cymru Natural Resources Wales
Scottish Natural Heritage	SCOTTISH NATURAL HERITAGE
Natural England	NATURAL ENGLAND
Public Health England	Public Health England
Ove Arup	ARUP
Stantec UK Ltd	Stantec

Useful Contacts

Contact	Name and Address	Contact Details
1	**British Geological Survey - Enquiry Service** British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
2	**Environment Agency - National Customer Contact Centre (NCCC)** PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
3	**Manchester City Council - Environmental Health Department** PO Box 463, Town Hall Extension, Albert Square, Manchester, Greater Manchester, M60 3NY	Telephone: 0161 234 4884 / 234 4873. Fax: 0161 234 4508 Website: www.manchester.gov.uk
4	**Ordnance Survey** Adanac Drive, Southampton, Hampshire, SO16 0AS	Telephone: 03456 05 05 05 Email: customerservices@ordnancesurvey.co.uk Website: www.ordnancesurvey.co.uk
5	**Manchester City Council - Planning Department** Town Hall, Manchester, Greater Manchester, M60 2LA	Telephone: 0161 234 5000 Fax: 0161 234 4508 Website: www.manchester.gov.uk
6	**The Coal Authority - Property Searches** 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG	Telephone: 0345 762 6848 Fax: 01623 637 338 Email: groundstability@coal.gov.uk Website: www2.groundstability.com
7	**Landmark Information Group Limited** Landmark Information Group, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0330 036 6619 Fax: 0844 844 9951 Email: helpdesk@landmark.co.uk Website: www.landmark.co.uk
8	**PointX** 5-6 Abbey Court, Eagle Way, Sowton, Exeter, Devon, EX2 7HY	Website: www.pointx.co.uk
-	**Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards** Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	**Landmark Information Group Limited** Landmark Information Group, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0330 036 6618 Fax: 0844 844 9951 Email: helpdesk@landmark.co.uk Website: www.landmark.co.uk

Please note that the Environment Agency / Natural Resources Wales / SEPA have a charging policy in place for enquiries.



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Groundwater Vulnerability

General

Specified Site | Specified Buffer(s) | Bearing Reference Point

Slice | Map ID

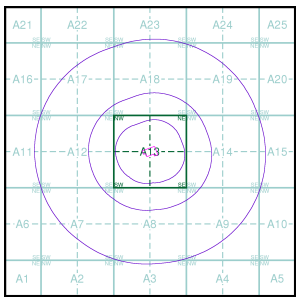
Agency and Hydrological

Bedrock Aquifers	Superficial Aquifers
High Vulnerability, Principal Aquifer	High Vulnerability, Principal Aquifer
High Vulnerability, Secondary Aquifer	High Vulnerability, Secondary Aquifer
Medium Vulnerability, Principal Aquifer	Medium Vulnerability, Principal Aquifer
Medium Vulnerability, Secondary Aquifer	Medium Vulnerability, Secondary Aquifer
Low Vulnerability, Principal Aquifer	Low Vulnerability, Principal Aquifer
Low Vulnerability, Secondary Aquifer	Low Vulnerability, Secondary Aquifer

Unproductive Aquifer

Soluble Rock

Site Sensitivity Context Map - Slice A



Order Details

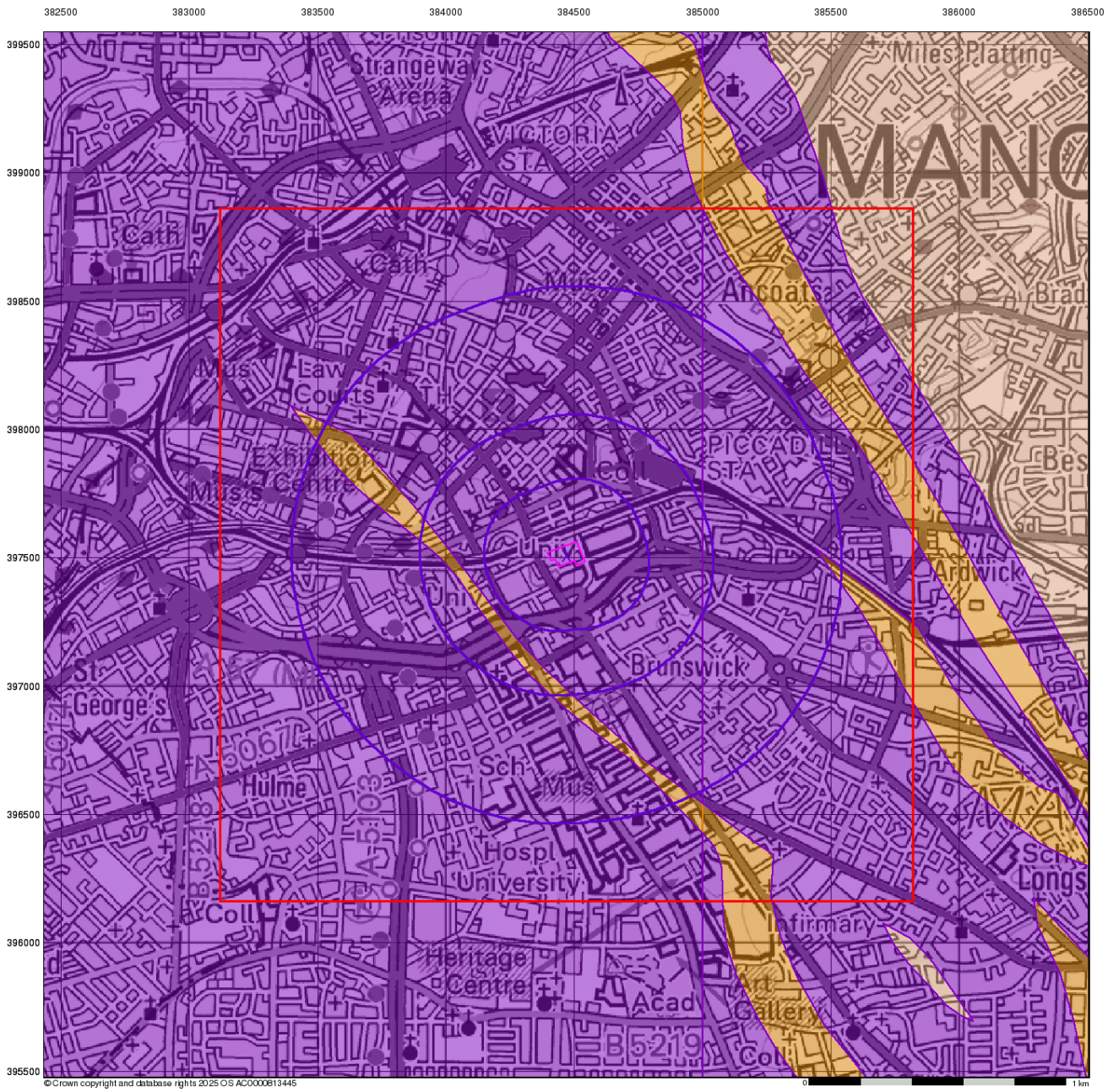
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Customer Ref:	S250913
National Grid Reference:	384470, 397510
Slice:	A
Site Area (Ha):	0.81
Search Buffer (m):	1000

Site Details

Pendulum Hotel, Sackville Street, MANCHESTER, M1 3BB

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Web: www.envirocheck.co.uk



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Bedrock Aquifer Designation

General

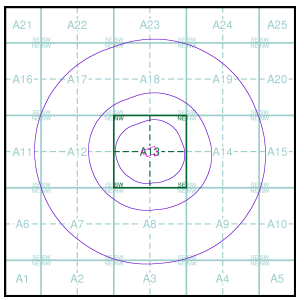
Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A

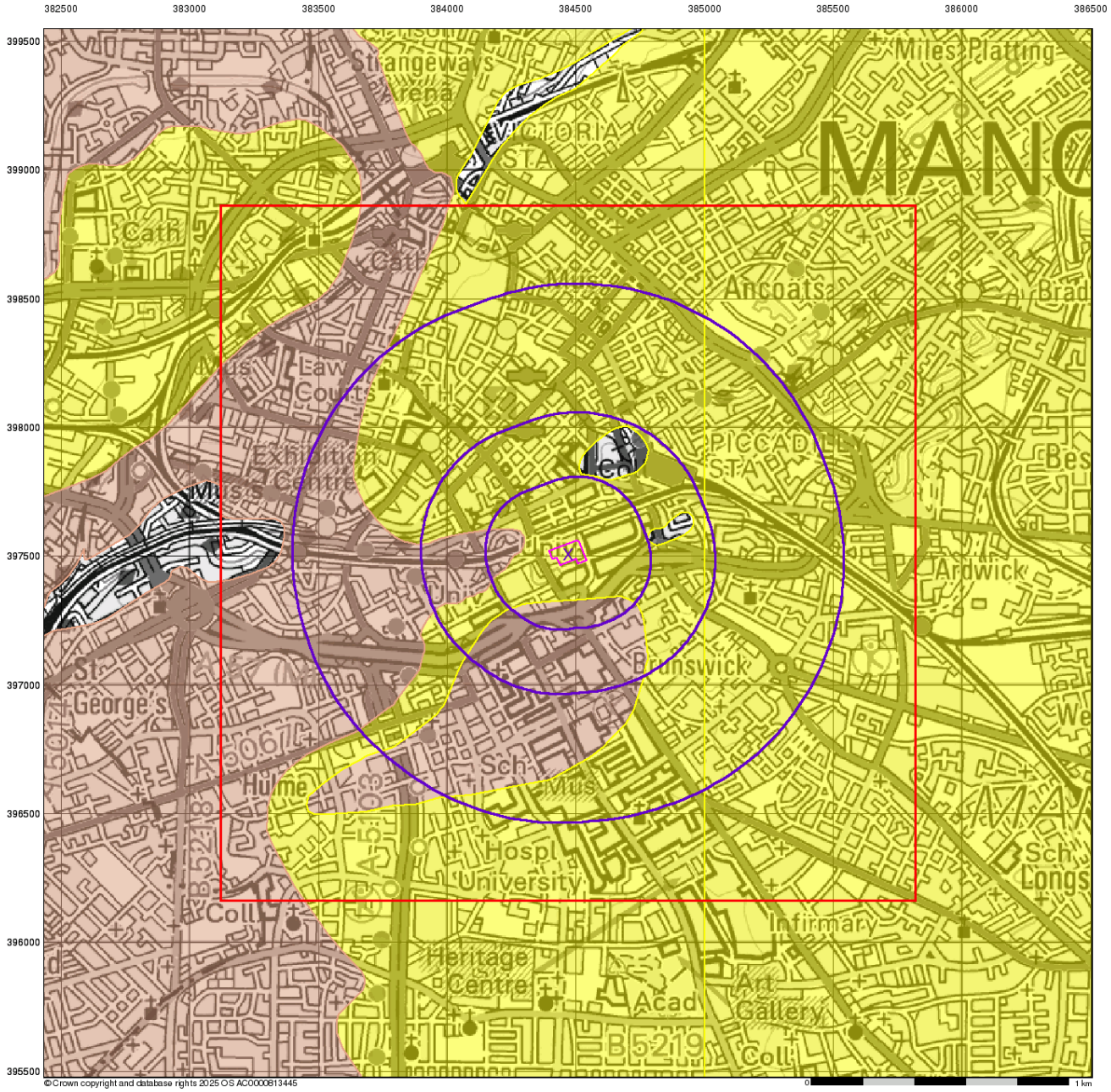


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Customer Ref:	S250913
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Site Area (Ha):	0.81
Search Buffer (m):	1000

Site Details

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Superficial Aquifer Designation

General

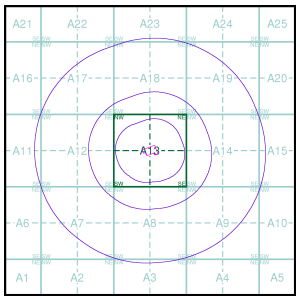
Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A



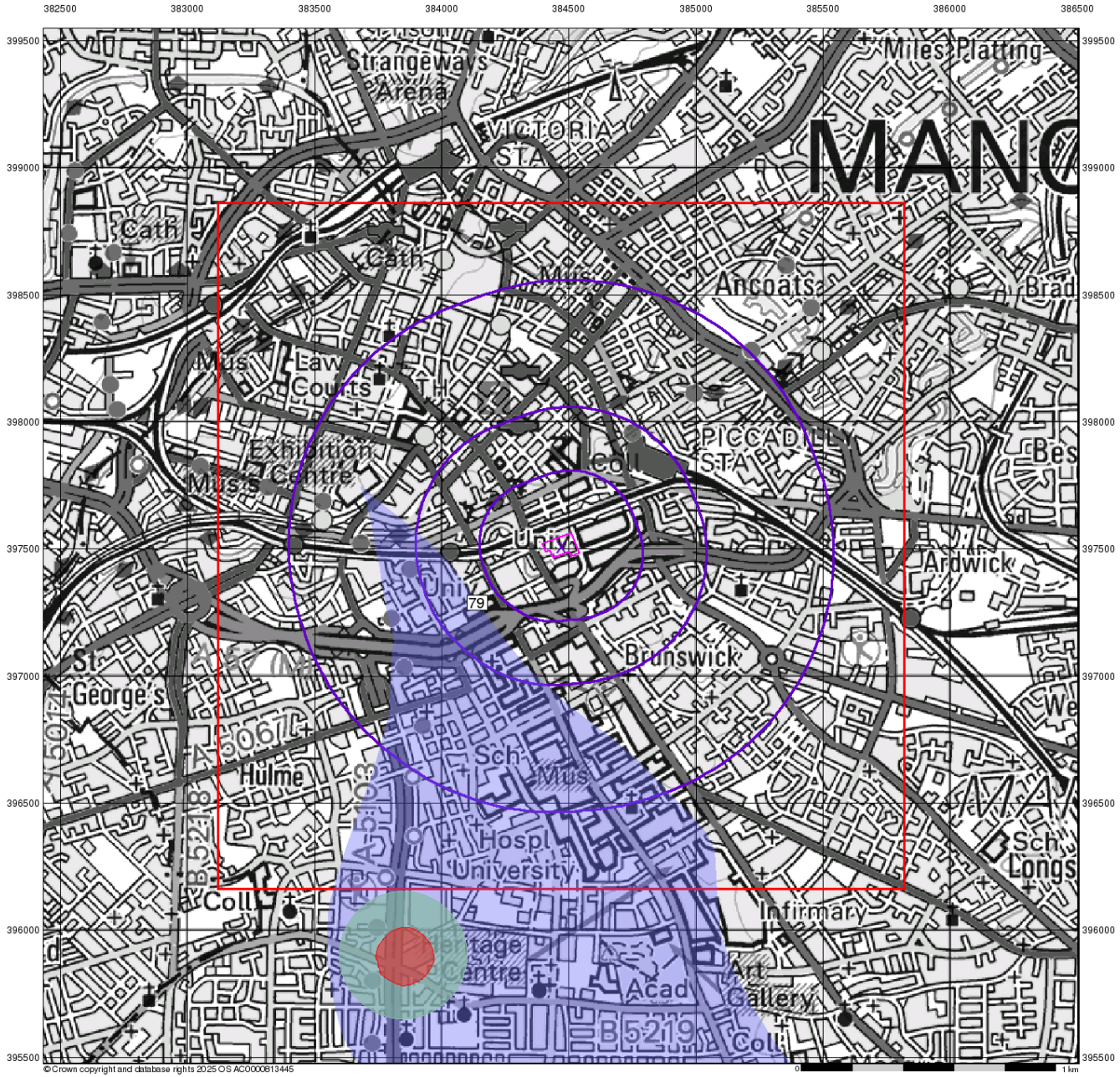
Order Details

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Customer Ref:	S250913
National Grid Reference:	384470, 397510
Slice:	A
Site Area (Ha):	0.81
Search Buffer (m):	1000

Site Details

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Fax: 0844 844 9951
Web: www.envirocheck.co.uk



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Source Protection Zones

General

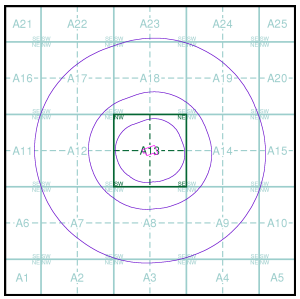
Specified Site | Specified Buffer(s) | Bearing Reference Point

Slice | Map ID

Agency and Hydrological

- Inner zone (Zone 1)
- Inner zone - subsurface activity only (Zone 1c)
- Outer zone (Zone 2)
- Outer zone - subsurface activity only (Zone 2c)
- Total catchment (Zone 3)
- Total catchment - subsurface activity only (Zone 3c)
- Special interest (Zone 4)

Site Sensitivity Context Map - Slice A

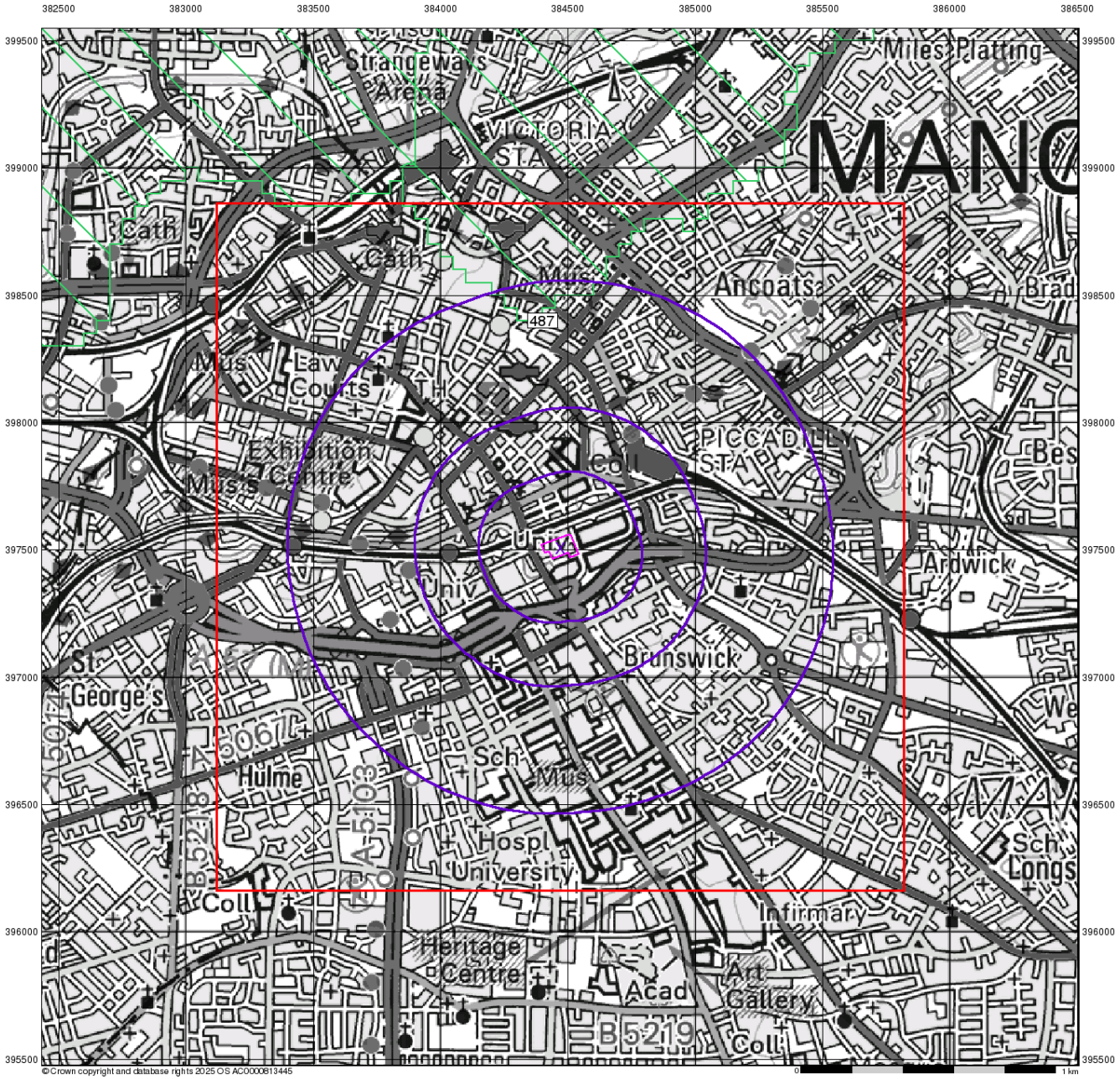


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Customer Ref:	S250913
National Grid Reference:	384470, 397510
Slice:	A
Site Area (Ha):	0.81
Search Buffer (m):	1000

Site Details

Pendulum Hotel, Sackville Street, MANCHESTER, M1 3BB



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Sensitive Land Uses

General

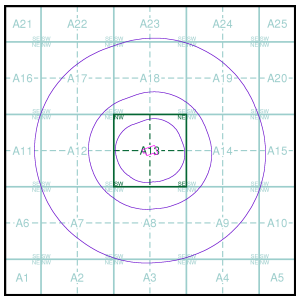
Specified Site | Specified Buffer(s) | Bearing Reference Point

Slice | Map ID

Sensitive Land Uses

- Ancient Woodland
- Area of Adopted Green Belt
- Area of Unadopted Green Belt
- Area of Outstanding Natural Beauty
- Environmentally Sensitive Area
- Forest Park
- Local Nature Reserve
- Marine Nature Reserve
- National Nature Reserve
- National Park
- Nitrate Sensitive Area
- Nitrate Vulnerable Zone
- Ramsar Site
- Site of Special Scientific Interest
- Special Area of Conservation
- Special Protection Area
- World Heritage Sites

Site Sensitivity Context Map - Slice A

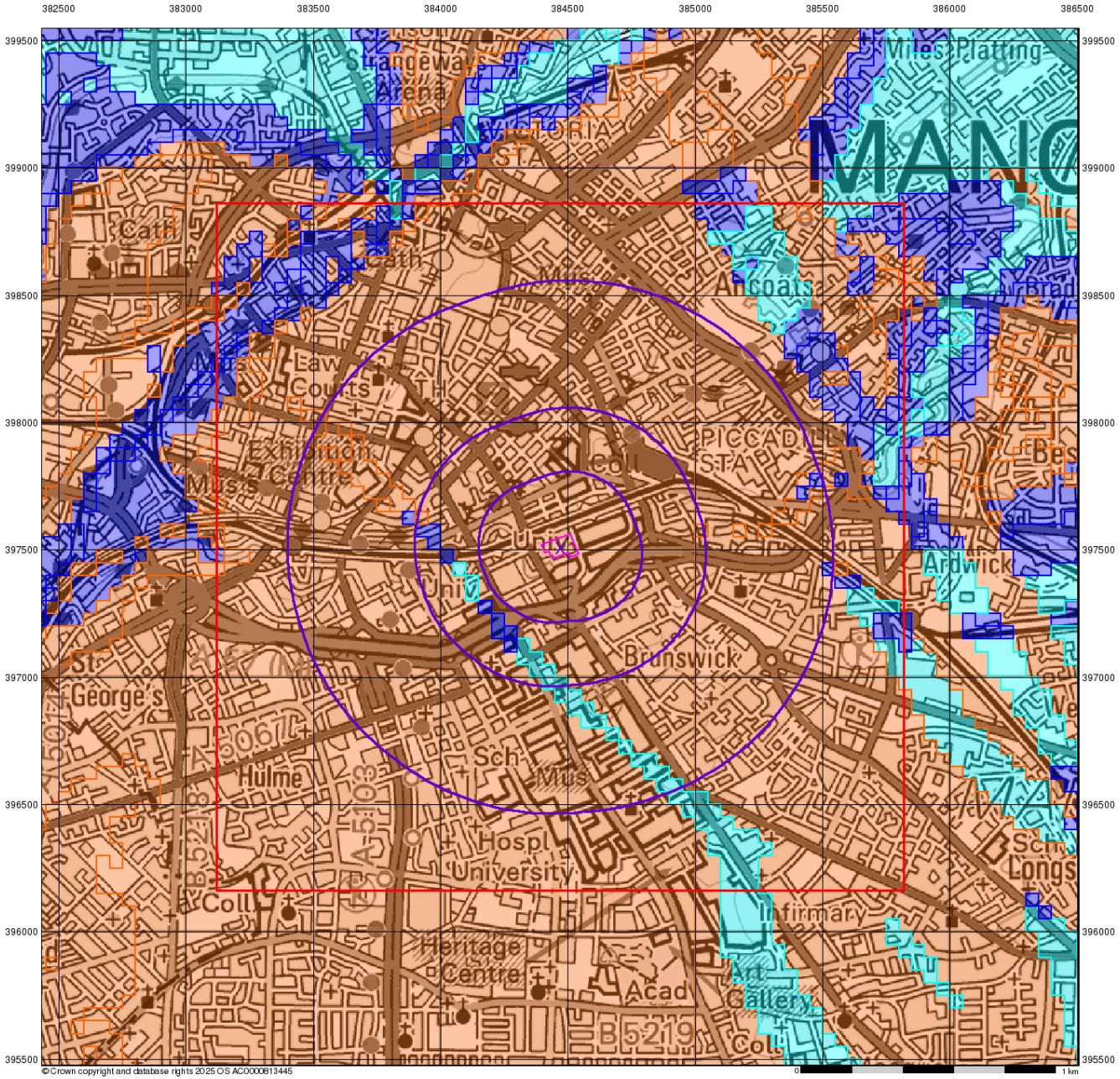


Order Details

Order Number:	386498456_1_1
Customer Ref:	S250913
National Grid Reference:	384470, 397510
Slice:	A
Site Area (Ha):	0.81
Search Buffer (m):	1000

Site Details

Pendulum Hotel, Sackville Street, MANCHESTER, M1 3BB



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BGS Flood GFS Data

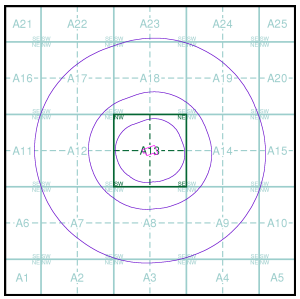
General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice

Agency and Hydrological (Flood)

- Limited Potential for Groundwater Flooding to Occur
- Potential for Groundwater Flooding of Property Situated Below Ground Level
- Potential for Groundwater Flooding to Occur at Surface

Site Sensitivity Context Map - Slice A

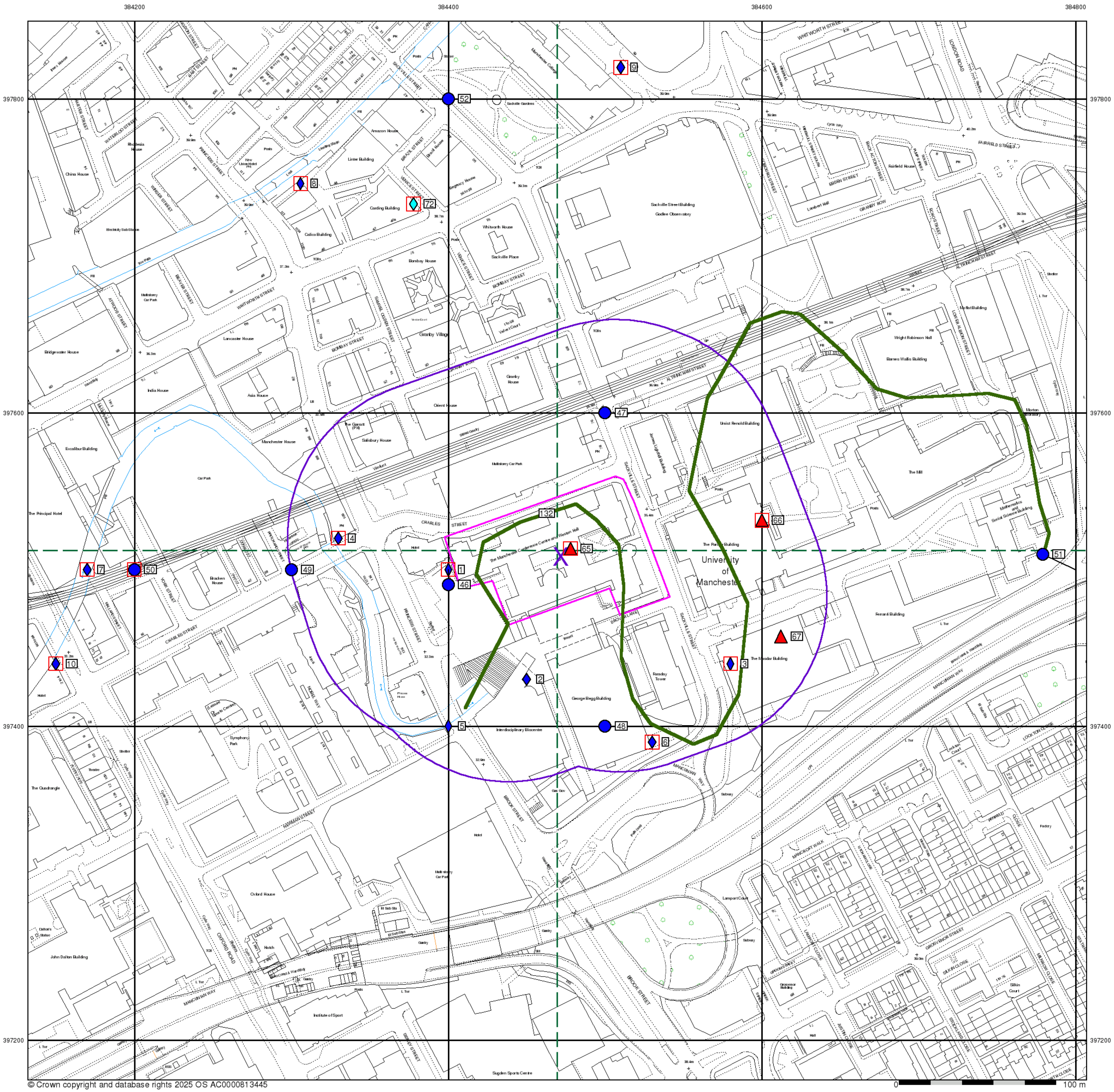


Order Details

Order Number:	386498456_1_1
Customer Ref:	S250913
National Grid Reference:	384470, 397510
Slice:	A
Site Area (Ha):	0.81
Search Buffer (m):	1000

Site Details

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General

Specified Site
Specified Buffer(s)
Bearing Reference Point
Map ID
Several of Type at Location
Pylon
Overhead Transmission Line

Agency and Hydrological

Contaminated Land Register Entry or Notice (Location)
Contaminated Land Register Entry or Notice
Discharge Consent
Enforcement or Prohibition Notice
Integrated Pollution Control
Integrated Pollution Prevention Control
Local Authority Integrated Pollution Prevention and Control
Local Authority Pollution Prevention and Control
Local Authority Pollution Prevention and Control Enforcement
Pollution Incident to Controlled Waters
Historical Prosecutions
Prosecutions
Registered Radioactive Substance
River Network or Water Feature
Substantiated Pollution Incident Register
Water Abstraction
Water Industry Act Referral

Waste

BGS Recorded Landfill Site (Location)
BGS Recorded Landfill Site
EA Historic Landfill (Buffered Point)
EA Historic Landfill (Polygon)
Integrated Pollution Control Registered Waste Site
Licensed Waste Management Facility (Landfill Boundary)
Licensed Waste Management Facility (Location)
Local Authority Recorded Landfill Site (Location)
Local Authority Recorded Landfill Site
Potentially Infilled Land (Non-water)
Potentially Infilled Land (Non-water)
Potentially Infilled Land (Non-water)
Potentially Infilled Land (Water)
Potentially Infilled Land (Water)
Potentially Infilled Land (Water)
Registered Landfill Site
Registered Landfill Site (Location)
Registered Landfill Site (Point Buffered to 100m)
Registered Landfill Site (Point Buffered to 250m)
Registered Waste Transfer Site (Location)
Registered Waste Transfer Site
Registered Waste Treatment or Disposal Site (Location)
Registered Waste Treatment or Disposal Site

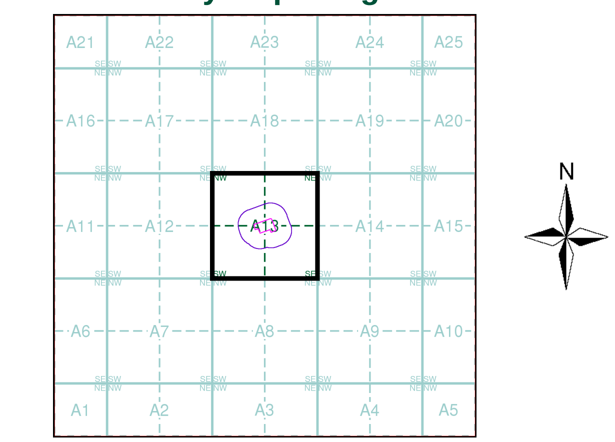
Hazardous Substances

COMAH Site
Explosive Site
NIHHS Site
Planning Hazardous Substance Consent
Planning Hazardous Substance Enforcement

Geological

BGS Recorded Mineral Site

Site Sensitivity Map - Segment A13



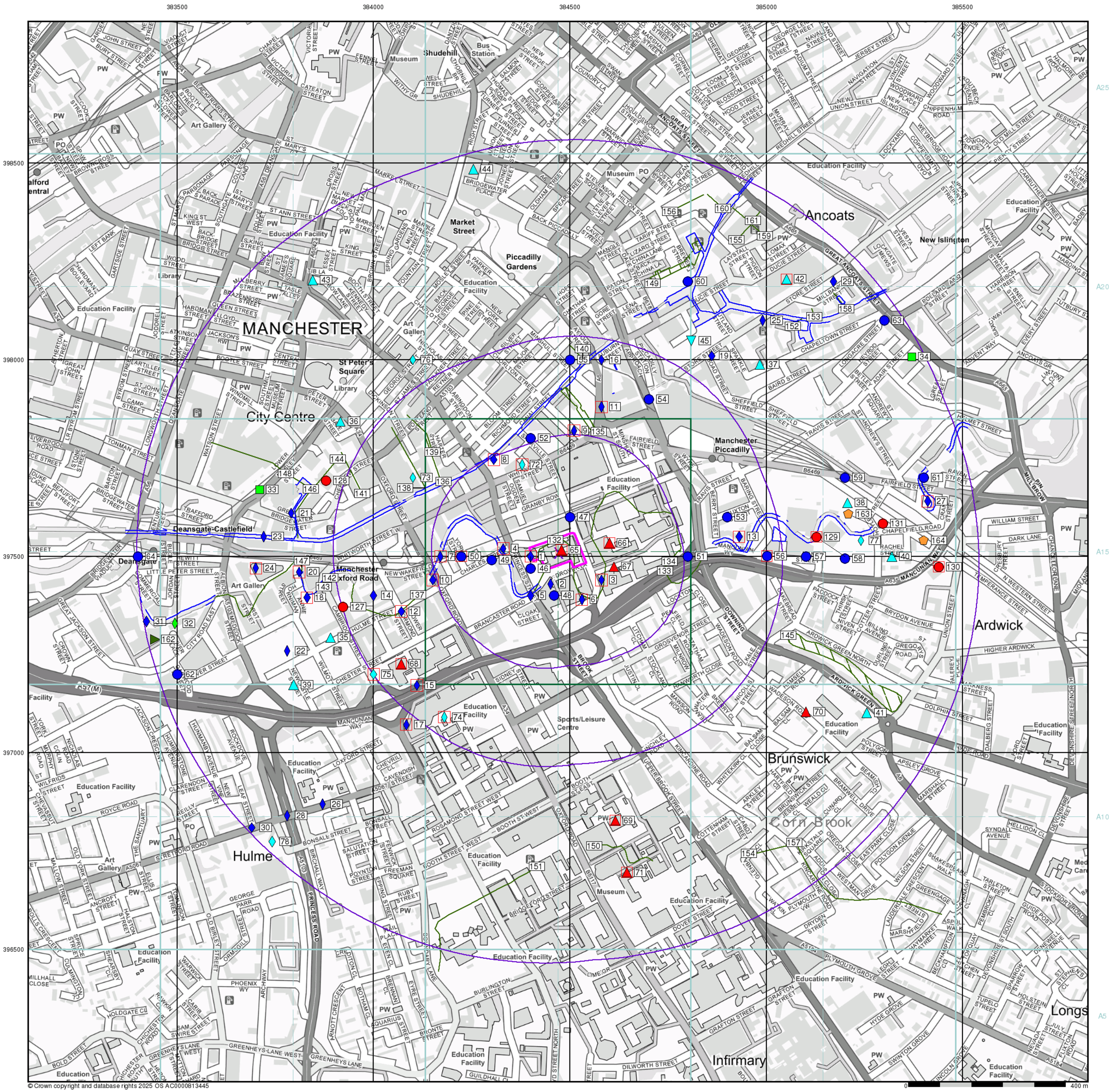
Order Details

Order Number:	386498456_1_1
Customer Ref:	S250913
National Grid Reference:	384470, 397510
Slice:	A
Site Area (Ha):	0.81
Plot Buffer (m):	100

Site Details

Pendulum Hotel, Sackville Street, MANCHESTER, M1 3BB

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General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Historical Prosecutions
- Prosecutions
- Registered Radioactive Substance
- River Network or Water Feature
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Referral

Waste

- BGS Recorded Landfill Site (Location)
- BGS Recorded Landfill Site
- EA Historic Landfill (Buffered Point)
- EA Historic Landfill (Polygon)
- Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
- Licensed Waste Management Facility (Location)
- Local Authority Recorded Landfill Site (Location)
- Local Authority Recorded Landfill Site
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Registered Landfill Site
- Registered Landfill Site (Location)
- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

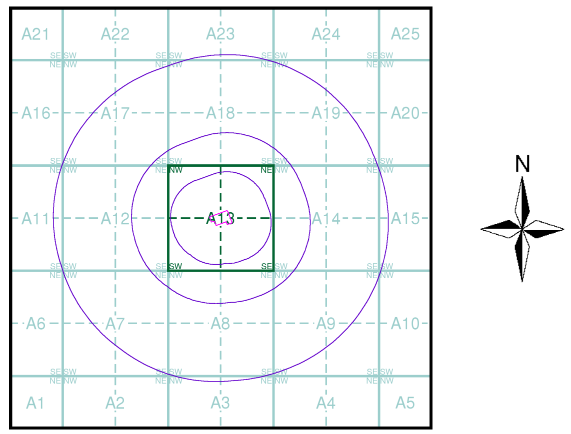
Hazardous Substances

- COMAH Site
- Explosive Site
- NIHHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

Geological

- BGS Recorded Mineral Site

Site Sensitivity Map - Slice A



Order Details

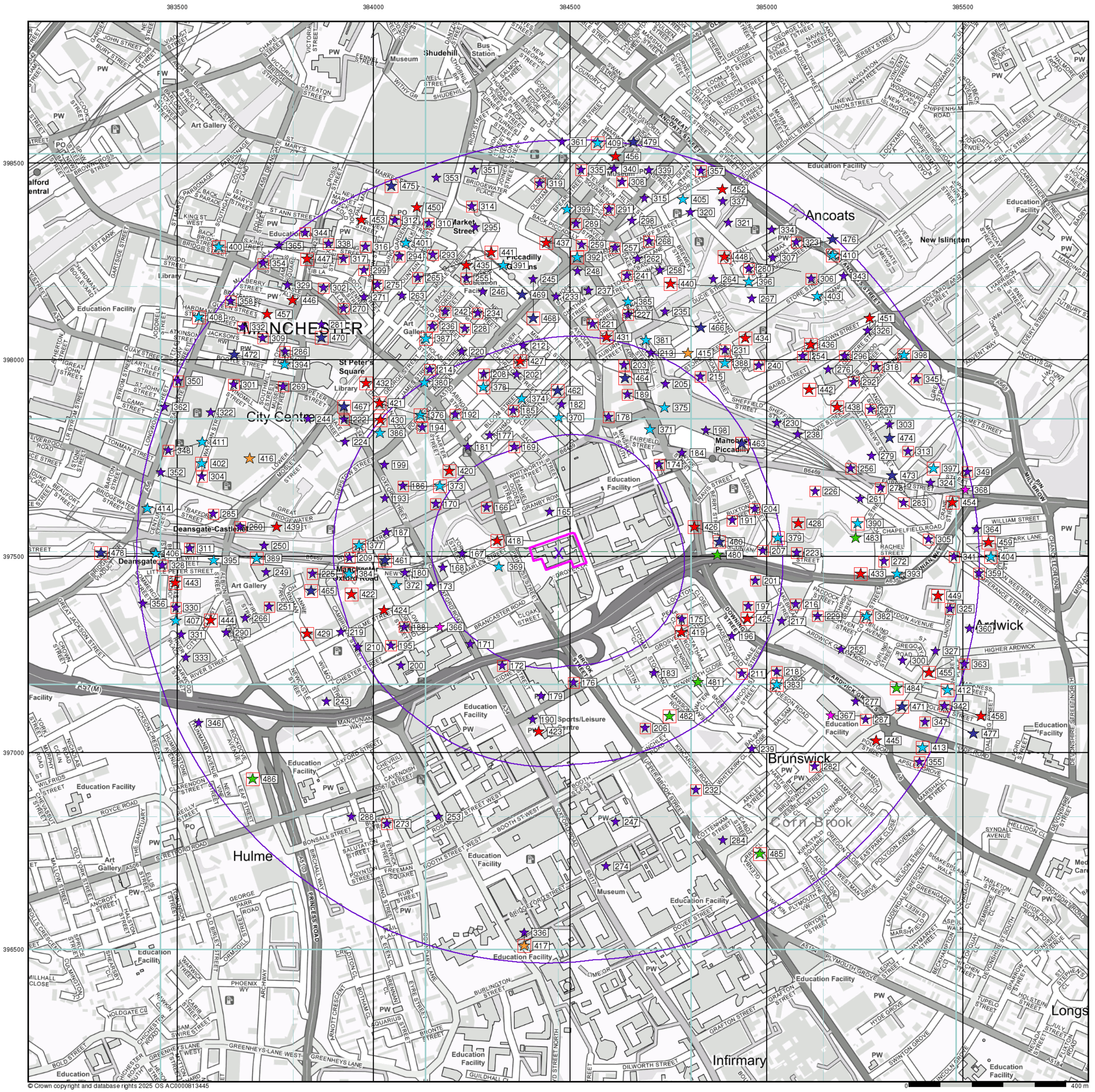
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Customer Ref:	S250913
National Grid Reference:	384470, 397510
Slice:	A
Site Area (Ha):	0.81
Search Buffer (m):	1000

Site Details

Pendulum Hotel, Sackville Street, MANCHESTER, M1 3BB

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Industrial Land Use Map

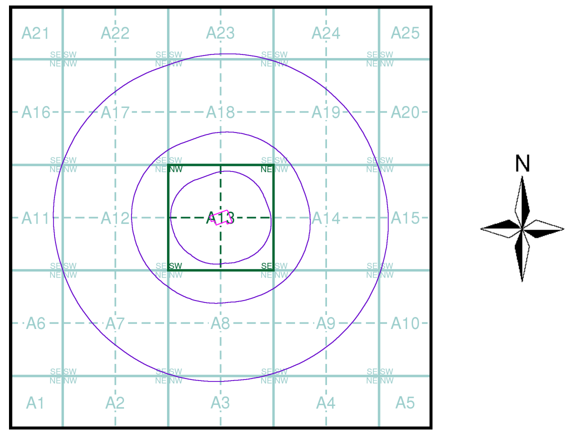
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry
- Points of Interest - Commercial Services
- Points of Interest - Education and Health
- Points of Interest - Manufacturing and Production
- Points of Interest - Public Infrastructure
- Points of Interest - Recreational and Environmental
- Underground Electrical Cables

Industrial Land Use Map - Slice A

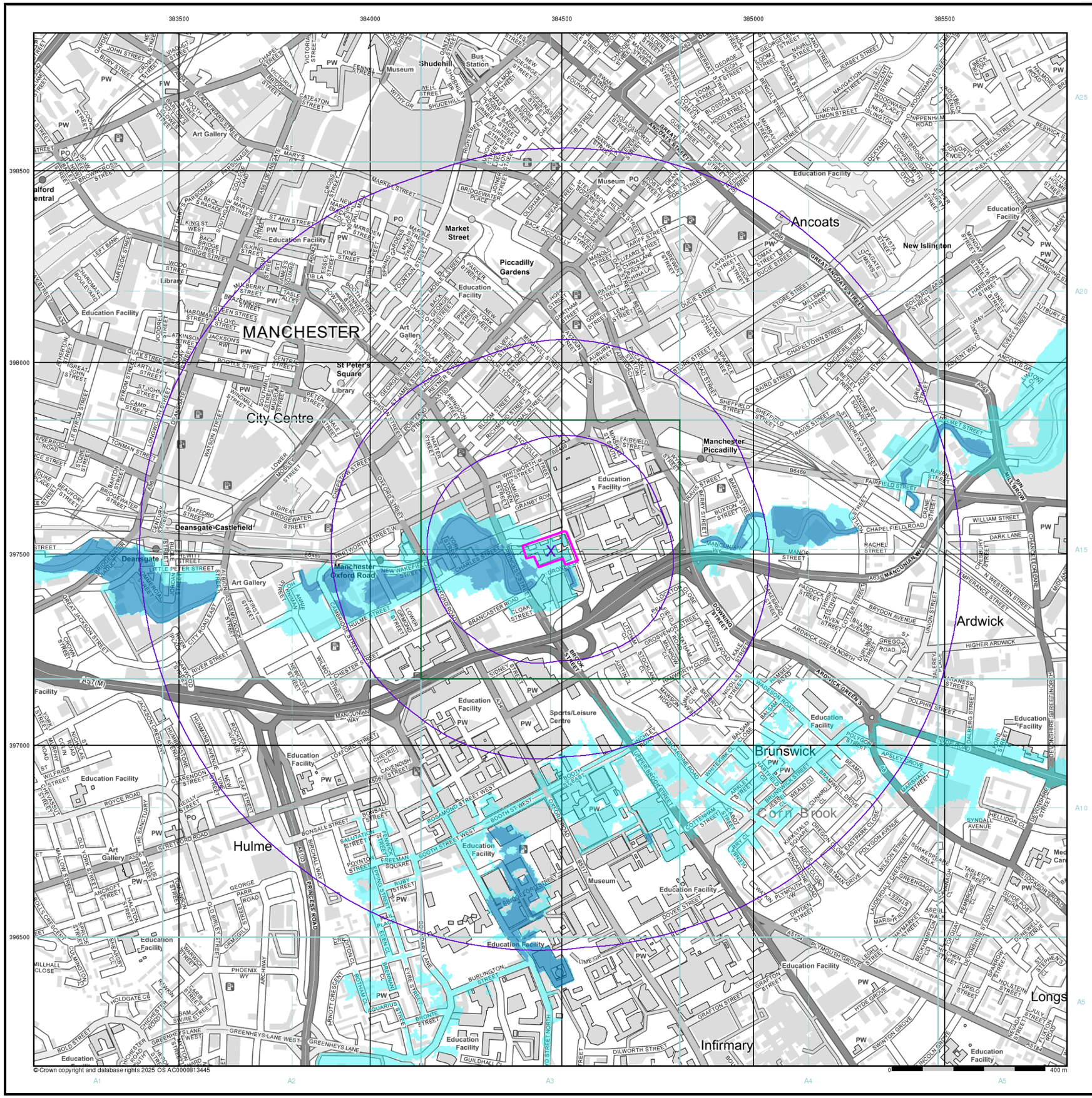


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Customer Ref:	S250913
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Search Buffer (m):	1000

Site Details

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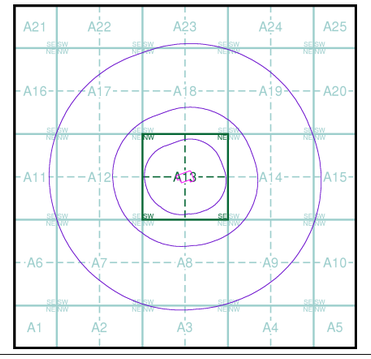
General

- Specified Site
- Specified Buffer(s)
- X Bearing Reference Point

Agency and Hydrological (Flood)

- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

Flood Map - Slice A



Order Details

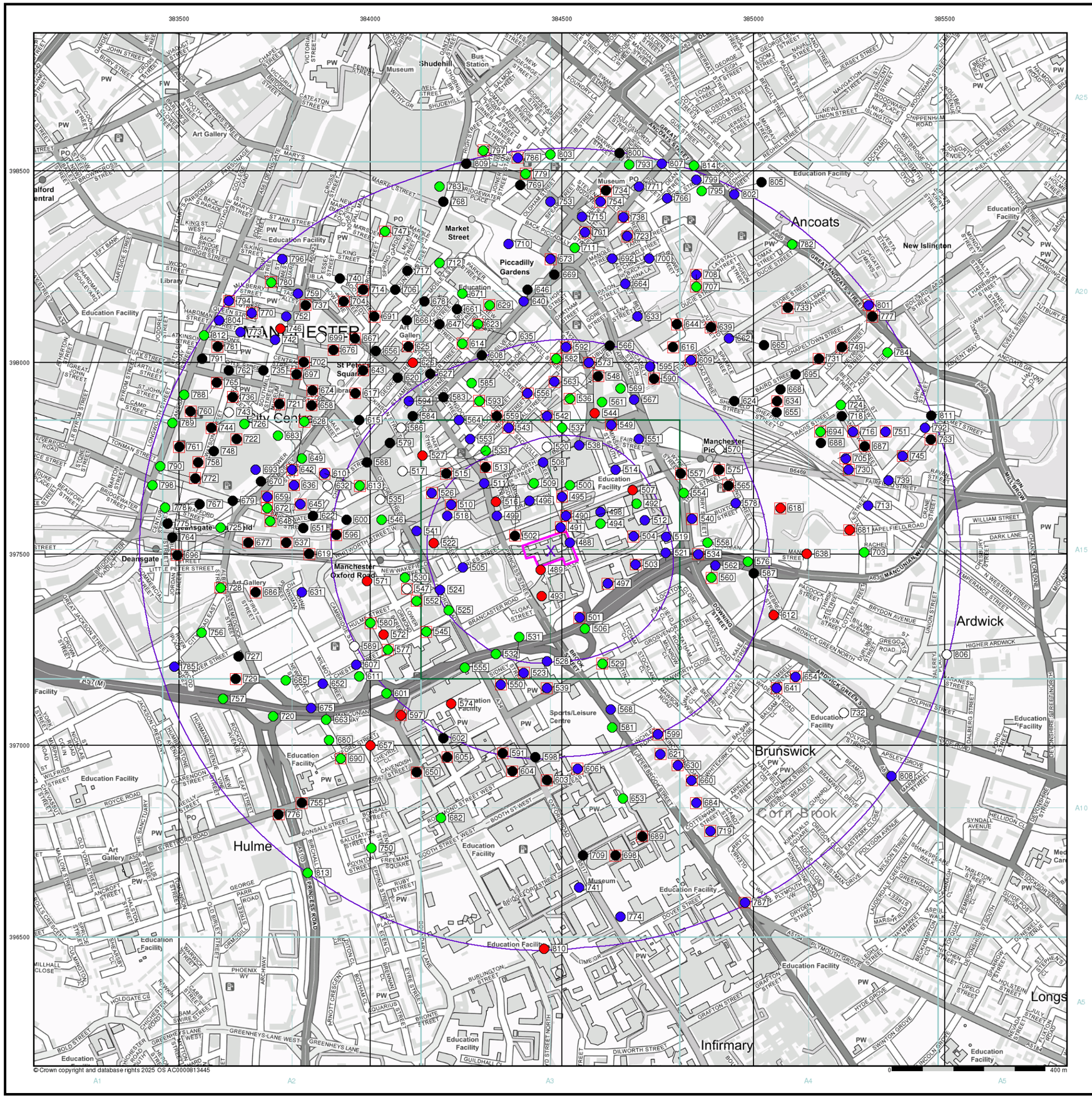
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Customer Ref:	S250913
National Grid Reference:	384470, 397510
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Site Area (Ha):	0.81
Search Buffer (m):	1000

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General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location

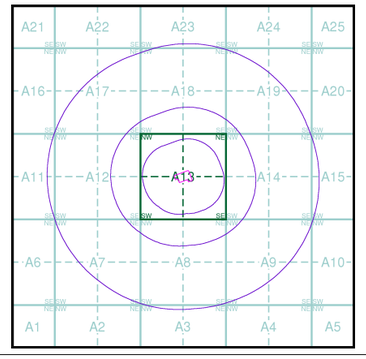
Agency and Hydrological (Boreholes)

- BGS Borehole Depth 0 - 10m
- BGS Borehole Depth 10 - 30m
- BGS Borehole Depth 30m +
- Confidential
- Other

For Borehole information please refer to the Borehole .csv file which accompanied this slice.

A copy of the BGS Borehole Ordering Form is available to download from the Support section of www.envirocheck.co.uk.

Borehole Map - Slice A



Order Details

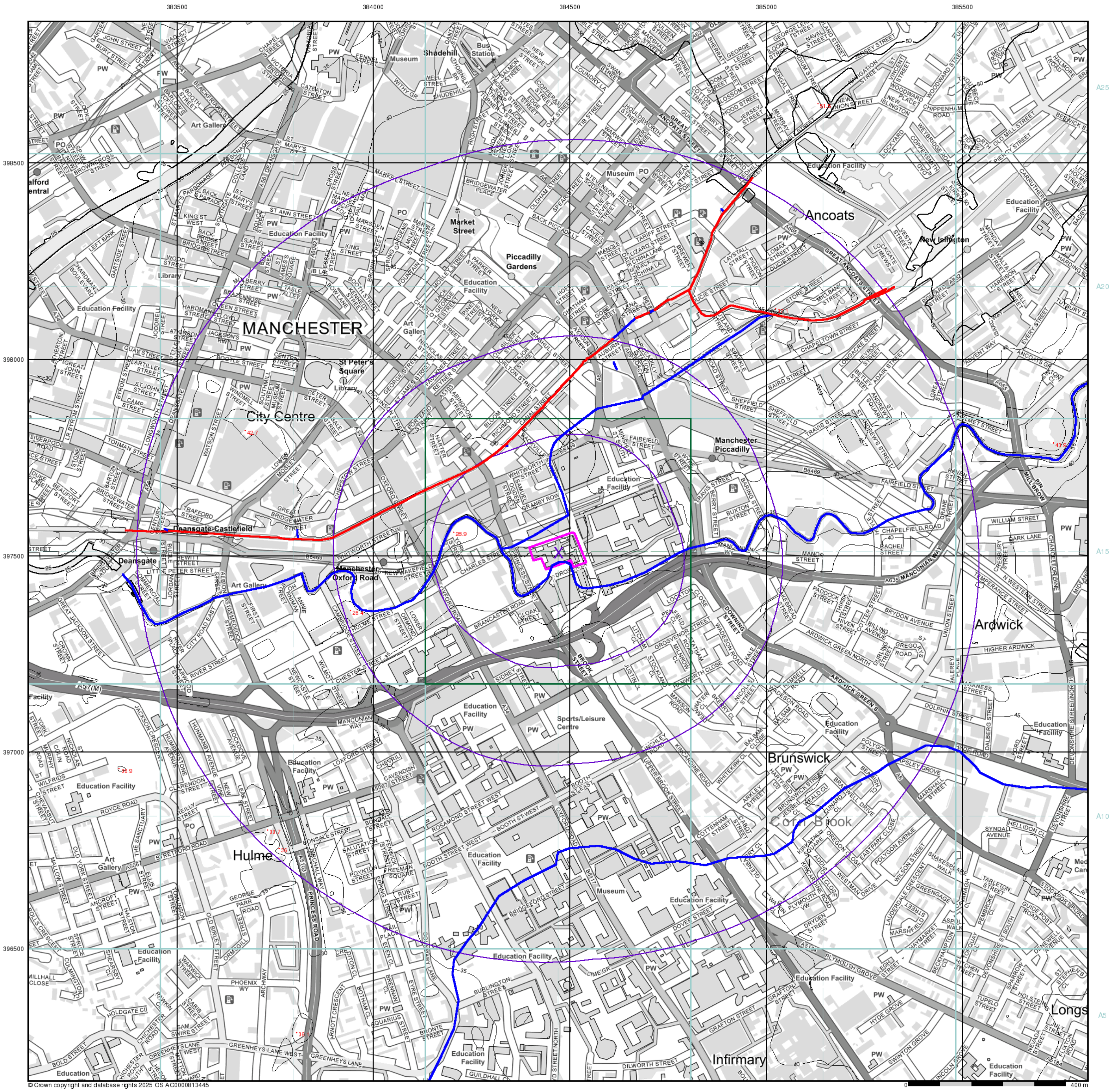
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Customer Ref:	S250913
National Grid Reference:	384470, 397510
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Site Area (Ha):	0.81
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General

Specified Site

Specified Buffer(s)

X Bearing Reference Point

OS Water Network Data

Canal	Drain		
Reservoir	Other		
Foreshore	Lake		
Marsh	Transfer		
Tidal River	Lock Or Flight Of Locks		
Inland River	Sea		

Contours (height in meters)

Standard Contour 105 100 95

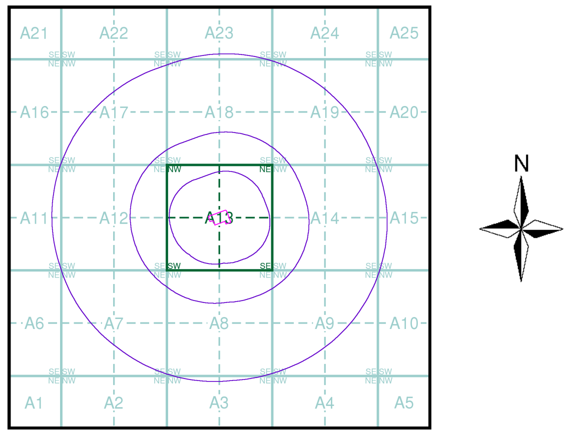
Master Contour

Spot Height 167.3

MLW Mean Low Water

MHW Mean High Water

OS Water Network Map - Slice A



Order Details

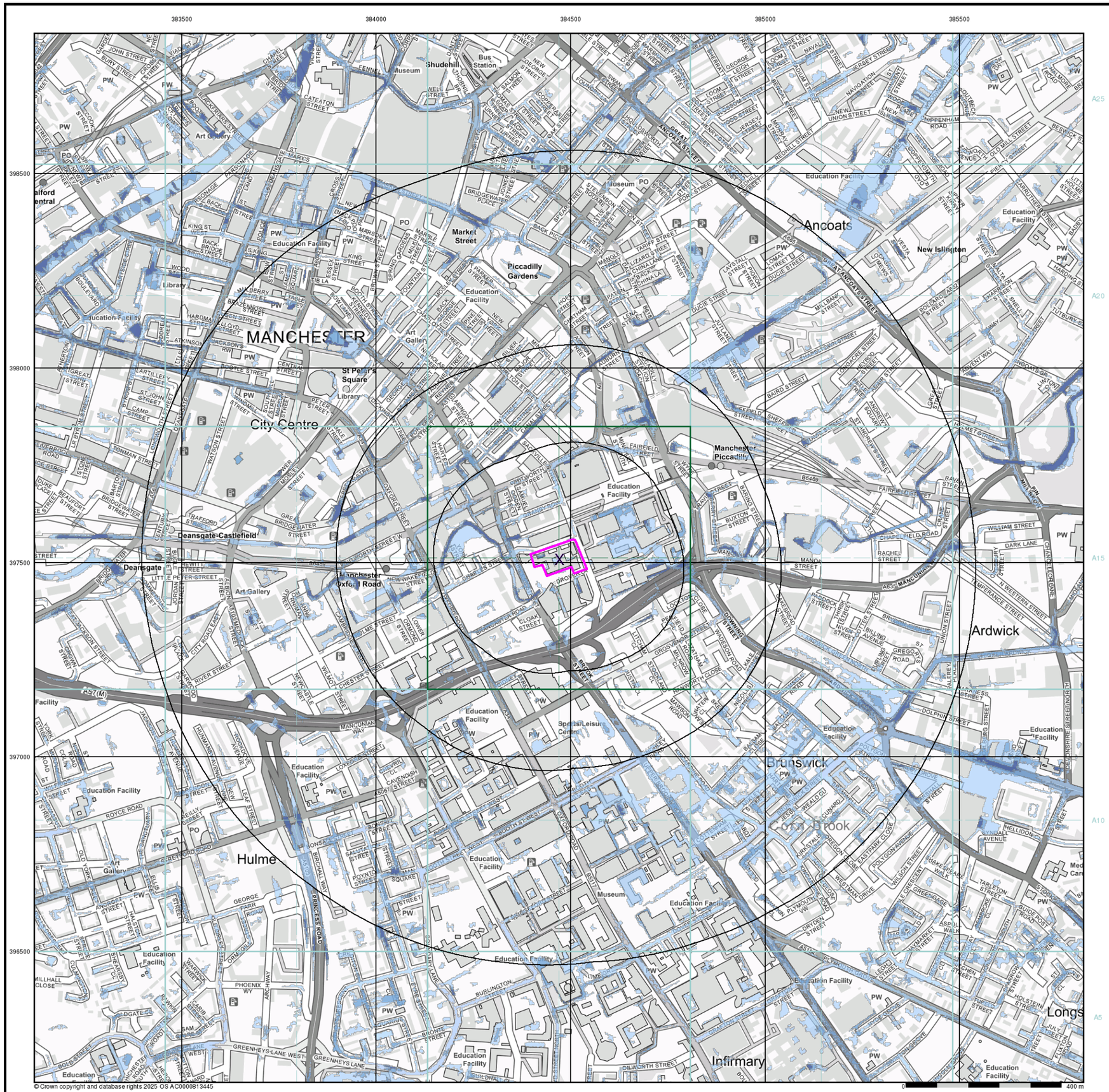
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General

- Specified Site
- Specified Buffer(s)
- X Bearing Reference Point

Risk of Flooding from Surface Water

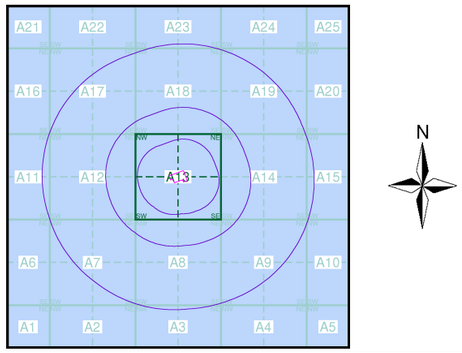
- High - 30 Year Return
- Medium - 100 Year Return
- Low - 1000 Year Return

Suitability

See the suitability map below

- National to county
- County to town
- Town to street
- Street to parcels of land
- Property

EA/NRW Suitability Map - Slice A



Order Details

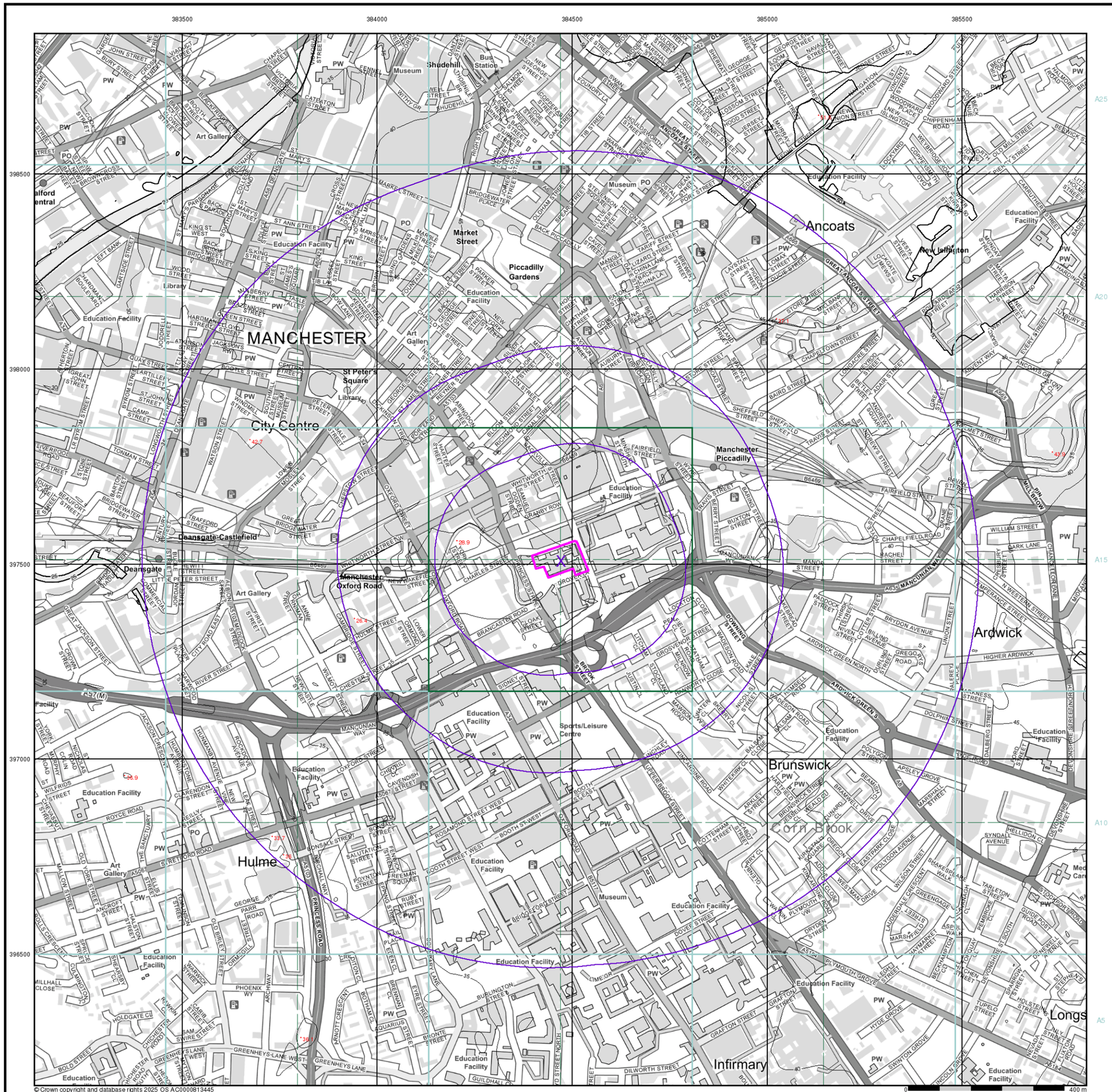
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Customer Ref:	S250913
National Grid Reference:	384470, 397510
Slice:	A
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WFD Surface Waters Map

General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Water Framework Directive - Surface Water Quality

- High
- Good
- Moderate
- Poor
- Bad

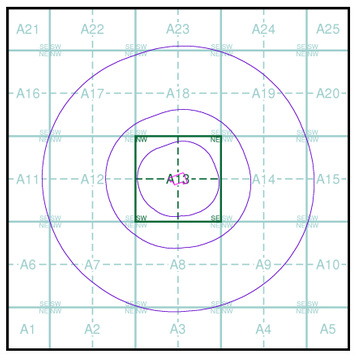
Contours (height in meters)

Standard Contour 105 100 95 — MLW Mean Low Water

Master Contour — MHW Mean High Water

Spot Height * 167.3

WFD Surface Waters Map - Slice A



Order Details

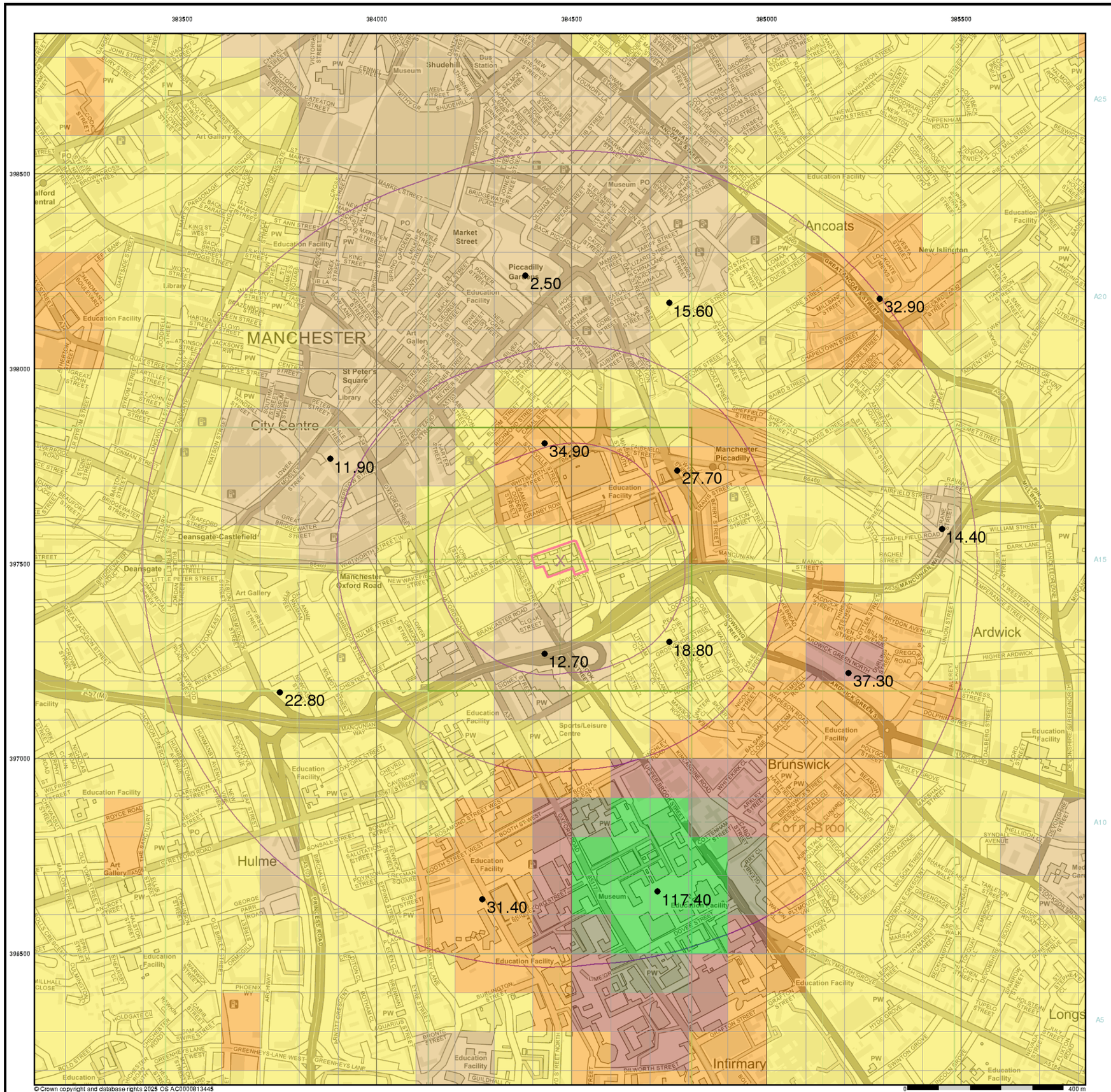
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Customer Ref:	S250913
National Grid Reference:	384470, 397510
Slice:	A
Site Area (Ha):	0.81
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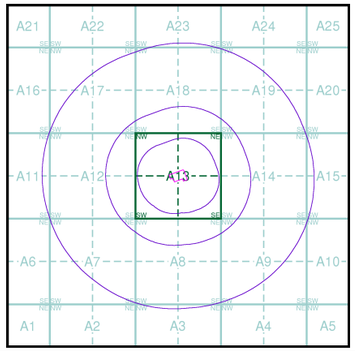
Urban Soil Chemistry Arsenic

● BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Arsenic Concentrations mg/kg

- < 15
- 15 - 25
- 25 - 35
- 35 - 45
- 45 - 60
- 60 - 120
- > 120

Urban Soil Chemistry Arsenic - Slice A



Order Details

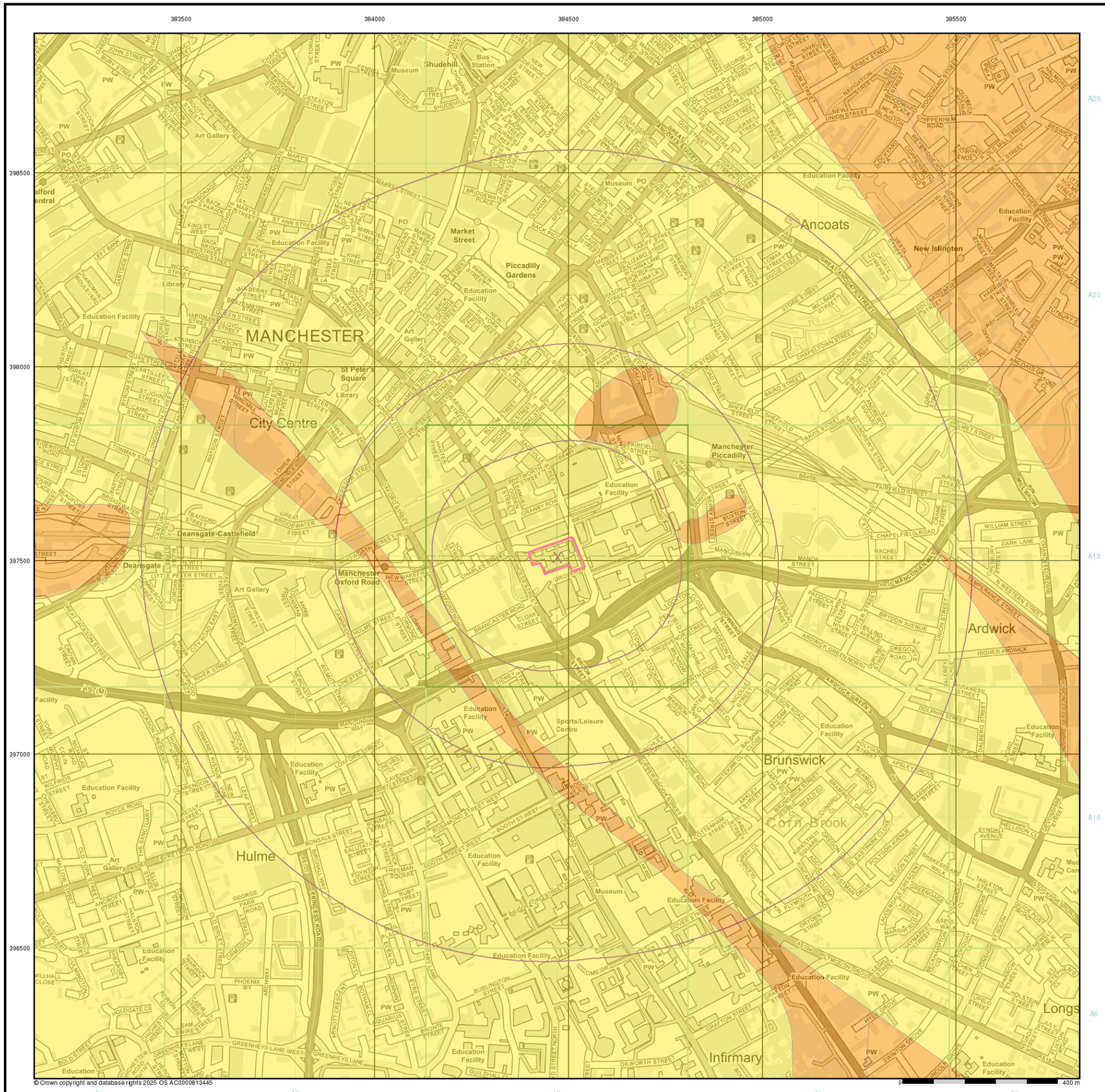
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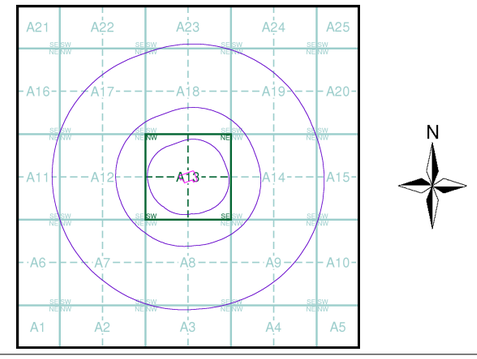
Specified Site | Specified Buffer(s) | X Bearing Reference Point

Estimated Soil Chemistry Arsenic

Arsenic Concentrations mg/kg

- < 15
- 15 - 25
- 25 - 35
- 35 - 45
- 45 - 60
- 60 - 120
- > 120

Estimated Soil Chemistry Arsenic - Slice A



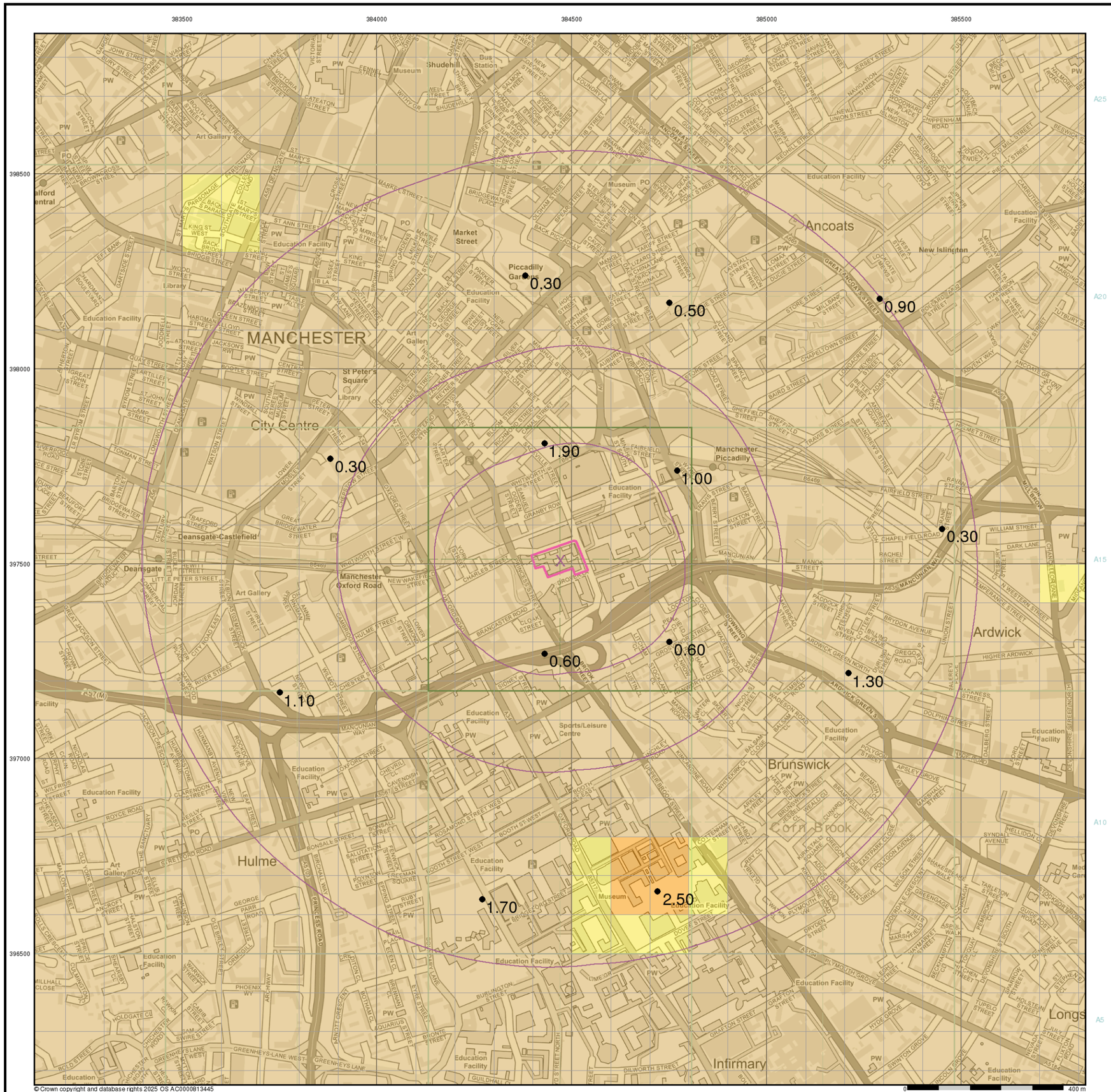
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Customer Ref:	S250913
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General

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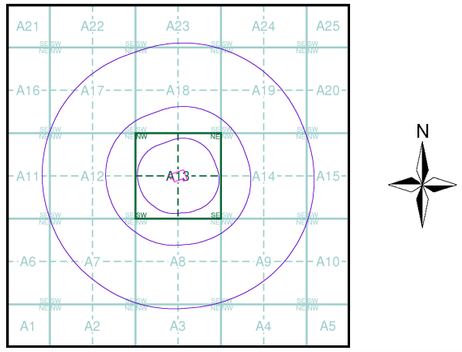
Urban Soil Chemistry Cadmium

BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Cadmium Concentrations mg/kg

< 1.8
1.8 - 2.2
2.2 - 3.0
> 3.0

Urban Soil Chemistry Cadmium - Slice A



Order Details

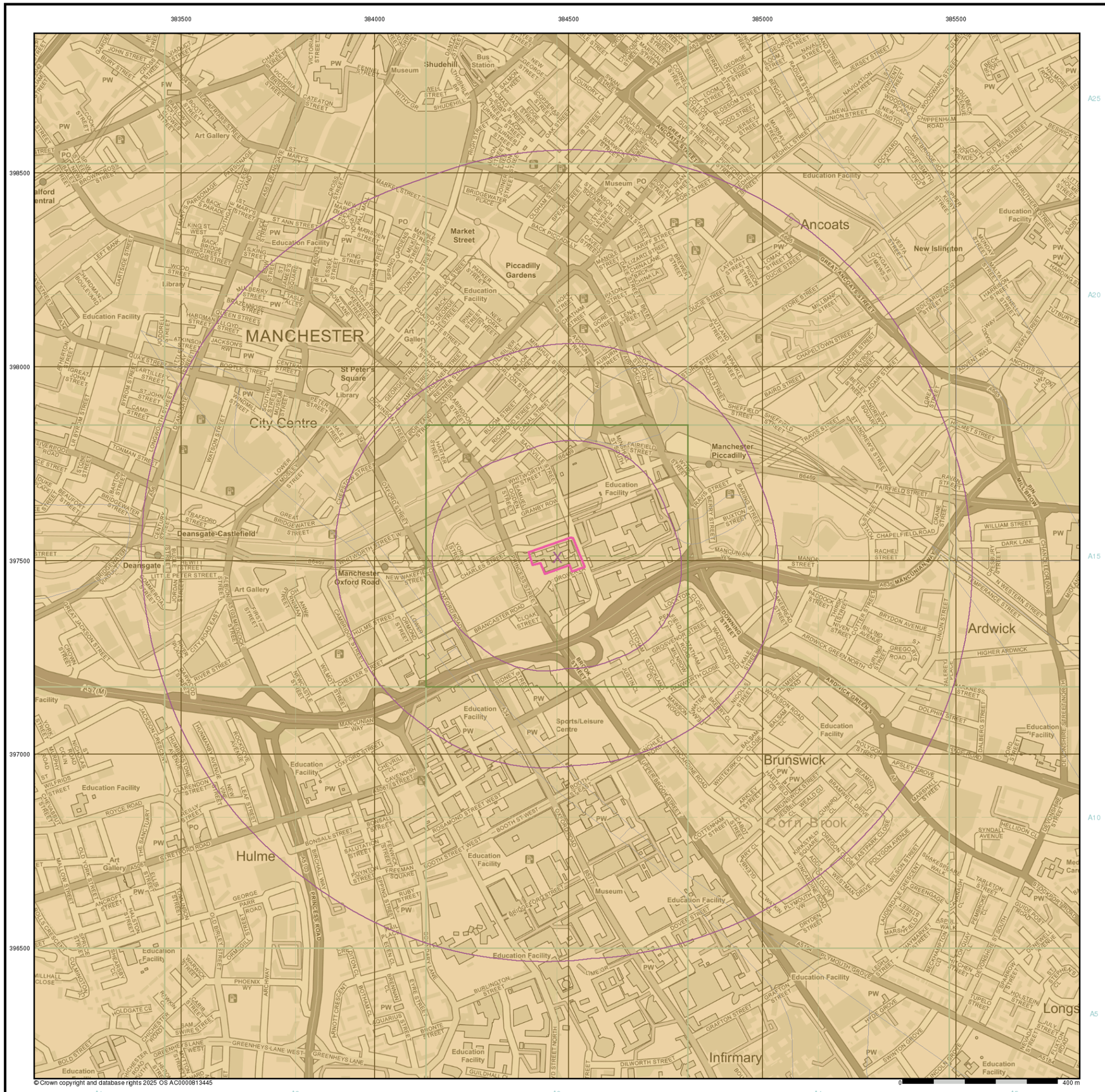
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Customer Ref:	S250913
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Search buffer (m):	1000

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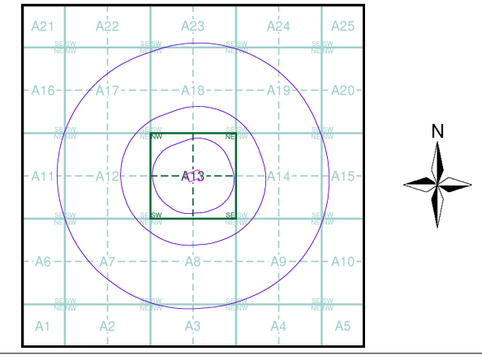
Specified Site | Specified Buffer(s) | X Bearing Reference Point

Estimated Soil Chemistry Cadmium

Cadmium Concentrations mg/kg

- < 1.8
- 1.8 - 2.2
- 2.2 - 3.0
- > 3.0

Estimated Soil Chemistry Cadmium - Slice A



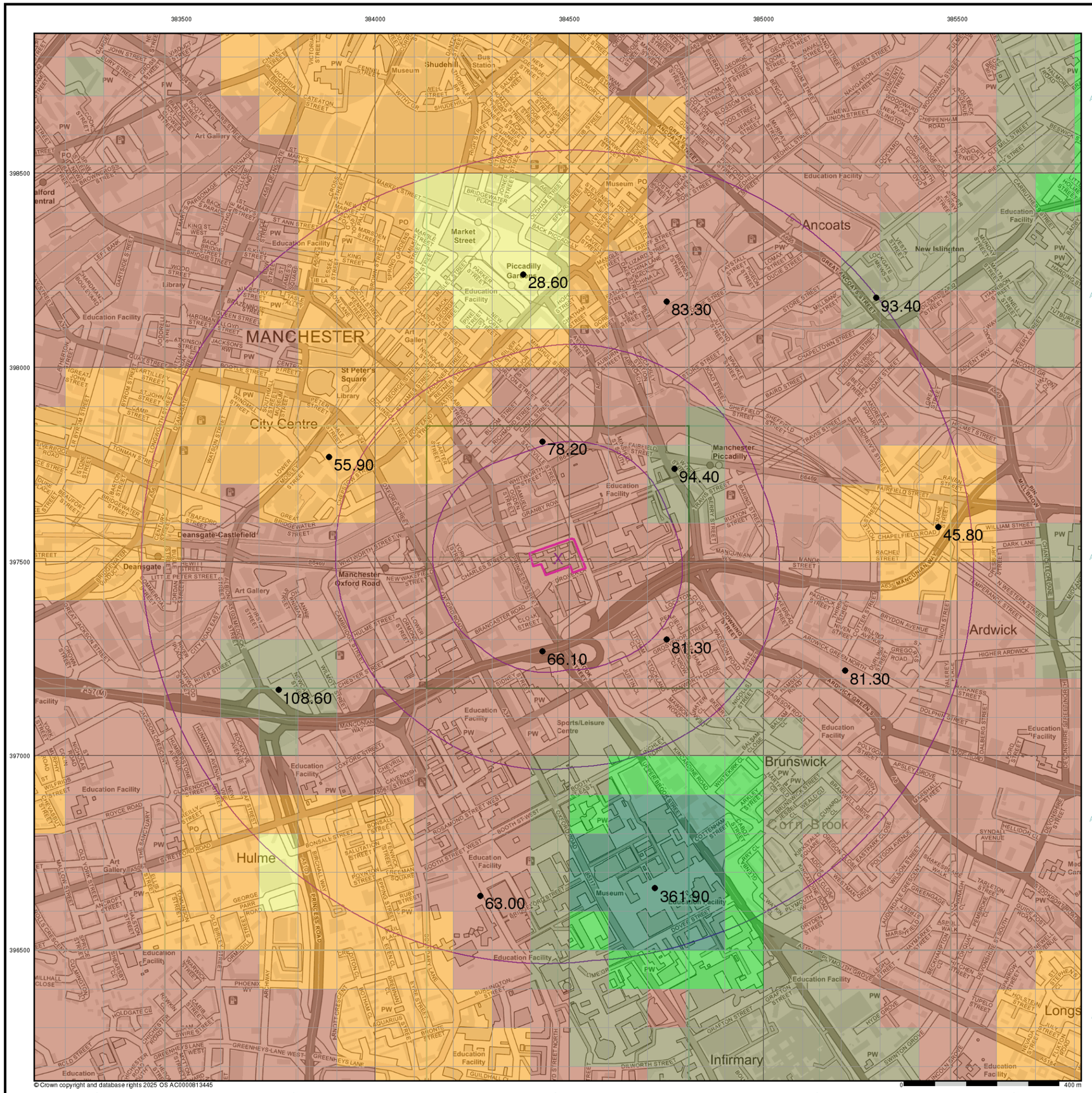
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Order Details:	386498456_1_1
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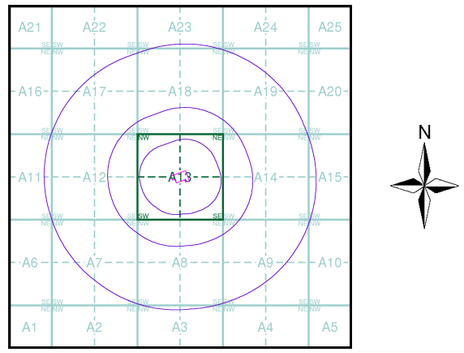
Urban Soil Chemistry Chromium

● BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Chromium Concentrations mg/kg

< 20
20 - 40
40 - 60
60 - 90
90 - 120
120 - 180
> 180

Urban Soil Chemistry Chromium - Slice A



Order Details

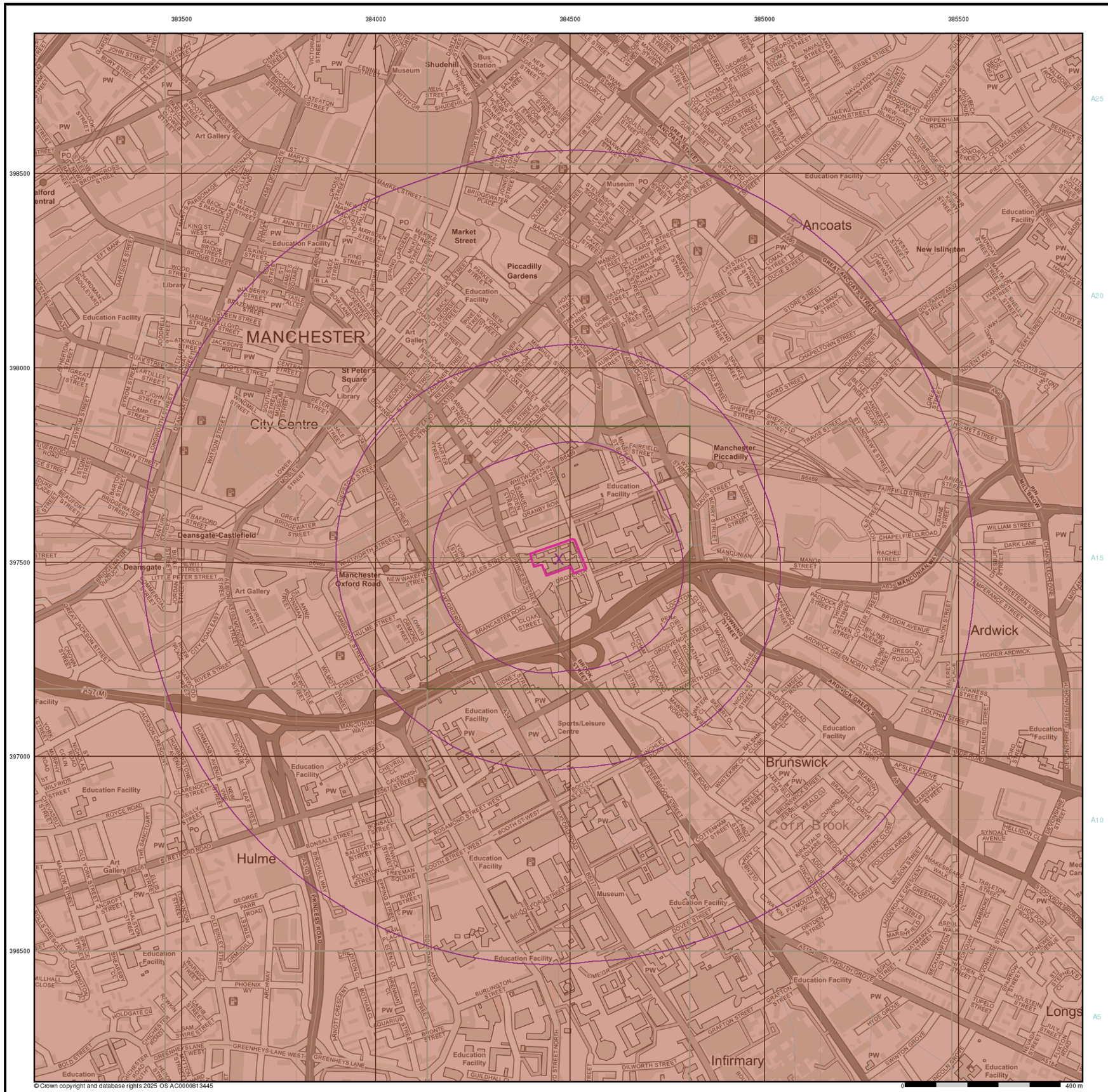
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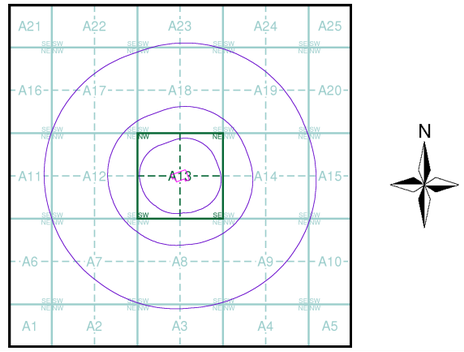
Specified Site | Specified Buffer(s) | X Bearing Reference Point

Estimated Soil Chemistry Chromium

Chromium Concentrations mg/kg

- < 20
- 20 - 40
- 40 - 60
- 60 - 90
- 90 - 120
- 120 - 180
- > 180

Estimated Soil Chemistry Chromium - Slice A



Order Details

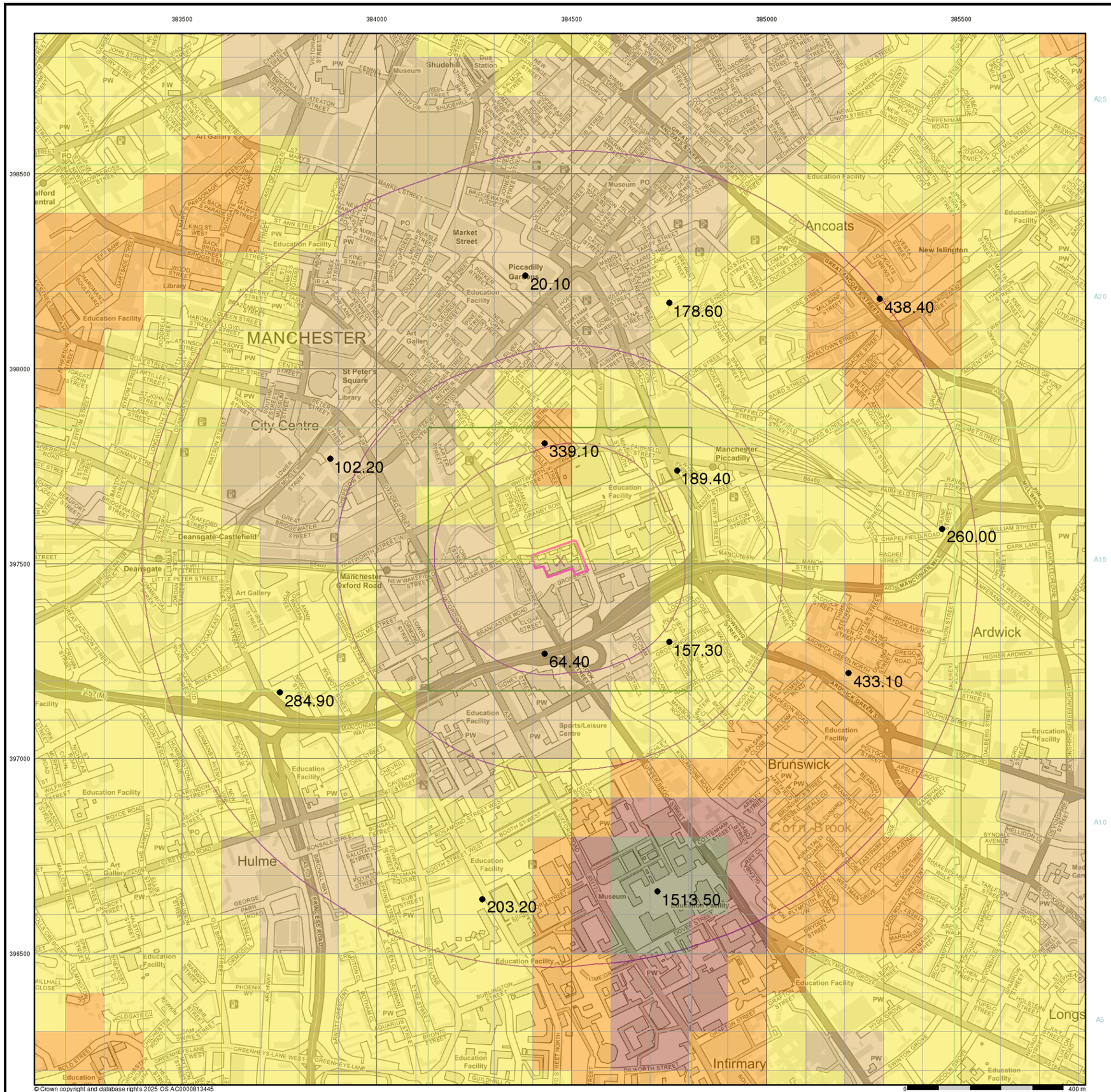
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Specified Site | Specified Buffer(s) | X Bearing Reference Point

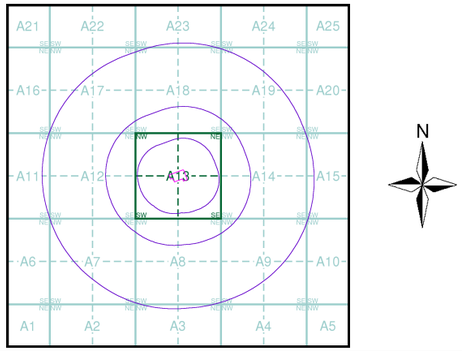
Urban Soil Chemistry Lead

● BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Lead Concentrations mg/kg

- < 150
- 150 - 300
- 300 - 600
- 600 - 900
- > 900

Urban Soil Chemistry Lead - Slice A



Order Details

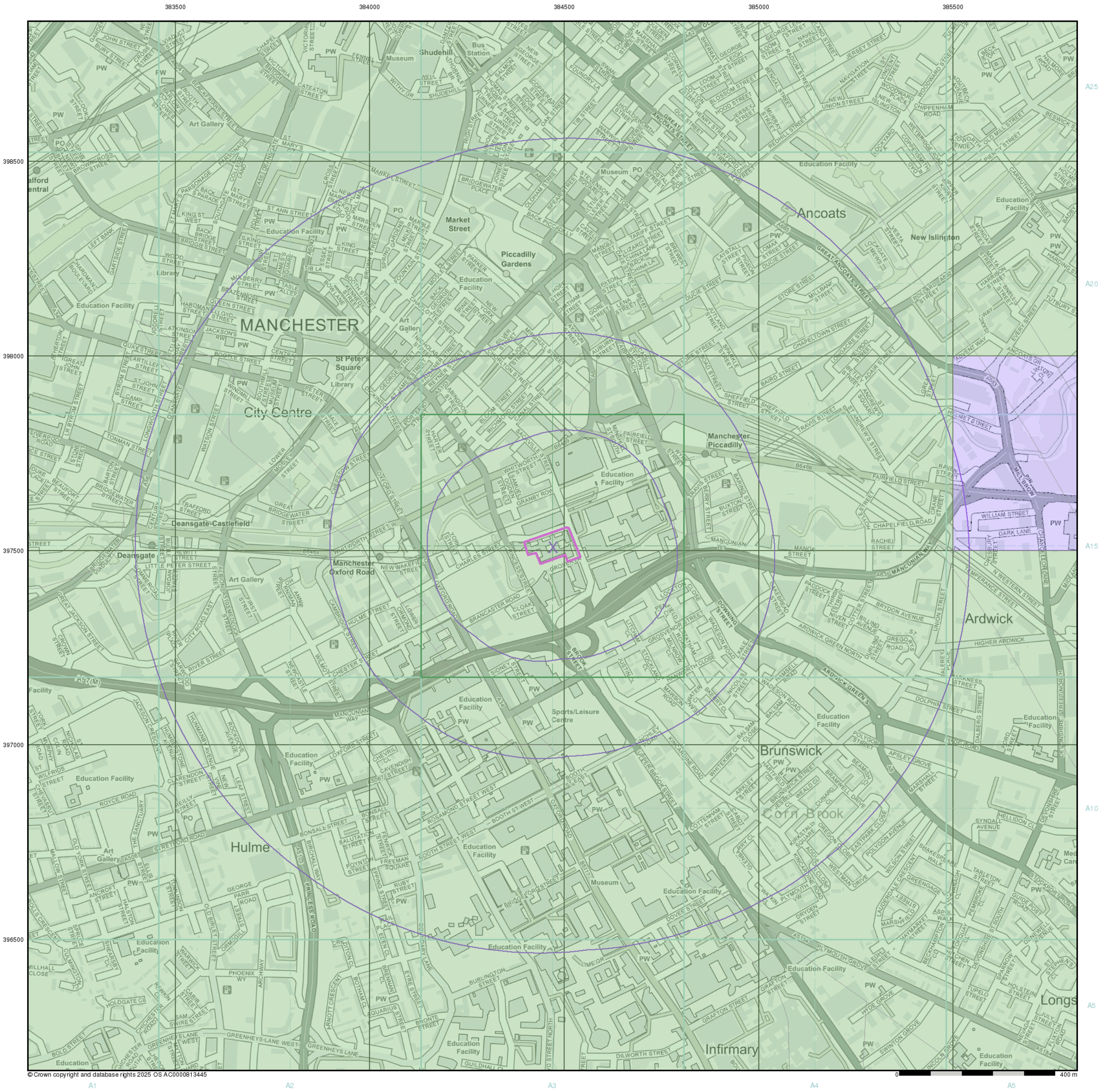
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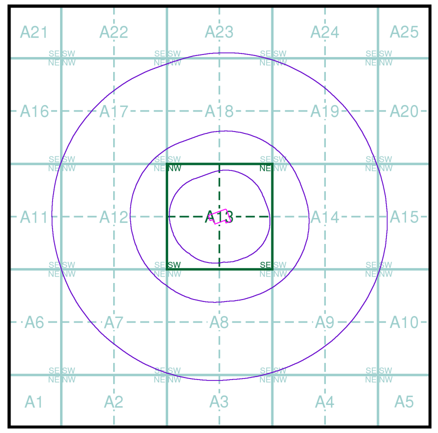
Specified Site   Specified Buffer(s)   X Bearing Reference Point

Estimated Soil Chemistry Lead

Lead Concentrations mg/kg

- <100 mg/kg
- 100 - 200
- 200 - 300
- 300 - 600
- 600 - 1200
- >1200

Estimated Soil Chemistry Lead - Slice A



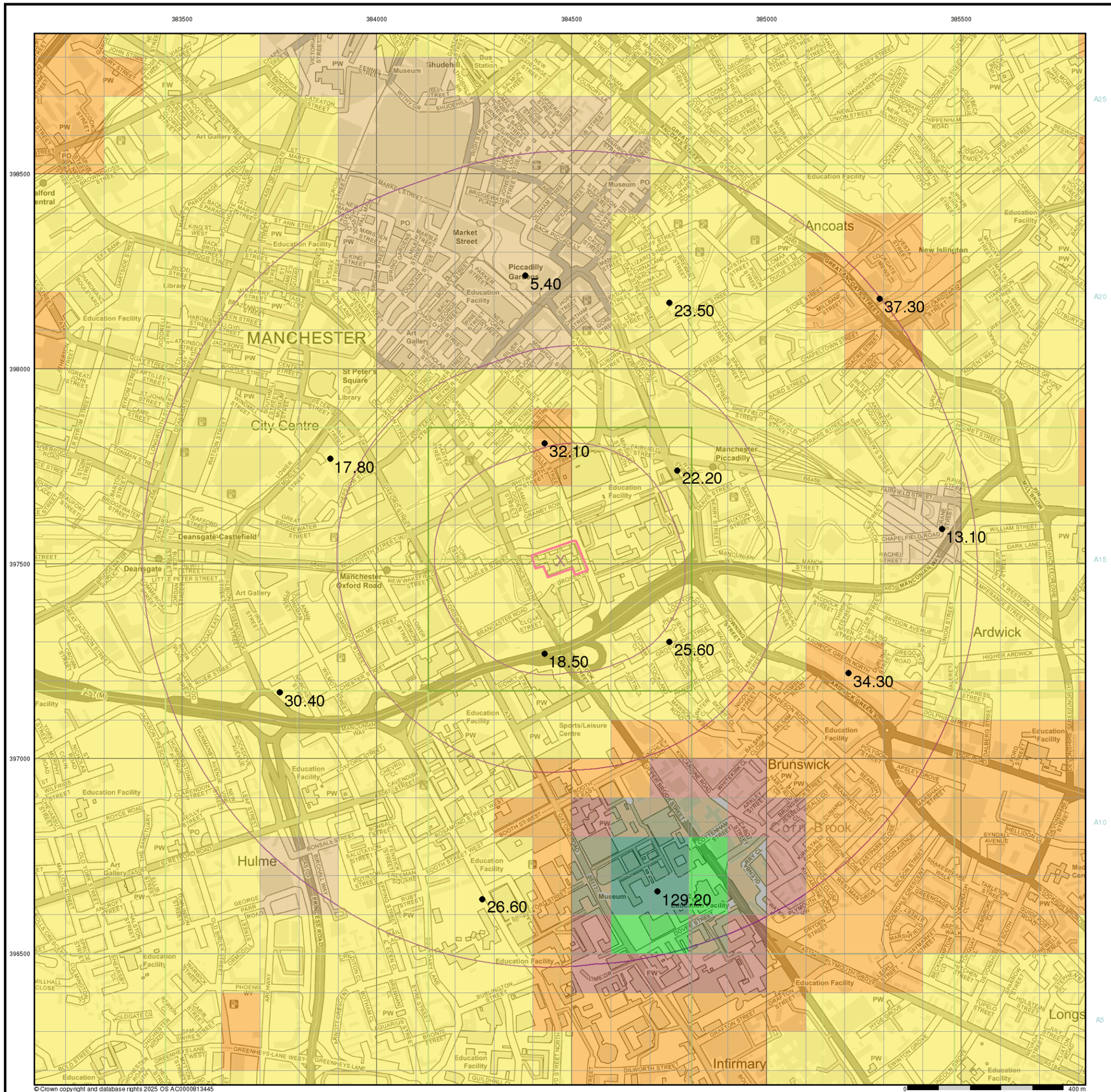
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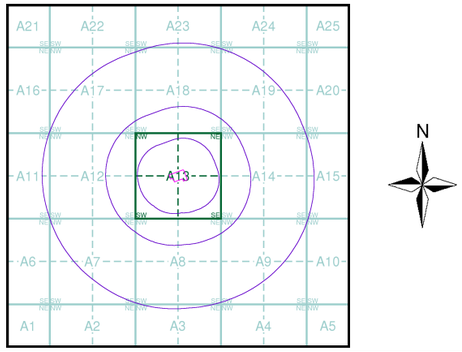
Urban Soil Chemistry Nickel

● BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Nickel Concentrations mg/kg

- < 15
- 15 - 30
- 30 - 45
- 45 - 60
- 60 - 80
- 80 - 100
- > 100

Urban Soil Chemistry Nickel - Slice A



Order Details

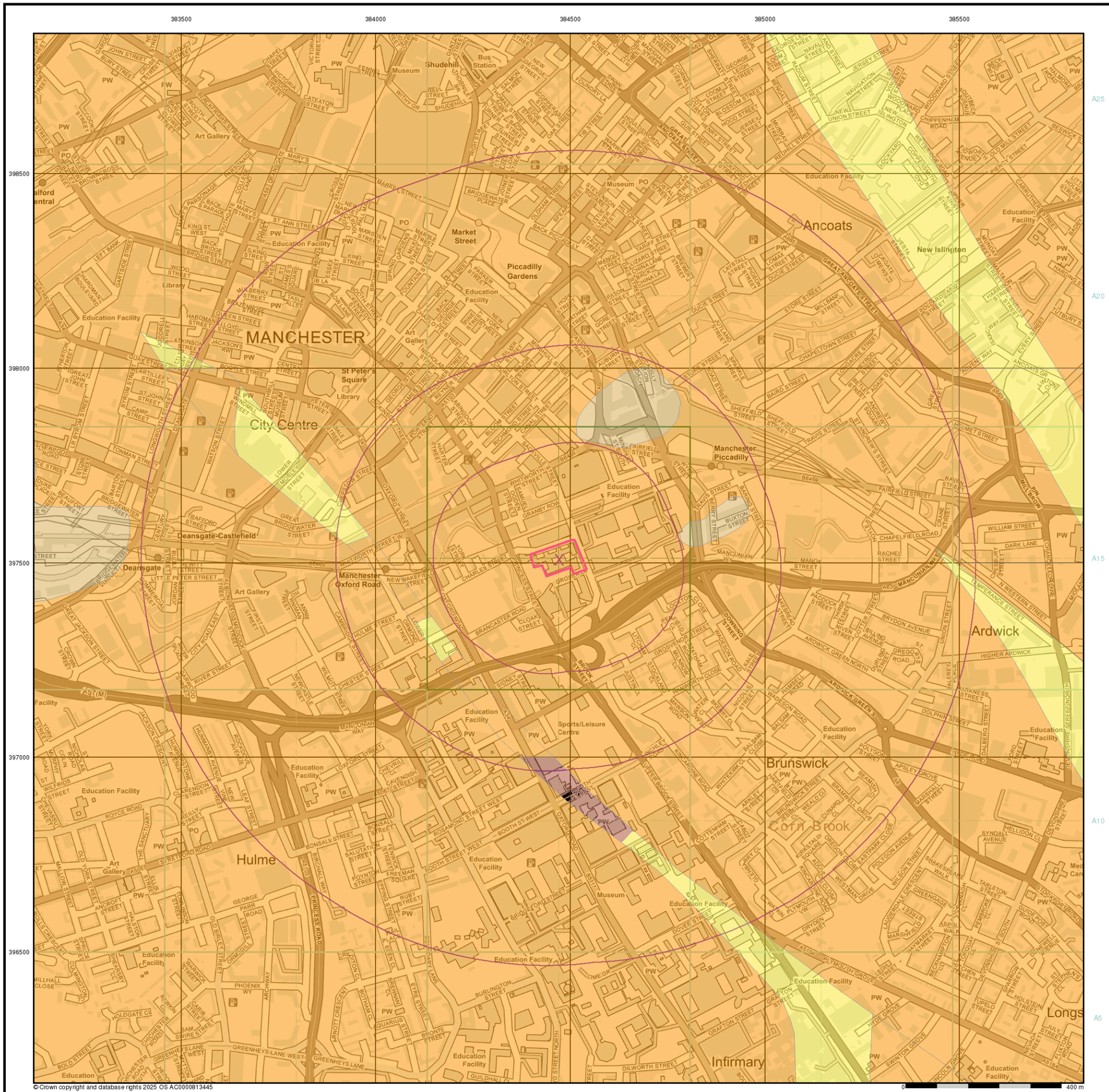
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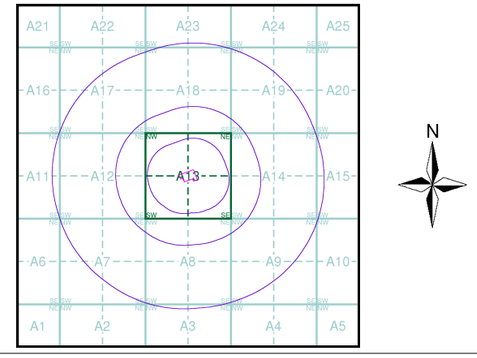
Specified Site | Specified Buffer(s) | X Bearing Reference Point

Estimated Soil Chemistry Nickel

Nickel Concentrations mg/kg

- < 15
- 15 - 30
- 30 - 45
- 45 - 60
- 60 - 80
- 80 - 100
- > 100

Estimated Soil Chemistry Nickel - Slice A



Order Details

Order Details:	386498456_1_1
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Appendix D

David Bellis Consulting Surveyors
Ltd
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searchcode

COAL SEARCH PLUS +
Protecting your investment
By
David Bellis
CONSULTING SURVEYORS

Regulated Coal Mining Search Report

Incorporating Cheshire Brine Screening

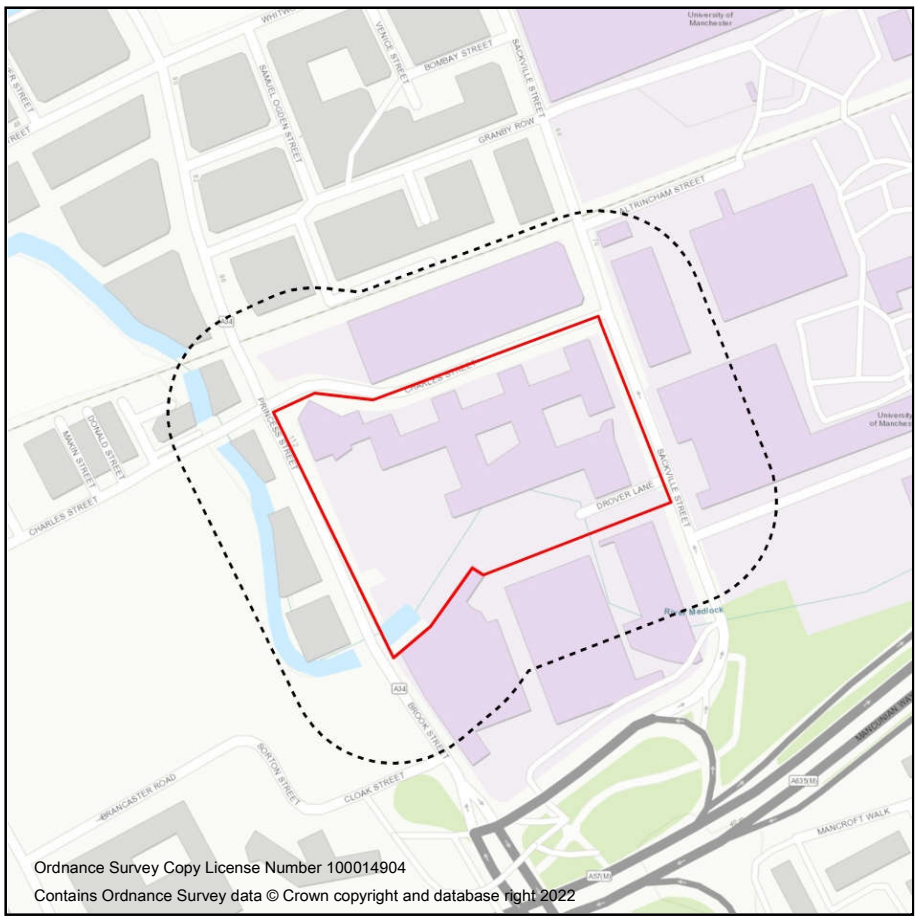
The Property Ombudsman
Consumer Redress

COPSO
ASSOCIATE MEMBER

SITE LOCATION AND COAL MINING FEATURE PLAN

ADDRESS: Weston Hall, Sackville Street, Manchester, M1 3BB

SEARCH NUMBER: 452503



KEY

Property Boundary

50m property boundary buffer

Coal mining subsidence claims within 50m (section 7)

Mine entries within 20m (section 5)

Adits

Shafts

Symbols are indicative only and are not drawn to scale.

World Topographic Map - Sources: Esri, HERE, Garmin, Intermap, Increment P Corp, GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

This plan shows the location of the subject property and where relevant the location of mine entries and subsidence claims referred to in the attached CoalSearchPlus+ regulated coal mining search report. The plan must be viewed in conjunction with the detailed findings in the attached report. A coal mining risk rating, including recommended further action where appropriate, is given at the conclusion of the report. (section 8)

This plan shows reportable features relevant to the property only. Additional relevant coal mining aspects are reported upon within the report. The report and content of this plan are specific to the property under consideration. The report contents should not be used in relation to other property in the area.

Mine entries are reported if they are located within the property boundary or within 20m of it. (see report section 5 for detail)

Coal mining subsidence claims, made since 31 st October 1994 and recorded by The Coal Authority, are reported for the subject property or property located within 50m of its boundary. Records of claims prior to this date are not normally retained by The Coal Authority and will not be reported. (see report section 7 for details)

Property owners have the benefit of the protection of the Coal Mining Subsidence Act 1991* in the event of the occurrence of damage from disused coal mine workings including from disused coal mine entries.

The Coal Authority, regardless of responsibility and in conjunction with other public bodies, provide an emergency call out facility in coalfield areas to assess the public safety implications of mining features (including disused shafts and adits). The emergency telephone number at all times is (01623) 646333. If you have any questions or queries regarding the content of this coal mining report please contact David Bellis Consulting Surveyors Ltd.

* Note The Coal Mining Subsidence Act 1991 does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester

Coal Mining Search Report
Incorporating Cheshire Brine Screening

Serial Number 452503

Client detail :

Solmek
(Site Investigations) Ltd
12 Yarm Road
Stockton on Tees
Cleveland
TS18 3NA

CoalSearchPlus+ by David Bellis Consulting Surveyors Ltd
8 Mornington Terrace
Harrogate
North Yorkshire
HG1 5DH
(DX 720352 Harrogate)

Tel 01423 529911
Fax 01423 529922

Search produced by M J Peace

Property details:

Weston Hall
Sackville Street
Manchester
M1 3BB

Your ref : S221027 SOL6650
Purchaser :
Vendor :

In accordance with your instructions received 10 Nov 2022 we have inspected plans and records of coal mine workings and have made enquiries with respect to Cheshire brine extraction in relation to the above property and can report as follows :

1. **SEAM DETAILS FOR PAST UNDERGROUND COAL MINING :** In relation to the property the undermentioned seam(s) have been worked within the likely zone of physical influence on the surface.

Seam	Depth (m)	Sect (cm)	Date	Remarks
See Remarks				No previous recorded coal workings.

2. **SEAM DETAILS FOR CURRENT AND FUTURE UNDERGROUND COAL MINING :** The undermentioned seam(s) are currently being worked, or licenses to work are being determined, or have been granted to work, within the likely zone of physical influence on the surface in relation to the property.

Seam	Depth (m)	Sect (cm)	Date	Remarks
				Coal in reserve - no workings currently planned.

3. **UNDERLYING GEOLOGY :**

The property is situated in an area of boulder clay over sandstones over coal measures.

4. OPENCAST COAL MINING :

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Past Opencast Workings : The property is not situated within the boundary of a former opencast coal mining site.

Present Opencast Workings : The property is not situated within 200m of the boundary of a currently operating opencast coal mining site.

Future Opencast Workings : The property is not situated within 800m of the boundary of an opencast site for which a license to extract coal by opencast methods has been granted or a license to do so is currently being determined.

5. MINE ENTRIES, MINE GAS, SURFACE HAZARDS AND ADDITIONAL INFORMATION :

The Coal Authority licensed Mine Entry dataset shows no evidence of any shafts or adits within 20 metres of the property or the boundary of the property.

There are no tips or lagoons in the vicinity of the Property.

The site is situated on an area of made ground.

The Coal Authority licensed Mine Gas dataset shows no record of mine gas emissions within the property or the property boundary requiring action.

The Coal Authority licensed Coal Mining Related Hazards dataset shows that the property has not been subject to remedial works by the Coal Authority, or its representatives, under the Coal Authority Emergency Surface Hazard Call Out Procedures.

6. NOTICES IN RELATION TO FUTURE COAL MINING ACTIVITY :

We have no knowledge of any intention to work coal by underground methods within influencing distance on the surface in the vicinity of the property for which section 46 notices have been issued under the Coal Mining Subsidence Act 1991.

7. PAST COAL MINING RELATED SUBSIDENCE :

A review of the records held by the Coal Authority has shown no evidence of coal mining related subsidence claims in relation to the subject property since 31st October 1994. This is the period for which records are held by the Coal Authority.

8. CONCLUSION (COAL MINING) : In the light of the above facts we conclude that in relation to coal mining :

In our opinion it is unlikely that coal will be worked in the forseeable future.

COAL MINING RISK LEVEL : We recommend that the transaction is treated as :

Normal mining risk -

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Please note that the overall coal mining risk level above is based upon an assessment of the detailed information contained in the body of the report. The risk assessment must be used in conjunction with the detailed report.

If development of the property is being considered then all necessary enquiries and investigations should be completed prior to the commencement of works to ensure that proposals follow good engineering practice for development in mining areas. The Coal Authority has ownership of in situ coal, coal mines (both current and disused) and coal mine shafts and adits. Activities that intersect, enter or disturb any of the Coal Authority's interests require the written permission of the Authority.

Any development proposals should consider risks to the development, or adjacent property, of generating or displacing underground gases where coal seams or former mining works are disturbed. The need for effective measures to prevent gasses entering public properties should be assessed and properly addressed. These actions are necessary due to the public safety implications of development in these circumstances.

CHESHIRE BRINE EXTRACTION INFORMATION :

The property lies outside the Cheshire Brine Compensation District as prescribed by the Cheshire Brine Pumping (Compensation for Subsidence) Act 1952.

With respect to coal mining there is nothing to prevent a claim being made under the provisions of the Coal Mining Subsidence Act 1991 and subsequent legislation, but it must not be inferred that the Coal Authority or their licensees will necessarily accept that any damage has been caused as a result of mining subsidence.

If you require any further information please contact CoalSearchPlus+ on 01423 529911 or via our website www.coalsearch.plus.com.

This report is prepared in accordance with the CoalSearchPlus+ terms and conditions as published on the CoalSearchPlus+ website (www.coalsearch.plus.com) on the date of issue of this report.

This is a Coal Mining Search Report and is not to be interpreted as being part of an Environmental Assessment of the property.

We cannot be held responsible for the accuracy of the information provided to us by third party organisations.

The information and/or material supplied is composed from data based in many cases on measurements and records of various standards of reliability and age. We cannot be held responsible for the accuracy of such information.

This search report is based upon the privately owned CoalSearchPlus+ mining record database, data supplied to CoalSearchPlus+ under license from the Coal Authority, and plans and records held by the Coal Authority and made publicly available at the time of inspection which may include British Geological Survey and Ordnance Survey data. Organisations reserve the right to vary their proposals and intentions as to their future mining operations without prior notice save as provided in the Coal Mining (Subsidence) Act 1991 and the Coal Industry Act 1994.

This report contains Data provided by the Coal Authority. Any and all analysis and interpretation of the Coal Authority Data in this report is made by David Bellis Consulting Surveyors Ltd trading as CoalSearchPlus+, 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 copyright of the Coal Authority and permission should be sought from David Bellis Consulting Surveyors Ltd prior to any re-use.

Coal Authority Address : The Coal Authority, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, HG18 4RG
British Geological Survey Address : British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham NG12 5GG

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Coal Authority data supplied under license may contain Ordnance Survey information Crown Copyright © 100020315 [2022]

The information contained in this report relates to the property address given by the individual or organisation ordering the report. Where a plan indicating the property location and boundary is supplied with the instruction the report is based on that information.

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Where no plan is supplied the report is based on the property location as defined in publicly available mapping data. At all times it remains the responsibility of the instructing organisation or individual to define the boundary of the property.

Additional notes applicable to Residential Coal Mining Reports only:

David Bellis Consulting Surveyors Ltd is not aware of any personal or business relationship between the person conducting or preparing the search and any person involved in the sale of the property.

This report is a desk study of existing published geological and coal mining records, the CoalSearchPlus+ coal mining data base and data supplied under license by the Coal Authority. In order to compile this report enquiries have been made in relation to the following:

Past Coal Mining – the existence of any previously worked seams of coal within influencing distance on the surface in relation to the property including an indication of the depth and age of the workings,
A statement of shallow depth generally indicates records show that coal has been mined within 30m of the surface. In some circumstances coal classified as shallow may extend up to a depth of 50m.
A statement of moderate depth indicates records show that coal has been mined at between 30m and 500m depth.
A statement of 'at depth' indicates records show that coal has been mined at depths of over 500m.

Present Coal Mining - the existence of any currently worked seams of coal within influencing distance on the surface in relation to the property including an indication of the depth and age of the workings. The existence of coal that could be worked at some time in the future will be enquired into and detail of any relevant licenses disclosed where available.

Underlying Geology - the underlying geology of the property will be reviewed and briefly described in relation to coal mining.

Opencast Coal Mining - the existence of past present and future opencast coal mining, specifically :

- if the property is situated within the boundary of a former opencast site. In the case of old opencast workings it must be understood that the records are often unclear regarding the site boundary and or worked areas. Published records and data supplied under license by the Coal Authority will be reviewed to give our opinion of the existence of relevant former opencast coal workings.
- if the property is situated within 200m of the boundary of a currently operating opencast site.
- if the property is situated within 800m of the boundary of an opencast for which either a license to extract coal by opencast methods has been granted or a license to do so is currently being determined.

Mine Entries, Mine Gas, Surface Hazards and Additional Information – the existence of any mine entries within 20m of the property or the boundary of the property and its associated land and buildings (the definition of the boundary of the property is the responsibility of the individual or organisation ordering this report). Where a mine entry is found to exist the approximate location of the mine entry will be indicated on a plan. The existence of unworked coal will be enquired into and our opinion regarding the likelihood of it being worked at some time in the past will be given where relevant.
It will be reported if mine gas emissions relating to the property are recorded by The Coal Authority.
It will be reported if The Coal Authority has carried out work in relation to the property after a report of an alleged coal mining related hazard under the Coal Authority's Emergency Hazard Call Out procedures.
Any other relevant coal mining related features discovered will be noted.

Notices in relation to future coal mining activity – the existence of notices indicating an intention to work coal by underground methods in the future.

Past coal mining related subsidence – report if The Coal Authority licensed Claim Dataset shows record of a coal mining subsidence claim having been reported on the subject property or any other property within 50m of the boundary of the subject property since 31st October 1994. Where available claim detail information will be given for claims on the subject property only.

Coal Mining Risk Level – the opinion of David Bellis Consulting Surveyors Ltd of the risk posed to the property from coal mining given all the information contained in the report. The risk to the property is given in relation to the majority of the housing stock in the immediate area.

Cheshire Brine – the location of the property in relation to the Cheshire Brine Compensation District.

Additional information, including answers to many frequently asked questions, can be found on the CoalSearchPlus+ website, www.coalsearch.plus.com

Complaints Procedure

David Bellis Consulting Surveyors Ltd is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly.

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to:

Mr M. Peace, Director, David Bellis Consulting Surveyors Ltd, 8 Mornington Terrace, Harrogate, North Yorkshire, HG1 5DH
Tel : 01423 529911 Fax : 01423 529922 Email : contact@coalsearch.plus.com

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If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs):
Tel: 01722 333306, Website: www.tpos.co.uk, E-mail: admin@tpos.co.uk

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Date : 10 Nov 2022 Signed :

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Important Consumer Protection Information

This search has been produced by David Beliis Consutling Surveyors Ltd, 8 Mornington Terrace, Harrogate, HG1 5DH (T: 01423 529911, F: 01423 529922, E: contact@coalsearch.plus.com) which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code.

The Search Code:

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- Display the Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that all products and services comply with industry registration rules and standards and relevant laws.
- Monitor their compliance with the Code.

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

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

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Website: www.tpos.co.uk
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

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David Bellis Consulting Surveyors Ltd and CoalSearchPlus+ Terms and Conditions (Available in large print by request)

1. Definitions.
   a) The Service Provider is David Bellis Consulting Surveyors Ltd, trading as CoalSearchPlus+.
   b) The Applicant is the Individual, Organisation, or appointed officer of said Organisation placing a Request with the Service Provider.
   c) The Third Party Provider is any Organisation from which the Service Provider obtains data and/or information on behalf of the Applicant in the normal course of fulfilling the Applicants Request.
   d) The request is a formal Request by the Applicant with CoalSearchPlus+ to retrieve specific data and/or information.
2. CoalSearchPlus+ accept Requests only on the basis that the Applicant is acting as a principal and is directly liable for payment of our invoice or account.
3. It is the policy of CoalSearchPlus+ to observe confidentiality with regard to the identity and affairs of our customers to the extent permitted by law, but, in common with other service providers, we may be required exceptionally to disclose information to governmental and other public authorities.
4. The placing of a Request by the Applicant with CoalSearchPlus+ confirms acceptance of these terms and conditions.
5. Any Order Form produced by CoalSearchPlus+, either printed or published on the CoalSearchPlus+ website, is an invitation to treat. The Applicant makes an offer to buy from CoalSearchPlus+ by the submission of a Request, subject to clause 10. Acceptable modes of transmission for a Request are facsimilie (fax), telephone, electronic mail(e-mail), online transmission via the CoalSearchPlus+ website only, Document Exchange (DX), Royal Mail or courier appointed by the Applicant.
6. Orders will be accepted on order forms other than CoalSearchPlus+ forms however these will be accepted under the standard CoalSearchPlus+ terms and conditions only, subject to Clause 10.
7. CoalSearchPlus+ reserves the right to refuse any Request.
8. CoalSearchPlus+ reserves the right to cancel any Request at any time.
9. Proof of transmission of a Request by the Applicant does not constitute proof of receipt by CoalSearchPlus+.
10. It is the responsibility of the Applicant to ensure the accuracy, legibility, clarity and completeness of all data and/or information provided to CoalSearchPlus+ as part of the Request, including but not limited to, names, numbers, addresses, location plans, and boundary plans. This applies whether the Request is submitted on CoalSearchPlus+ order forms either printed or published on the CoalSearchPlus+ website or on the Applicants own order form.
11. CoalSearchPlus+ may request additional relevant data and/or information from the Applicant in the course of fulfilling a Request, including, but not limited to, names, numbers, addresses, location plans, and boundary plans.
12. CoalSearchPlus+ may request clarification of data and/or information supplied by the Applicant.
13. If, subsequent to Clause 11. and/or Clause 12., requested data and/or information is not provided and/or clarified, CoalSearchPlus+ cannot be held responsible for any resultant loss or delay.
14. If, subsequent to Clause 11. and/or Clause 12., requested data and/or information is not provided and/or clarified within a reasonable period of time, CoalSearchPlus+ reserves the right to cancel the Request in whole or in part. The Applicant remains liable for all fees, Taxes and Disbursements accrued prior to the cancellation.
15. CoalSearchPlus+ reserves the right to subcontract data and/or information retrieval to selected Organisations and/or Individuals. CoalSearchPlus+ is not required to reveal the identity of its Subcontractors.
16. CoalSearchPlus+ will, in the process of fulfilling the request, retrieve data and/or information from publicly and/or commercially available sources and the CoalSearchPlus+ mining database. The sources of data used will primarily be data held by The Coal Authority under an agreement with the Health and Safety Executive, data owned by the British Geological Survey and the CoalSearchPlus+ database.
17. A CoalSearchPlus+ mining report is a report of the interpretation of the data sources in 16. made by CoalSearchPlus+ staff.
18. CoalSearchPlus+ coal mining search reports are based upon the plans and records available from data sources detailed in 16. at the time the report was produced. It should be understood that third party organisations reserve the right to vary their proposals and intentions as to their future mining operations without prior notice save as provided in the Coal Mining Subsidence Act 1994. CoalSearchPlus+ cannot be held responsible for changes to the future proposals and intentions of Third Parties.
19. The information and/or material supplied in a CoalSearchPlus+ coal mining report is composed from data based, in many cases, on measurements and records of various standards of reliability and age. In some instances (usually relating to older records) it is necessary for CoalSearchPlus+ to make assumptions regarding the ‘best plot’ position of mining features. For these reasons users of CoalSearchPlus+ reports should take the position of mining features detailed in reports to be indicative only.
20. The data and/or information that a coal mining search report is based on is constantly being updated. A CoalSearchPlus+ coal mining search report is based on the most up to date information available at the time that the report is produced however it cannot be guaranteed that the information and/or data will not become obsolete at some time in the future. Responsibility for the supply of accurate and up to date information to CoalSearchPlus+ lies with the data supplying organisations listed in 16.
21. A CoalSearchPlus+ coal mining search report relates only to coal mining and minerals worked in relation to coal mining. Other reports may be required in relation to other minerals.
22. A CoalSearchPlus+ coal mining search report is not a substitute for site investigation or a mining survey. Depending on the content of a coal mining search report, or whether development is intended, the Applicant must decide whether a site investigation or mining survey is required.
23. CoalSearchPlus+ coal mining reports comply with the Search Code.

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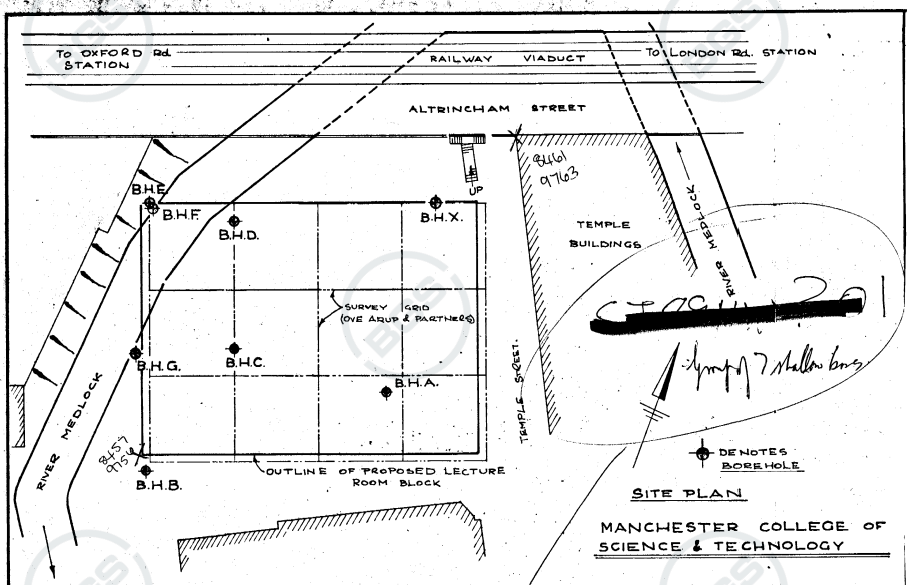
24. All CoalSearchPlus+ reports are covered by professional indemnity insurance. The content of CoalSearchPlus+ coal mining search reports does not prevent any future claim being made by the Applicant against the Coal Authority in respect of coal mining related subsidence.
25. Any liability in the instance of negligence by CoalSearchPlus+ or its employees in the interpretation of coal mining data and/or the production and provision of coal mining reports will be limited to the extent of the CoalSearchPlus+ Professional Indemnity Insurance or the value of the loss caused by the negligence, whichever is the lower.
26. All CoalSearchPlus+ coal mining search reports give the information detailed in the services section of the CoalSearchPlus+ website and summarised in the report. Further explanation of this information is available in the Glossary and/or the Frequently Asked Questions areas of the CoalSearchPlus+ website. Alternatively contact CoalSearchPlus+ who will be happy to explain the content of a report.
27. The Request is fulfilled when all reports, data and/or information requested by the Applicant have been retrieved and/or compiled by CoalSearchPlus+ and delivered by electronic mail (e-mail) or fax or post or document exchange (DX) or a combination of these methods as required by the Applicant. Alternative delivery arrangements are at the discretion of CoalSearchPlus+.
28. If Requests for multiple reports, data and/or information relating to multiple addresses were made on a single order form these will be fulfilled individually by the delivery of the reports, data and/or information relating to each individual address being treated as an individual Request.
29. CoalSearchPlus+ is not responsible for any loss or misdelivery of retrieved data and/or information caused by failure of Document Exchange (DX), Royal Mail or internet service provider. Most retrieved data and/or information is archived by CoalSearchPlus+ and a copy may be requested by the Applicant. If the data and/or information could not be archived CoalSearchPlus+ reserves the right to treat the request as a new Request.
30. Delivery, by whatever agreed means, will be accompanied by an invoice. Delivery by electronic mail may be followed up with a paper invoice by post or DX. Where Applicants have agreed account facilities with CoalSearchPlus+ invoicing may be on a monthly basis. In all cases the Applicant agrees to provide CoalSearchPlus+ with remuneration for the full amount shown on the invoice, including all Fees, Taxes and Disbursements.
31. The Applicant will be liable for payment of the full invoice amount within 14 days from the date of receipt of the invoice. CoalSearchPlus+ reserve the right to charge for costs and expenses incurred in recovering late payments and to charge interest at the rate of 8% above the Bank of England base rate per annum for the full period that the payments are overdue.
32. Where full payment of the invoice is not made by the Applicant within 14 days from receipt of the invoice CoalsSearchPlus+ reserve the right to withdraw account facilities from the Applicant and cancel any individual agreements concerning fees or other Terms and Conditions that may have been made between the Applicant and CoalSearchPlus+.
33. Where possible the Applicant will receive Advance Notice of the cost of the Request, including all Fees, Taxes and Disbursements, prior to receipt of the invoice. This advance notice will take the form of the price for the service requested as published on the CoalSearchPlus+ website, or the price as individually agreed between CoalSearchPlus+ and the Applicant.
34. Additional Fees, Taxes and Disbursements may arise during the course of data and/or information retrieval, over and above Advance Notice costs as in clause 33. The Applicant is liable for any such additional costs. Where possible, the Applicant is notified of additional costs prior to fulfilment of the Request.
35. If the Applicant shall pay in advance of receipt of the invoice, then the Applicant remains liable for any underpayment.
36. Any overpayment on the part of the Applicant will be refunded. Arrangements for refunds are agreed on a case-by-case basis, through discussion between CoalSearchPlus+ and the Applicant.
37. The Applicant may cancel the Request in whole or in part at any time prior to Clause 27.
38. If the Applicant cancels the Request in whole or in part prior to Clause 27, the Applicant remains liable for all Fees, Taxes and Disbursements already accrued prior to the Cancellation.
39. CoalSearchPlus+ accept no liability for any loss incurred by the Applicant or the Applicants client where the Applicant is acting as an agent for a client, due to late fulfilment and delivery of the Request.
40. CoalSearchPlus+ accept no liability for any loss to the Applicant, or the Applicant's client where the Applicant is acting as an agent for a client, due to any negative outcome of a report provided in the process of the correct and accurate fulfilment of the Request.
41. Any disputes relating to the provision of coal mining search reports should be addressed to the Practice Principal, CoalSearchPlus+ in the first instance. Disputes will be settled according to the CoalSearchPlus+ complaints procedure detailed in each report.
42. Independent Dispute Resolution - If you make a complaint and we are unable to resolve it to your satisfaction you may refer the complaint to The Property Ombudsman scheme (website: www.tpos.co.uk email:admin@tpos.co.uk Tel: 01722 333306). We will cooperate fully with the Ombudsman during an investigation and comply with his final decision.
43. Third Party and subcontractor Terms and Conditions shall apply in addition to these clauses. Should any conflict arise between CoalSearchPlus+ Terms and Conditions and Third Party or Subcontractor Terms and Conditions, then CoalSearchPlus+ Terms and Conditions prevail unless and until CoalSearchPlus+ expressly states otherwise in writing and/or courts of England and Wales establish otherwise.
44. No variation to these Terms and Conditions is effective unless and until CoalSearchPlus+ expressly agrees in writing.
45. CoalsearchPlus+ reserves the right to alter these terms and conditions as appropriate, without notice, at any time. Such amended Terms and Conditions will become effective upon publication on the CoalSearchPlus+ website.
46. These Terms and conditions are subject to English Law and the exclusive jurisdiction of the courts of England and Wales.

Appendix E

British Geological Survey

BGS ID: 1045830 : BGS Reference: SJ89NW3636
British National Grid (27700) : 384600,397580

SJ 89 NW 3636 – 3643



SITE PLAN

MANCHESTER COLLEGE OF SCIENCE & TECHNOLOGY

SJ89NW 3636 RECORD OF BOREHOLES 8455 9759

BOREHOLE A 8460 9758

GROUND LEVEL	DEPTH	DESCRIPTION OF STRATA
0.46	1'-0"	FILL BRICK RUBBLE AND ASHES
5.03	16'-6"	BROWN CLAYEY SAND AND SILTY SAND WITH GRAVEL, COBBLES, PARTICLES OF SLAG AND COAL. (PRESUMED FILL).
15.34	50'-0"	RED SANDSTONE WITH NEAR HORIZONTAL CURRENT BEDDING AND OCCASIONAL GRAVEL

BOREHOLE B SJ89NW 3638 8457 9758

GROUND LEVEL	DEPTH	DESCRIPTION OF STRATA
3.96	13'-0"	FILL. (BRICK RUBBLE AND ASHES).
6.55	21'-6"	BROWN CLAYE AND SILTY SAND WITH GRAVEL, COBBLES, AND PARTICLES OF SLAG AND ASHES. (PRESUMED FILL).
8.99	29'-6"	RED SANDSTONE WITH NEAR HORIZONTAL BEDDING AND OCCASIONAL GRAVEL.

BOREHOLE C SJ89NW 3639 8457 9758

GROUND LEVEL	DEPTH	DESCRIPTION OF STRATA
1.07	3'-6"	FILL. (BRICK RUBBLE AN ASHES).
4.07	14'-0"	BROWN CLAYEY SAND WITH PARTICLES OF COAL AND SLAG. (PRESUMED FILL).
5.18	17'-0"	RED SANDSTONE

BOREHOLE D SJ89NW 3640 8457 9760

GROUND LEVEL	DEPTH	DESCRIPTION OF STRATA
1.22	4'-0"	FILL. (BRICK RUBBLE AND ASHES)
6.06	21'-6"	BROWN CLAYEY SAND WITH GRAVEL, COBBLES AND PARTICLES OF SLAG. (PRESUMED FILL).
7.16	22'-6"	RED SANDSTONE

BOREHOLE E SJ89NW 3641 8460 9759

GROUND LEVEL	DEPTH	DESCRIPTION OF STRATA
5.94	19'-6"	FILL. (BRICK RUBBLE ASHES, COAL, CLAY SAND AND GRAVEL).
8.57	28'-0"	GREY CLAYEY SAND WITH PARTICLES OF COAL AND SLAG. (PRESUMED FILL
10.86	34'-0"	RED SANDSTONE

BOREHOLE X SJ89NW 3643 8460 9759

GROUND LEVEL	DEPTH	DESCRIPTION OF STRATA
1.82	5'-0"	FILL. (CLAY WITH BRICK RUBBLE ASHES)
3.36	13'-0"	BROWN SILTY SAND WITH GRAVEL AND PARTICLES OF COAL AND SLAG. (PRESUMED FILL).
7.62	25'-0"	RED SANDSTONE

BOREHOLE F SJ89NW 3641 8453 9759

GROUND LEVEL	DEPTH	DESCRIPTION OF STRATA
0.91	8'-0"	FILL. (BRICK RUBBLE CLAY).
3.35	11'-0"	RIVER WALL (SANDSTONE MASONRY).
3.96	13'-0"	CLAYEY SILT.

BOREHOLE G SJ89NW 3642 8456 9757

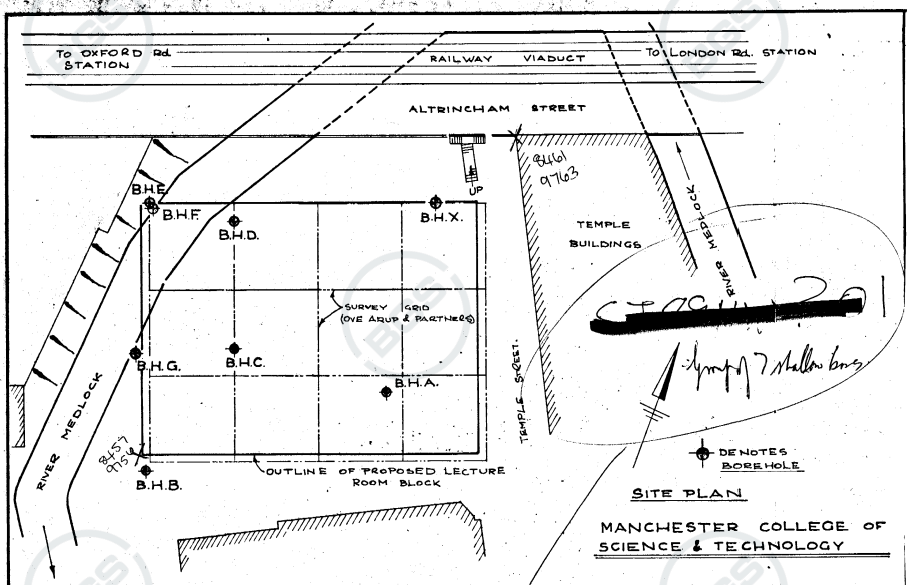
GROUND LEVEL	DEPTH	DESCRIPTION OF STRATA
0.76	2'-6"	FILL. (BRICK, RUBBLE, CLAY).
3.20	10'-6"	RIVER WALL. (SANDSTONE MASONRY)
5.49	18'-0"	SILT.
6.71	22'-0"	GRAVEL AND SAND
7.62	25'-0"	RED SANDSTONE

Contact BGS: ngdc@bgs.ac.uk

British Geological Survey

BGS ID: 1045835 : BGS Reference: SJ89NW3641
British National Grid (27700) : 384550,397590

SJ 89 NW 3636 – 3643



SITE PLAN

MANCHESTER COLLEGE OF SCIENCE & TECHNOLOGY

RECORD OF BOREHOLES

8455 9759

BOREHOLE A

8460 9758

GROUND LEVEL	DEPTH	DESCRIPTION OF STRATA
0.46	1'-0"	FILL BRICK RUBBLE AND ASHES
5.03	16'-6"	BROWN CLAYEY SAND AND SILTY SAND WITH GRAVEL, COBBLES, PARTICLES OF SLAG AND COAL. (PRESUMED FILL).
15.34	50'-0"	RED SANDSTONE WITH NEAR HORIZONTAL CURRENT BEDDING AND OCCASIONAL GRAVEL

BOREHOLE B

8455 9758

GROUND LEVEL	DEPTH	DESCRIPTION OF STRATA
3.96	13'-0"	FILL. (BRICK RUBBLE AND ASHES).
6.55	21'-6"	BROWN CLAYE AND SILTY SAND WITH GRAVEL, COBBLES, AND PARTICLES OF SLAG AND ASHES. (PRESUMED FILL).
8.99	29'-6"	RED SANDSTONE WITH NEAR HORIZONTAL BEDDING AND OCCASIONAL GRAVEL.

BOREHOLE C

8457 9758

GROUND LEVEL	DEPTH	DESCRIPTION OF STRATA
1.07	3'-6"	FILL. (BRICK RUBBLE AN ASHES).
4.97	14'-0"	BROWN CLAYEY SAND WITH PARTICLES OF COAL AND SLAG. (PRESUMED FILL).
8.18	17'-0"	RED SANDSTONE

BOREHOLE D

8457 9760

GROUND LEVEL	DEPTH	DESCRIPTION OF STRATA
1.22	4'-0"	FILL. (BRICK RUBBLE AND ASHES)
6.06	21'-6"	BROWN CLAYEY SAND WITH GRAVEL, COBBLES AND PARTICLES OF SLAG. (PRESUMED FILL).
7.16	22'-6"	RED SANDSTONE

BOREHOLE E

SJ89NW

GROUND LEVEL	DEPTH	DESCRIPTION OF STRATA
5.94	19'-6"	FILL. (BRICK RUBBLE ASHES, COAL, CLAY AND AND GRAVEL).
8.57	28'-0"	GREY CLAYEY SAND WITH PARTICLES OF COAL AND SLAG. (PRESUMED FILL
10.86	34'-0"	RED SANDSTONE

BOREHOLE X

8460 9759 SJ89NW 3643

GROUND LEVEL	DEPTH	DESCRIPTION OF STRATA
1.82	5'-0"	FILL. (CLAY WITH BRICK RUBBLE ASHES)
3.96	13'-0"	BROWN SILTY SAND WITH GRAVEL AND PARTICLES OF COAL AND SLAG. (PRESUMED FILL).
7.62	25'-0"	RED SANDSTONE

BOREHOLE F

8453 9759

GROUND LEVEL	DEPTH	DESCRIPTION OF STRATA
0.91	8'-0"	FILL. (BRICK RUBBLE CLAY).
3.35	11'-0"	RIVER WALL (SANDSTONE MASONRY).
3.96	13'-0"	CLAYEY SILT.

BOREHOLE G

8456 9757

GROUND LEVEL	DEPTH	DESCRIPTION OF STRATA
0.76	2'-6"	FILL. (BRICK, RUBBLE, CLAY).
3.20	10'-6"	RIVER WALL. (SANDSTONE MASONRY)
5.49	18'-0"	SILT.
6.71	22'-0"	GRAVEL AND SAND
7.62	25'-0"	RED SANDSTONE

Contact BGS: ngdc@bgs.ac.uk

Appendix F

♣Solmek conditions of offer, notes on limitations & basis for contract (ref: version1/2025)

These conditions accompany our tender and supercede any previous conditions issued. Solmek will prepare a report solely for the use of the Client (the party invoiced) and its agent(s). No reliance should be placed on the contents of this report, in whole or in part by 3rd parties. The report, its content and format and associated data are copyright, and the property of Solmek. Photocopying of part or all of the contents, transfer or reproduction of any kind is forbidden without written permission from Solmek. A charge may be levied against such approval, the same to be made at the discretion of Solmek.

Solmek cannot be held liable and do not warrant, or otherwise guarantee the validity of information provided by third parties and subsequently used in our reports. Solmek are not responsible for the action negligent of otherwise of subcontractors or third parties.

Site investigation is a process of sampling. The scope and size of an investigation may be considered proportional to levels of confidence regarding the ground and groundwater conditions. The exploratory holes undertaken investigate only a small volume of the ground in relation to the overall size of the site, and can only provide a general indication of site conditions. The opinions provided and recommendations given in this report are based on the ground conditions as encountered within each of the exploratory holes. There may be different ground conditions elsewhere on the site which have not been identified by this investigation and which therefore have not been taken into account in this report. Reports are generally subject to the comments of the local authority and Environment Agency. The comments made on groundwater conditions are based on observations made at the time that site work was carried out. It should be noted that mobile contamination, ground gas levels and groundwater levels may vary owing to seasonal, tidal and/or weather related effects. Solmek cannot be held liable for any unrecorded or unforeseen obstructions between exploratory boreholes and trial pits. This includes instances where previous structures on the site (buried man made structures) or the presence of boulder clay (cobbles and/or boulder obstructions) have been anticipated. All types of piling operations should make allowance for obstructions within the construction budget to accommodate this. Unrecorded ancient mining may occur anywhere where seams that have been worked and influence the rock and soil above. Dissolution cavities can occur where gypsum or chalk is present. Rotary drilling is the recommended technique to prove the integrity of the rock.

Where the scope of the investigation is limited via access to information, time constraints, equipment limitations, testing, interpretation or by the client or his agents budgetary constraints, elements not set out in the proposal and excluded from the report are deemed to be omitted from the scope of the investigation.

Desk studies are generally prepared in accordance with RICS guidelines. Environmental site investigations are generally undertaken as 'exploratory investigations' in accordance with the definitions provided in paragraph 5.4 of BS 10175:2011 in order to confirm the conceptual assumptions. You are advised to familiarize yourself with the typical scope of such an investigation. No pumping of water will be undertaken unless a licence or facilities/equipment have been arranged by others.

Where the type, number or/and depth of exploratory hole is specified by others, Solmek cannot and will not be responsible for any subsequent shortfall or inadequacy in data, and any consequent shortfall in interpretation of environmental and geotechnical aspects which may be required at a later date in order to facilitate the design of permanent or temporary works.

All information acquired by Solmek in the course of investigation is the property of Solmek, and, only also becomes the joint property of the Client only on the complete settlement of all invoices relating to the project. Solmek reserve the right to use the information in commercial tendering and marketing, unless the Client expressly wishes otherwise in writing. The quoted rates do not include VAT, and payment terms are 30 days from dispatch of invoice from our offices. Quotes are subject to a site visit.

We have allowed for 1 mobilisation and normal working hours unless otherwise stated. The scope of the investigation may be reviewed following the desk study and/or fieldwork. The presence or otherwise of Japanese Knotweed or other invasive plants can be difficult to identify especially during winter months. If Japanese Knotweed or other invasive species are suspect, it should be confirmed by an ecologist. We have not allowed for acquiring services information, and cannot be responsible for damage to underground services or pipes not shown to us or not clearly shown on plans. Costs incurred will be passed on to you, and in commissioning Solmek you understand and accept that you/your agent have a contractual relationship with Solmek & you accept this. Our rates assume unobstructed, reasonably level and firm access to the exploratory positions and adequate clear working areas and headroom. We have priced on the basis that you or your client have the necessary permissions, wayleaves and approvals to access land. All boreholes and pits are backfilled with arisings except where gas monitoring pipes are installed with stopcock covers. Solmek are not responsible for any uneven surfaces as a result of siteworks and rutting and backfilled excavations may require re-levelling and/or making good by others after fieldwork is complete, and Solmek has not allowed for this. No price has been provided or requested for a return visit to remove pipework and covers. Hourly rates apply to consultancy only and do not include expenses unless otherwise shown. If warranties are required, legal costs incurred will be passed on to you assuming Solmek agree to complete such warranties, modified or otherwise and you understand and agree to pay all costs.

We reserve the right to pursue full payment of the invoice prior to release of any information including reports. We advise you/your client that we may elect to pursue our statutory rights under late payment legislation, and will apply 8% to the base rate for unreasonably late payments. Solmek are exempt from the CIS Scheme. Solmek offer to undertake work only in strict accordance with conditions covered by our current insurances, which are available for inspection. Solmek are not responsible for acts, negligent or otherwise of subcontractors and as a matter of policy cannot indemnify any other parties. Professional indemnity Insurance is limited to ten times the invoice net total except where stated otherwise by Solmek. Solmek give notice that consequential loss as a direct or indirect result of Solmek's activities or omission of the same are excluded.

SOLMEK NOTES ON CONTAMINATION GUIDANCE (REF: VERSION 1/2025)

UK BACKGROUND

Environmental Protection Act 1990: Part 2A Revised Statutory Guidance (April 2012)

This revised document explains how the Local Authority should decide if land, based on a legal interpretation, is contaminated. The document replaces the previous guidance given in Annex 3 of DEFRA Circular 01/2006, issued in accordance with section 78YA of the 1990 Environmental Protection Act.

The main objectives of the Part 2A regime are to *"identify and remove unacceptable risks to human health and the environment" and* to *"seek to ensure that contaminated land is made suitable for its current use".*

Part 2A uses a risk based approach to defining contaminated land whereby the "risk" is interpreted as *"the likelihood that harm, or pollution of water, will occur as a result of contaminants in, on or under the land"* and by *"the scale and seriousness of such harm or pollution if it did occur".*

For a relevant risk to exist a contaminant, pathway and receptor linkage must be present before the land can be considered to be contaminated. The document explains that *"for a risk to exist there must be contaminants present in, on or under the land in a form and quantity that poses a hazard, and one or more pathways by which they might significantly harm people, the environment, or property; or significantly pollute controlled waters."*

A conceptual model is used to develop and communicate the risks associated with a particular site.

To determine if land is contaminated the local authority use various categories from 1 to 4. Categories 1 and 2 include *"land which is capable of being determined as contaminated land on grounds of significant possibility of significant harm to human health."*

Categories 3 and 4 *"encompass land which is not capable of being determined on such grounds".*

PRELIMINARY CONCEPTUAL MODEL

Preliminary Conceptual Models are undertaken in accordance with CIRIA C552. The Preliminary Conceptual Model assesses the consequence and the likelihood of a risk being realised to provide a risk classification, using the tables detailed below.

CONSEQUENCE OF RISK BEING REALISED (Based on C552 CIRIA, 2001)

Classification	Definition	Example
Severe	Short-term (acute) risk to human health, the environment, an element of the development or other aspect with is likely to result in *significant harm*, damage or both.	High concentrations of cyanide on the surface of an informal recreational area. Major spills of contaminants from site into controlled water. High concentrations of explosive gas in the subsurface environment that have a clear unobstructed pathway into buildings.
Moderate	Chronic damage to human health, a plausible chance that an event will occur, although the timeline is not immediate to be in the short-term.	Appreciable concentration of contamination that over the longer-term will cause significant harm i.e. high lead concentration in topsoil. Shallow mine workings that are potentially unstable but may remain in a satisfactory or stable conditions for a number of years.
Mild	Low level pollution of non-sensitive water, a feasible hazardous scenario although the timeline of such occurring can probably be considered in 10's of years.	The effect of high sulphate concentrations on structural concrete. Pollution of non-classified groundwater.
Minor	Harm, although not necessarily significant to human health, or with respect to other aspects of the development, which are considered implausible in terms of occurrence, or will have little consequential impact.	The presence of contaminants at such low concentrations that protective equipment is required during site works. Any damage to structures is minimal and will not be structural in characteristics.

PROBABILITY OF RISK BEING REALISED (C552 CIRIA, 2001)

Classification	Definition
High Likelihood	There is a viable pollutant linkage and an event that either appears very likely in the short term and almost inevitable over the long term, or there is evidence that the receptor has been harmed or polluted.
Likely	There is a viable pollutant linkage and all elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.
Low Likelihood	There is a viable pollutant linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term.
Unlikely	There is a viable pollutant linkage but circumstances are such that it is improbable that an event would occur even in the very long term.

RISK CLASSIFICATION MATRIX (C552 CIRIA, 2001)

Risk = Probability x Consequence		Consequence			
		Severe	Moderate	Mild	Minor
Probability	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

HUMAN RECEPTORS

Human exposure to contaminants present in soils can occur via several pathways. Direct exposure pathways include dermal absorption after contact with contaminated ground, inhalation of soil or dust, inhalation of volatised compounds, and inadvertent soil ingestion (or deliberate soil ingestion in the case of some children). Other indirect pathways include human ingestion of plants grown in contaminated soil or contaminated ground or surface water. Contaminants associated with wind blown dust can affect humans on surrounding sites.

VEGETATION

Plants can be affected by soil contamination in a number of ways resulting in growth inhibition, nutrient deficiencies and yellowing of leaves. Contaminants are taken up by plants through the roots and through foliage. Contaminants identified as being highly phytotoxic include boron, cadmium, copper, lead, nickel, and zinc.

To establish if the levels of contaminants present on a site may pose a risk to vegetation the results of the contamination testing are compared to a series of threshold values published in 'Code of Good Agricultural Practice for the Protection of Soil'.

GROUNDWATER AND SURFACE WATER RECEPTORS

The principal pathway by which soil contamination may reach the water environment is through a slow seepage or leaching to groundwater or surface water. The potential for contaminants to migrate along such pathways is dependent on the chemical and physical characteristics of the contaminants and the local hydrogeology. Surface watercourses may also accumulate contamination as contaminated sediments are deposited within the water body.

Where the site investigated overlies major/principal aquifers (and in some cases minor/secondary aquifers depending on certain conditions), groundwater Source Protection Zones and areas in close proximity to groundwater abstractions, contamination test results have been compared with the Water Supply (Water Quality) Regulations 1989 and The Water Supply (Water Quality) Regulations 2000.

Should a surface water receptor, such as a fresh water environment (river, canal, stream, lake etc), or marine environment be considered sensitive in relation to a site, then test results are compared with DEFRA & SEPA Environmental Quality Standards (2004). Many of the Environmental Quality Standards are hardness ($CaCO_3$) depended. Where no hardness values are available, Solmek assume conservative values (of between 0 and 50mg/l).

In the absence of vulnerable ground and surface water environments, Solmek may compare any test results with the Environment Agency Leachate Quality Threshold Values.

DETAILED QUANTITATIVE RISK ASSESSMENT (DQRA)

In line with Environment Agency's guidance document Environment Agency *Land Contamination Risk Management*, which replaced the now-withdrawn *Contaminated Land Report 11 – Model Procedures for the Management of Land Contamination (2004)*, a DQRA for groundwater/human health may be required following a Phase 2 investigation and before the preparation of a Phase 3 Remediation Strategy. For human health DQRA, a site specific assessment criteria is undertaken using CLEA Software Version 1.06. For groundwater DQRA, the Environment Agency Remedial Targets Worksheet Version 3.1 is used.

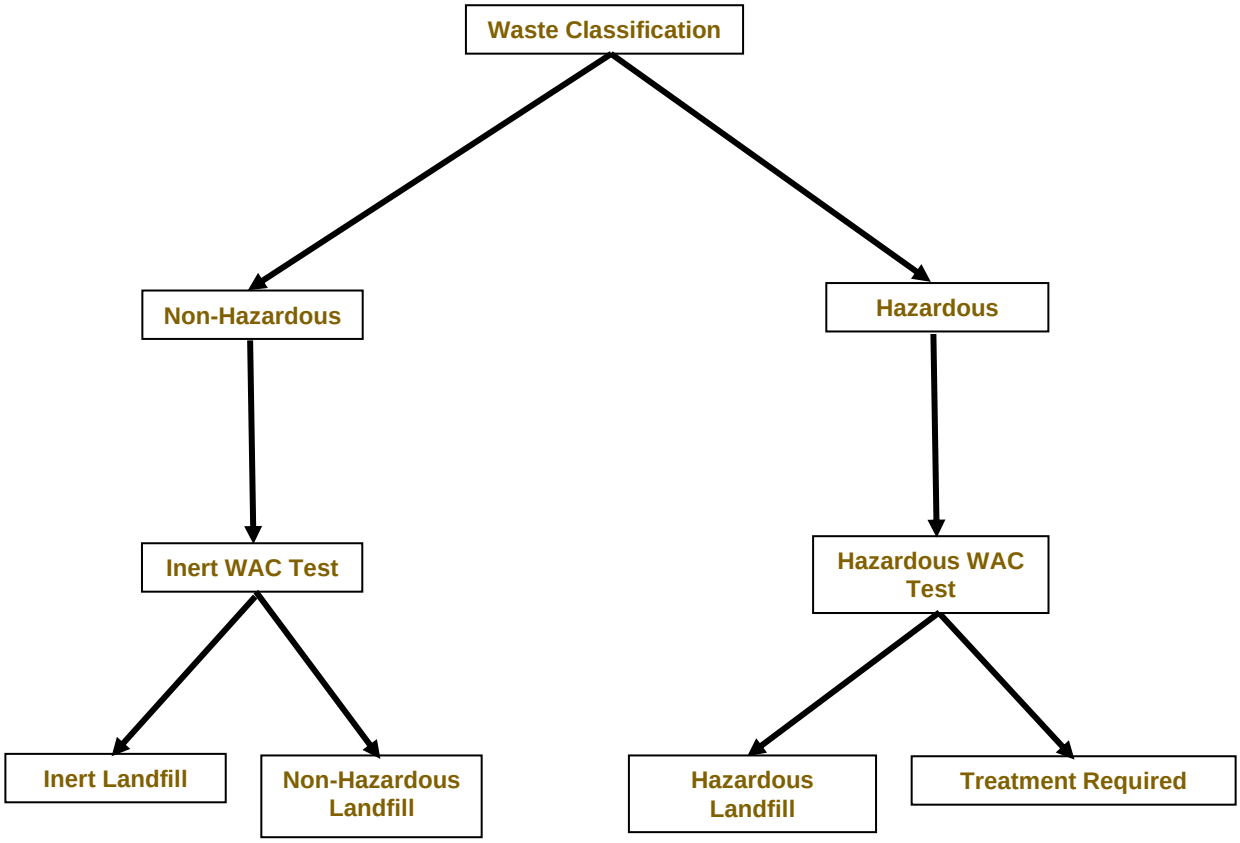
WASTE CLASSIFICATION AND WASTE ACCEPTANCE CRITERIA

During the site strip and construction activities, material may be required to be removed from site. Any such material would require classification, in line with Environment Agency Technical Guidance *Waste Classification: Guidance on the classification and assessment of waste (2015)*. This would classify the material as either Non-Hazardous or Hazardous Waste.

Once the material has been classified, determining the suitable landfill for disposal is governed by landfill directive Waste Acceptance Criteria (WAC) testing, with landfills categorized as Inert Waste, Stable Non-Reactive Hazardous Waste and Hazardous Waste. The WAC testing relates to materials that are to be exported from a site/development to landfill, and do not directly relate to human health specifically. The testing results are generally presented as certificates which can be used by site owners/contractors etc, which should be presented to the accepting waste facility or waste contractor.

If waste classification and/or WAC testing are not undertaken, material taken off site may be subject to WAC testing by the appropriate waste disposal company. The decision on whether or not to accept waste, or whether further testing is required, is at the discretion of the waste disposal company.

The below flow chart provides further information on the waste classification process.



CONSTRUCTION MATERIALS

Materials at risk from possible soil contaminants include inorganic matrices such as cement and concrete and also organic material such as plastics and rubbers. Acid ground conditions and high levels of sulphates can accelerate the corrosion of building materials. Where pH and soluble sulphate analysis has been undertaken, Solmek compare the test results with the guidelines presented within BRE Special Digest 1, 2005 (3rd Edition) 'Concrete in Aggressive Ground'. Plastics and rubbers are generally used for piping and service ducts and are potentially attacked by a range of chemicals, most of which are organic, particularly petroleum based substances. Drinking water supplies can be tainted by substances that can penetrate piping and water companies enforce stringent threshold values.

The levels of potential contaminants should be compared to thresholds supplied in the UK Water Industry Research (UKWIR) publication "Guidance for the selection of Water Supply Pipes to be used in Brownfield Sites" (January 2011). A Brownfield Site is defined in the document as "Land or premises that have not previously been used or developed that may be vacant or derelict". It should be noted that Brownfield sites may not be contaminated. The guidance does not apply to Greenfield Sites however water companies may have their own assessment criteria which should be checked by the developer. The table below outlines the pipe material selection threshold concentrations.

	Pipe Material (Threshold concentrations in mg/kg)					
Parameter group	**PE**	**PVC**	**Barrier pipe (PE-AL-PE)**	**Wrapped Steel**	**Wrapped Ductile Iron**	**Copper**
Extended VOC suite by purge and trap or head space and GC-MS with TIC	0.5	0.125	Pass	Pass	Pass	Pass
+ BTEX + MTBE	0.1	0.03	Pass	Pass	Pass	Pass
SVOCs TIC by purge and trap or head space and GC-MS with TIC (aliphatic and aromatic C5-C10)	2	1.4	Pass	Pass	Pass	Pass
+ Phenols	2	0.4	Pass	Pass	Pass	Pass
+ Cresols and chlorinated phenols	2	0.04	Pass	Pass	Pass	Pass
Mineral oil C11-C20	10	Pass	Pass	Pass	Pass	Pass
Mineral oil C21-C40	500	Pass	Pass	Pass	Pass	Pass
Corrosive (Conductivity, Redox and pH)	Pass	Pass	Pass	Corrosive if pH <7 and conductivity >400µS/cm	Corrosive if pH <5, Eh not neutral and conductivity >400µS/cm	Corrosive if pH <5 or >8 and Eh positive
Specific suite identified as relevant following site investigation						
Ethers	0.5	1	Pass	Pass	Pass	Pass
Nitrobenzene	0.5	0.4	Pass	Pass	Pass	Pass
Ketones	0.5	0.02	Pass	Pass	Pass	Pass
Aldehydes	0.5	0.02	Pass	Pass	Pass	Pass
Amines	Fail	Pass	Pass	Pass	Pass	Pass

REQUIREMENTS OF PARTIES WITHIN THE DEVELOPMENT PROCESS

Interested parties involved in the development process may use the data in different ways and there may be varying views and interpretation of the factual data. Local Authority staff may have a view on contamination and human health and the wider environment. The Environment Agency are concerned principally with the protection of Controlled waters. Building insurers, funders and purchasers may be primarily concerned with issues of potential commercial blight. Purchasers are also not always fully informed, and perceptions on issues associated with risk can affect the decision to purchase. Developers and construction organisations will focus on financial aspects of dealing with the contamination in the context of the development and construction programme.

RISKS & LIABILITIES FROM CONTAMINATION

In simple terms, risks associated with contamination may be considered in terms of 1) statutory risks and 2) development related risks. If contamination is severe or forms a potential hazard based on its potential to affect groundwater, surface water or human health, a statutory risk may be present, and as such, if the risk is not reduced, criminal proceedings may be instigated by a government body or local authority.

If the contamination is less severe or not considered to be mobile, it may be considered a commercial liability which could, in theory remain untreated, but which may at a later date affect the value of the property, or, with changing legislation, become a statutory risk. Commercial liabilities could give rise to civil proceedings by third parties if there are grounds for action.

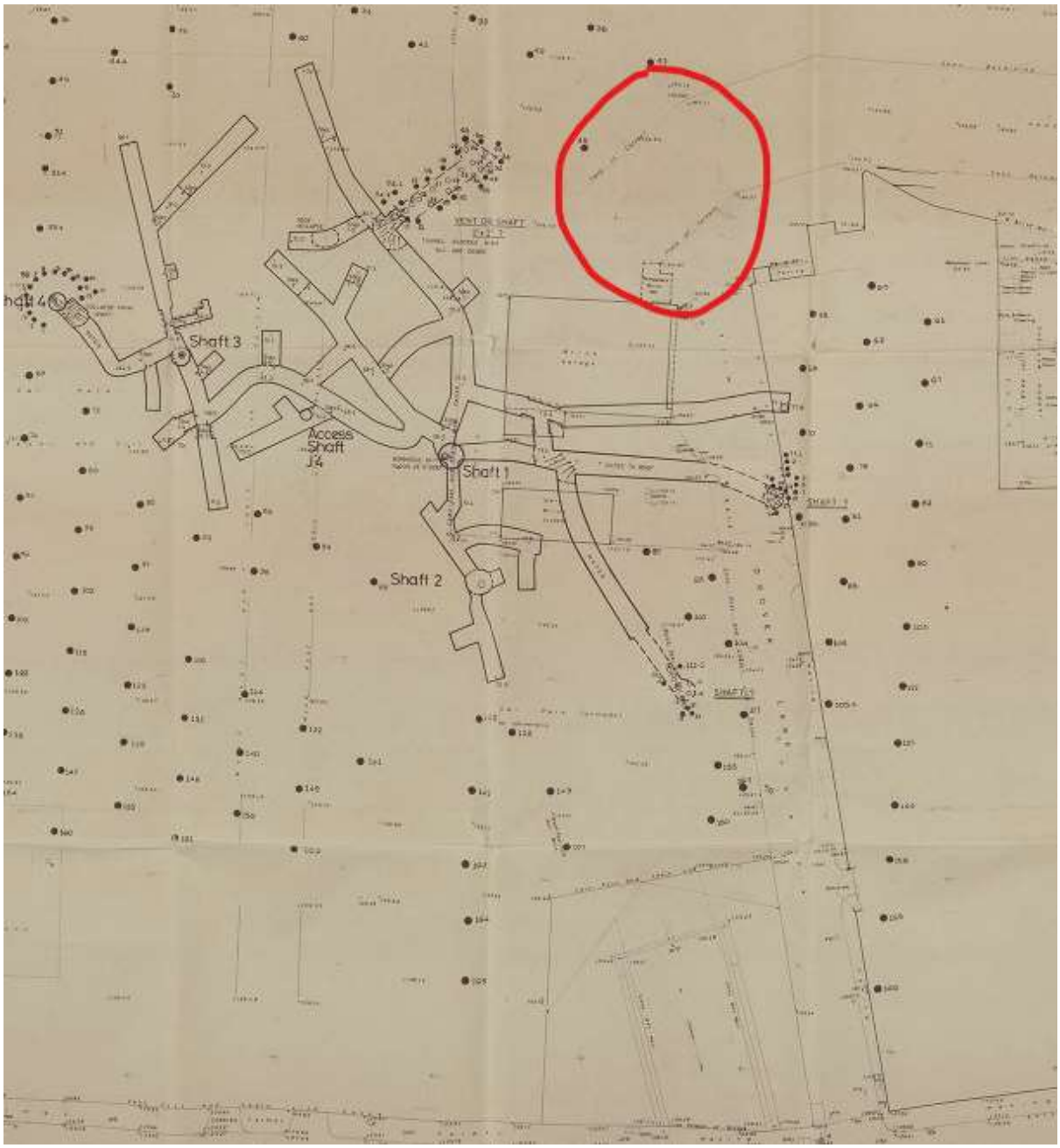
Budge Culvert of the River Medlock

Photos of the culvert (Source: substormflow - Spartacus / Budge)





Map of UMIST Sub-terranean tunnels with ‘trace of culvert’ (circled in red) shown curving around under the brick garage (Source: [- Maps Collection (manchester.ac.uk)]())



Appendix G

Appendix 8.1: Townscape and Visual Assessment Methodology

Assessment Methodology

Overview

The methodology for Townscape and Visual Impact Assessment (TVIA) is based on current best practice as set out in:

- Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA 3) (Landscape Institute and Institute for Environmental Management and Assessment, 2013) and related documents
    - Townscape Character Assessment (Landscape Institute Technical Information Note 05/2017 (Revised April 2018)); and
    - Visual Representation of Development Proposals (Landscape Institute Technical Information Note 06/2019).

GLVIA 3 states that this type of assessment provides a tool for identifying and assessing "*the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity*" (Para. 1.1). The guidance emphasises the importance of carrying two interlinked elements in assessments; landscape (or townscape) as a resource; and, visual amenity, including views. The effects of both must be addressed in the assessment.

GLVIA3 presents guidance for a landscape-based approach to townscape describing 'townscape' as the landscape within the built-up area, including the buildings and the relationships between them. It also advises that townscape assessments will likely require a good understanding of townscape, which may be from different disciplines stating that the nature of townscape requires a *particular understanding of a range of factors that together distinguish different parts of towns and cities*. The range of factors will vary depending on the nature of the place and urban environment to be assessed with some examples provided in the related Townscape Character Assessment guidance.

For EIA purposes a definition of the environmental effects to be considered in the TVIA is provided in GLVIA3 as below:

- ***Townscape effects*** relate to the predicted effects on the townscape as a resource. Townscape effects can be generated by a development's effect upon the physical townscape, and its townscape character, fabric and quality. These include physical effects on townscape elements such as loss of trees or removal of structures. This also includes aesthetic, perceptual and experiential aspects of the urban environment, which may contribute to townscape character.

- ***Visual effects*** relate to the predicted change to the view and the related impacts on the visual amenity experienced by people – the visual receptors, (normally restricted to views from publicly accessible locations). A view is defined in GLVIA3 as a single sight or prospect that can be seen from a particular place or location. The visual amenity is defined as the

overall pleasantness of what people can see in their surroundings (GLVIA3 p158). Therefore, a view may have elements within it that change significantly, but the overall pleasantness could remain the same. Visual receptors typically include pedestrians, users of public rights of way/ recreational facilities and drivers and passengers of vehicles/ rail passengers.

Establishing the Baseline

Desk Based Studies
A preliminary desk study of Ordnance Survey (OS) maps, historic mapping sources and imagery, townscape characterisation studies, aerial photography, and online street views is undertaken to establish how an area has developed over time and the physical components of the Site and its surroundings (including land use, topography, built form, accessibility and vegetation). This understanding of place is used to identify potential townscape and visual receptors.

A review of the development context is also carried out to establish whether there are other developments of similar scale under construction that should be included in the baseline.

Study Area
The study area for the townscape and visual assessment comprises the area within which there is potential for the Proposed Development to result in significant townscape or visual effects. The extent of the study area is established as part of the baseline appraisal. It is likely that the Proposed Development would be visible from some points beyond the study area but the effects of this would be so minor that detailed assessment is not warranted (as they would not be significant effects for the purposes of an EIA). This approach is supported by GLVIA3, which states that the scale of assessment should be appropriate and proportional to the nature of the development proposed.

The study area for the assessment includes both the Site and the surrounding wider townscape context. The townscape character assessment considers the Site at a local level, through the determination of local townscape character areas within a defined study area, and the identification of townscape features. The visual assessment considers the existing and potential views experienced within this defined study area, but it may also include other identified views that may be from locations beyond the study area, such as from vantage points around the city or town.

Testing the Extent of Visibility
The extent of the study area is informed by identifying the potential extent of visibility of a Proposed Development in the surrounding townscape. A field study is undertaken by the professional team which considers the existing enclosure of the Site by surrounding development, topography and mature vegetation. A series of tools are also used to establish the potential visibility with development in place. This can include:

- Zone of Theoretical Visibility (ZTV) mapping assuming maximum building heights across the development area.

- Views testing undertaken in Vu.City software (or equivalent 3D city model).

Developments under construction will be identified and included in the baseline, and where possible in testing of the extent of visibility of the Proposed Development.

Surveys
An observational urban survey is undertaken by appropriately qualified and experienced professionals at Turley. The urban survey records the Site and surrounding context's townscape

features and confirms the visual receptors identified in the desk study. The urban survey involves travelling throughout the study area and producing a working photographic record of the area.

The urban survey establishes the key characteristics of the local context and townscape character, including the associated elements, features and aesthetic and perceptual factors. The approximate visibility of the Site is established by the walkover survey, which considers the area within the study area from which the Site is currently visible and the key visual receptors within this area (i.e. groups of people within this area who experience (or may experience) views of the Proposed Development). A series of Representative Views experienced by these visual receptors is also identified.

Baseline Photography
Baseline photographic surveys are undertaken, by the professional team during the urban survey to record views from readily accessible public viewpoints and capture images that typify the local character or important townscape features. Photographs included in the baseline assessment are presented with the intention of aiding the understanding of the descriptive text and to illustrate context. Where accurate visualisation representations (AVR) have been prepared the baseline photography is in accordance with the Visual Representation of Development Proposals, Technical Guidance Note 06/19 to the visualisation type and level stated and a separate methodology for that photography is provided by the appointed visualisation consultant

Consultation
The scope and methodology of the assessment is agreed either independently with the local planning authority (LPA) or as part of the Environmental Impact Assessment (EIA) Scoping procedure. This includes identification of the townscape character receptors, visual receptors and representative views.

Identifying Townscape Receptors and Sensitivity to Change
The sensitivity of townscape receptors relates to the value attached to that receptor and the susceptibility of the receptor to the type of change or development proposed.

The key townscape receptors (townscape character areas, townscape features or townscape characteristics) with potential to be affected by the Proposed Development are identified and a judgement is made on the value of each of these receptors. This judgement is made based on the approach set out in GLVIA3 and as described below.

Representative views are identified to reflect townscape character and to inform the townscape assessment.

The value of each of the identified townscape receptors is assessed with reference to the following criteria and the definitions of level of value set out in **Table 1**:

- Any designations or policies (both national and local), which may be present; and,
- The presence or absence of other attributes, which contribute to townscape value, such as condition, aesthetic quality, distinctive views, rarity, representativeness, urban morphology, conservation interests, recreation value, perceptual aspects or associations e.g. with writers, artists, notable architects or historic events.

Table 1: Value of Townscape Receptors

Value	Typical Level of Designation/ Rarity	Attributes
High	International, National, Regional	Townscape of notable character with unique or place-defining features and elements. Clearly coherent townscape character, with legible urban structure, a strong sense of architectural character and quality, and widespread use of high-quality materials. Minimal detracting elements and townscape features typically in good condition. High presence of good quality public realm or open space that contributes positively to the experience and usability of the townscape. No or limited potential for substitution.
Medium	Regional, Local	Townscape of some character, which is attractive, but with limited unique or place-defining features and elements. Recognisable urban structure with some variety in architectural quality and materials. Some detracting elements and variety in the condition of townscape features. Some presence of public realm or open space that makes a moderate contribution to the experience and usability of the townscape. Some potential for substitution.
Low	Local	Townscape of little scenic value or importance. Could include ordinary/commonplace or unremarkable areas of townscape. Disjointed urban structure and character or areas of coherent townscape that are commonplace and not locally distinctive. Presence of dominant detracting elements and townscape features in poor or declining condition. Areas that are vehicle focussed or dominated by industrial or commercial uses. Considerable potential for substitution.

A range in criteria may be given to a townscape receptor depending on the combination of attributes (present or absent), and/or the level of designations present. For example, if there are a number of highly significant listed buildings but in an area of mixed townscape quality and condition then the value may be given a high to medium value.

GLVIA3 defines susceptibility as "*the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the Proposed Development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies*" (Ref: 7.9 Para. 5.40).

Judgements on the susceptibility to change of each of the identified townscape receptors are made based on the scale set out in **Table 2**.

Table 2: Susceptibility to Change of Townscape Receptors

Susceptibility to change	Description
High	Townscape receptor[1] would be unlikely to accommodate the type of development proposed without unacceptable negative consequences for the maintenance of the baseline townscape character and/or the achievement of townscape planning policies and strategies. Townscape receptor has little or no relationship to the type of development proposed and/or would be difficult to replace or substitute if lost e.g. veteran trees, historic or unique buildings and parkland. Characteristics of the townscape, which contribute to the townscape character are highly sensitive and would be fundamentally altered by the type of development proposed.
Medium	Townscape receptor would be compromised by the type of development proposed and/or the achievement of townscape planning policies and strategies would be compromised. Townscape receptor has some relationship to the type of development proposed and/or could be partially replaced or substituted if lost. Townscape receptor is moderately sensitive and characteristics of the receptor would be altered by the type of development proposed. The general townscape character would remain but would be weakened by the type of development proposed.
Low	Townscape receptor would be likely to accommodate the type of development proposed without unacceptable negative consequences for the maintenance of the baseline townscape character and/or the achievement of townscape planning policies and strategies. Townscape receptor has a close relationship to the type of development proposed and could be easily replaced or substituted if lost. Townscape receptor is of low sensitivity and characteristics of the townscape would not be significantly altered by the type of development proposed. The general townscape character is resilient to change.

A judgement on the overall sensitivity of each townscape receptor (ranging from High to Negligible) is made. This is based on the combined evaluation of susceptibility and value attached to the receptor, together with informed professional judgement and guidance provided in GLVIA3. For example, a townscape receptor that has a High Sensitivity is likely to have a High Value and a High Susceptibility to change, a townscape receptor that has a Low Sensitivity is likely to have a Low Value and a Low Susceptibility to change.

Identifying Visual Receptors and Sensitivity to Change

The sensitivity of the visual receptor comprises a judgement on the value attached to the views and an assessment of the susceptibility of each receptor to the type of change proposed.

The baseline visual appraisal establishes the area in which the Site, and Proposed Development, may be visible; the different groups of people who may experience the views of the development (defined as visual receptors); and the nature of these views. These factors interrelate, but for the purpose of the assessment are dealt with in that order.

In most visual assessments, unless specifically requested by the LPA, visual receptors are restricted to groups of people in publicly accessible places, and their experience of views/viewing experience.

Representative views are identified to reflect typical views experienced by the visual receptor in order to inform the visual assessment.

[1] Includes townscape character areas, townscape elements or features and particular aesthetic or perceptual aspects of the townscape.

A judgement on the value attached to the views is made with reference to the following criteria and the definitions of value set out in **Table 3**.

- Planning designations e.g. Designated Views or Protected Vistas identified in local or regional planning policy;
- Other designations relating to townscape features or heritage assets e.g. key views identified in conservation area appraisals or recorded in list entries for statutorily listed buildings or registered parks and gardens of special historic interest; and,
- Indicators of the value attached to views by visitors e.g. views identified in guidebooks or on tourist maps, official viewpoints (often with sign boards and interpretive material) or views referenced in literature or art.

Table 3: Value attached to views

Value	Typical level of designation / Rarity	Attributes
High	International, National, Regional,	View or views experienced by the receptor identified or protected at international, national or regional level recognised through designation or planning documents. View or views experienced by the receptors having a designed relationship with wider townscape features of high importance, and/or having a high aesthetic/scenic quality.
Medium	Regional, Local	View or views experienced by the receptor that are identified or protected at local level e.g. identified in local planning policy or guidance. May also include views experienced by the receptors which are undesignated, but value perhaps expressed through non-official publications or its contribution to enjoyment of the significance of a heritage asset or public open space, or have some aesthetic quality.
Low	Local	The view or views experienced by the receptors is/are not related to designated, or non-designated, heritage assets, or a planning designation; and/or mentioned in guidebooks or on tourist maps; and/or referenced in art and literature. Typical or unremarkable view or views that contribute positively to the visual amenity experienced by the receptor.

The assessment of susceptibility of visual receptors is based on the approach set out in para 6.32 of GLVIA3, which states:

> '*the susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of:*
>
> - *The occupation or activity of people experiencing the view at particular locations: and,*
> - *The extent to which their attention or interest may therefore be focussed on the views and the visual amenity they experience at particular locations*'.

Judgements on the susceptibility of a visual receptor to change are broadly based on the descriptions of susceptibility set out in **Table 4**.

Table 4: Susceptibility to Change of Visual Receptors

Susceptibility	Description
High	Receptors for whom the view and visual amenity is of high importance to the experience or activity, including: people engaged in outdoor recreation whose attention or interest is likely to be focused on the townscape and on particular views e.g. waymarked walks through the townscape; and visitors to heritage assets or other attractions, where views of the surroundings are an important contributor to the experience.
Medium	Receptors for whom the view and visual amenity is of moderate importance to the experience or activity, including: travellers on most road or rail routes.
Low	Receptors for whom the view and visual amenity is of low importance to the experience or activity, including: people engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the townscape; and, people at their place of work whose attention may be focussed on their work, not on their surroundings, and where the setting is not important to the quality of working life.

A judgement on the overall sensitivity of each visual receptor (ranging from High to Negligible) is made. This is based on the combined evaluation of susceptibility and value attached to the receptor, together with informed professional judgement and guidance provided in GLVIA3. For example, a visual receptor that has a High Sensitivity is likely to have a High Value and a High Susceptibility to change, a visual receptor that has a Low Sensitivity is likely to have a Low Value and a Low Susceptibility to change.

Assessing Significance of Effect

Assessment of Townscape Effects
The assessment of townscape effects considers the sensitivity of the townscape receptor and the magnitude of change. The level of effect is then concluded as major, moderate, minor or negligible, and professional judgement is used to determine whether the effect is Significant.

Magnitude of Change on Townscape Receptors
The magnitude of change considers the size or scale, the geographical extent and the duration and reversibility of the change. Judgements on the magnitude of townscape effect are broadly based on the descriptions of magnitude set out in **Table 5**.

Consideration is also given to the type of effect in terms of whether it is Adverse, Beneficial or Neutral. GLVIA3 states that an informed professional judgement should be made about whether the landscape/townscape effects should be categorised as positive or negative (or in some cases neutral), with the criteria used in reaching this judgement clearly stated. Therefore, a judgement is made on the nature of the overall effect which is based on the following terms:

- **Adverse**: overall harm to townscape character/feature.
- **Beneficial:** overall improvement to townscape character/feature.
- **Neutral**: no overall harm or improvement to townscape character/feature (likely to be the result of a combination of both adverse and beneficial effects or very small changes).

Table 5: Defining Magnitude of Change – Townscape Receptors

Magnitude of Change	Definition
Large	Substantial change to all or most of the key characteristics of a townscape receptor and/or addition of major new elements and townscape features. Changes would substantially alter the character of a large area.
Medium	Partial change to some of the key characteristics of a townscape receptor and/or addition of new elements, which would be notable features. Changes would result in a large change to the character of a small area or a noticeable change to a larger area.
Small	Limited or localised change to common characteristics of a townscape receptor and/or addition of new elements or features in keeping with the existing character. Changes would result in a small change to the character of a large area or a noticeable change to a small area. Also includes temporary and/or reversible changes of larger scale or extent.
Negligible	No, or barely discernible, change to townscape receptor

Assessment of Visual Effects

The assessment of visual effects considers the sensitivity of the visual receptor and the magnitude of change. The level of effect is then concluded as major, moderate, minor or negligible and professional judgement is used to determine whether the effect is Significant.

Magnitude of Change on Visual Receptors

The magnitude of change considers the size or scale, the geographical extent and the duration and reversibility of the change. Judgements on the magnitude of visual effect are broadly based on the descriptions of magnitude set out in **Table 6**.

The assessment of the magnitude of change on visual receptors takes into account the following factors:

- type and relative numbers of people, and their occupation or activity.
- nature and characteristics of the location within the townscape and proximity to the Site.
- nature, composition and characteristics of the views (including directions).
- elements which may interrupt, filter or otherwise influence the views.
- seasonal changes in the view.

As per the townscape assessment, consideration is then given to the Type of Effect in terms of whether it is Adverse, Beneficial or Neutral as follows.

- **Adverse**: overall harm to the character and appearance of the view, and the viewing experience.

- **Beneficial:** overall improvement to the character and appearance of the view, and the viewing experience.

- **Neutral**[2]: no overall harm or improvement to the character and appearance of the view, and the viewing experience (likely to be the result of a combination of both adverse and beneficial effects or very small changes).

Table 6: Defining Magnitude of Change – Visual Receptors

Magnitude of Change	Definition
Large	Substantial change to the key characteristics of a view and/or addition of major new elements, which would be prominent features. Changes would substantially alter the character and appearance of the view experienced by the receptor.
Medium	Partial change to some of the key characteristics of the view and/or addition of new elements, which would be notable features. Changes would result in a large change to the character and appearance of a small part of the view or a noticeable change to a larger part of the view experienced by the receptor.
Small	Limited or localised change to a view and/or addition of new elements, which would be noticeable features but largely in keeping with the existing character and appearance of the view. Changes would result in a small change to the character and appearance of a large part of the view or a noticeable change to a small part of the view. Also includes temporary and/or reversible changes of larger scale or extent within the view experienced by the receptor.
Negligible	No, or barely discernible, change to the view experienced by the receptor.

Determining the Level of Effect

The level of effect is determined by combining the magnitude of change due to the Proposed Development and the evaluation of the sensitivity of the affected receptor. The level of effect is determined using professional judgement and **Table 7** is used as a tool to assist with this process. For each effect, a judgement is made on whether the effect is '*beneficial*' or '*adverse*' or 'neutral'.

Table 7: Matrix to Support Determining the Level of Effect

	Sensitivity

[2] GLVIA3 states at Para 5.37, p94 and p118 that an informed professional judgement should be made about whether the landscape or visual effects should be categorised as positive or negative (or in some cases neutral), with the criteria used in reaching this judgement clearly stated. Where neutral effects are identified in this Chapter, it is based on the following criteria: '*no overall harm or improvement to the landscape, view or visual amenity (likely to be the result of a combination of both adverse and beneficial effects or very small changes)*.'

		High	Medium	Low	Negligible
Magnitude of change	**Large**	Major	Moderate to Major	Minor to Moderate	Negligible
	Medium	Moderate to Major	Moderate	Minor	Negligible
	Small	Minor to Moderate	Minor	Negligible to Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

The following terms have been used to define the level of the effects identified and these can be 'beneficial' or 'adverse' or 'neutral':

- **Major effect:** where the Proposed Development is likely to cause a considerable change from the baseline conditions and the receptor has limited adaptability, tolerance or recoverability, or is of the highest sensitivity;

- **Moderate effect**: where the Proposed Development is likely to cause either a considerable change from the baseline conditions at a receptor, which has a degree of adaptability, tolerance or recoverability, or a less than considerable change at a receptor that has limited adaptability, tolerance or recoverability;

- **Minor effect**: where the Proposed Development is likely to cause a small, but noticeable change from the baseline conditions on a receptor, which has limited adaptability, tolerance or recoverability or is of the highest sensitivity; or where the Proposed Development is likely to cause a considerable change from the baseline conditions at a receptor, which can adapt, is tolerant of the change, or/and can recover from the change; and

- **Negligible**: where the Proposed Development is unlikely to cause a noticeable change at a receptor, despite its level of sensitivity, or there is a considerable change at a receptor, which is not sensitive to a change.

The duration of the effect has been assessed as either 'short-term', 'medium-term' or 'long-term'. Short-term is, up to 1 year, medium-term is, between 1 and 10 years and long-term is, greater than 10 years.

Determining Significance

For each effect, a statement has been made as to whether the level of effect is '**Significant**' or '**Not Significant**' for the purposes of this EIA. This determination has been based on professional judgement, as informed by relevant guidance/legislation where applicable.

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18 November 2025

Our reference: EIASCO/25/009

Dear Ms Patel

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 ("THE EIA REGULATIONS")

SCOPING REQUEST UNDER PART 4 REGULATION 15(1)

'WESTON HALLS AND PENDULUM HOTEL'("THE PROPOSED DEVELOPMENT")

SCOPING OPINION OF MANCHESTER CITY COUNCIL PURSUANT TO REGULATION 15

Thank you for your request dated 30 September 2025 for a Scoping Opinion at the above site.

In coming to a formal opinion on the scope of the Environmental Statement ("ES"), Manchester City Council, as Local Planning Authority, has considered the supporting information contained within your *'Environmental Impact Assessment (EIA) Scoping Report'* prepared by yourselves, on behalf of the Applicant iQ Student Accommodation, and the comments from statutory consultees.

I have now had a chance to consider your scoping request and I outline my response below.

The Proposed Development is considered an EIA development as it falls within the description and thresholds in Schedule 2 10(b) of the EIA Regulations as an 'Infrastructure Project - Urban Development Project' which has the potential to have significant effects on the environment. In accordance with Schedule 2, Categories 10(b) (urban development projects) of the EIA Regulations and owing to the location, scale and nature and of the Proposed Development, I

note that you recognise the need for an EIA and have therefore submitted the Scoping Report for consideration to the City Council, as Local Planning Authority.

Before adopting a Scoping Opinion the City Council, as Local Planning Authority, must take into account the information specified in Regulation 15(6) of the EIA Regulations.

(a) any information provided by the applicant about the proposed development;

(b) the specific characteristics of the particular development;

(c) the specific characteristics of development of the type concerned; and

(d) the environmental features likely to be significantly affected by the development.

This Scoping Opinion sets out the information that the City Council, as Local Planning Authority, considers should be included in the ES that will be submitted with the subsequent planning application made in respect of the Proposed Development.

In formulating this Scoping Opinion the City Council, as Local Planning Authority, has taken account of, the requirements of the EIA Regulations, the nature and scale of the Proposed Development, the nature of the receiving environment, current best practice in the preparation of environmental statements, and the views expressed by the organisations and bodies that responded to the consultation.

This Scoping Opinion should not be construed as implying that the City Council, as Local Planning Authority, agrees with the conclusions set out in the Scoping Request regrading impacts of the proposal. This Scoping Opinion is without prejudice to any decisions subsequently taken in respect of any planning application submitted in respect of the Proposed Development.

Your report of September 2025 sets out the proposed chapters that the ES will cover, and the disciplines which you believe should be scoped in and out of the EIA.

These are as follows:

Scoped In

- Socio-Economics and Human Health;
- Built Heritage;
- Townscape and Visual;
- Wind Microclimate;
- Daylight, Sunlight and Overshadowing;
- Solar Glare; and
- Climate Change.

Scoped out

- Archaeology;

- Transport;
- Air Quality;
- Noise and Vibration;
- Water Environment;
- Ground Conditions and Contamination;
- Biodiversity;
- Lighting;
- Major Accidents and/or Disasters; and
- Waste.

Below is a consideration of the Scoping Report for the Proposed Development and comments on the approach which you have outlined.

CONSULTATIONS

Regulation 15 (4) of the EIA Regulations require the City Council, as Local Planning Authority, to consult consultation bodies prior to adopting a Scoping Opinion.

Having regard to Regulation 2 of the EIA Regulations, the following consultees were consulted who have specific environmental responsibilities and which the City Council, as Local Planning Authority, considers are likely to have an interest in the development proposal.

- Natural England;
- Environment Agency;
- Greater Manchester Ecology Unit (GMEU);
- Greater Manchester Archaeology Advisory Service (GMAAS);
- Transport for Greater Manchester (TfGM);
- United Utilities;
- City Council Highway Services;
- City Council Environmental Health;
- City Council Flood Risk Management;
- City Council Arborist;
- City Council works and skills;
- Aerodrome Safeguarding;
- Design for Security at Greater Manchester Police.

All responses of the consultees contacted by the City Council, as Local Planning Authority, during the EIA scoping process are appended to this letter.

You are strongly recommended to consult further with consultees as appropriate throughout the EIA process as the development proposal evolves. It is thereby recommended all consultee responses are reviewed by you and the applicant in full.

Any subsequent ES submitted with a planning application should reflect the points raised by the consultation bodies where this reflects the requirements of the Regulations. It is recommended that the ES summarises the scoping responses from the consultation bodies and how they are, or are not, addressed in this regard. Any consultation responses received after the date of this letter, that have not been taken into account within this Scoping Opinion, will be forwarded to you and should be given due consideration in the planning application and EIA process.

CONTEXT

The site is bounded by Charles Street to the north; a hotel and a ground-level parking lot to the west; Drover Lane, and Faraday Tower and George Begg Building (both buildings associated with The University of Manchester (hereafter referred to as 'UoM')) to the south; and Sackville Street to the east.

To the north of the Site beyond Charles Street is a multi-storey car park ('Charles Street Multi-Storey Car Park') which separates the Site from the Manchester Oxford Road, Manchester Piccadilly railway line, residential apartments and the wider City Centre. A bus stop is located along Charles Street, with services to West Didsbury and the Manchester Royal Infirmary.

To the west, beyond the hotel and ground-level parking, lie Princess Street (A34), further PBSA premise, commercial buildings, and the River Medlock. Another bus stop is also located along Princess Street (A34), with regular services through the City Centre and to East Didsbury.

To the south of the Site are educational facilities associated with UoM, including the George Begg Building and John Garside Building. The A57 motorway (Mancunian Way Ring Road) is located approximately 160m south.

Further educational facilities associated with UoM such as Pariser Building, The Masdar Building and Renold Building are located further to the east of the Site across Sackville Street.

The site currently comprises Weston Hall, an existing, operational student accommodation development of approximately 500 beds and Pendulum Hotel, a hotel with 117 rooms and a conference centre.

The site has no on-site parking or vehicular access.

SENSITIVE RECEPTORS

The development site is located within the Greater Manchester Combined Air Quality Management Area (AQMA).

The site is not within, nor does it contain, any ecological designations including sites of specific interest (SSSI), sites of biological importance (SB1) or special protection areas (SPA).

The site is located in Flood Zones 1. The site is also situated within the Manchester, Salford and Trafford Critical Drainage Area (CDA).

The development site is not located within a Conservation Area and the site does not contain any listed buildings. There are listed buildings close to the development site.

PROPOSED DEVELOPMENT

I note from your Scoping Report that the Proposed Development is based on a number of parameters which are evolving as part of the design process. Should these parameters change, then a further scoping assessment should be undertaken if the scope of the ES needs to reflect this.

The Proposed Development would consist of the following works:

- Phased demolition of existing Weston Halls and Pendulum Hotel (Phase A and Phase B).
- Provision of 2,700 purpose built student accommodation units (Use Class Sui Generis) and associated amenity facilities, including cycles stores Up to 615m2 of retail (including associated plant and back of house provision) (Use Class E);
- Provision of buildings up to 50 storeys (up to 191.850m AOD);
- The development is split into two phases, each with a tower and adjoining lower-level buildings;
    - The Phase A tower, which will be up to 50-storeys, will be located to the south-east side of the site. Lower-level buildings will also be provided as part of Phase A adjacent to Charles Street and Sackville Street (anticipated to range from 9 – 18 storeys).
    - The Phase B tower will be up to 33-storeys in height and located in the north-west corner of the Site. Lower-level buildings will also be provided as part of Phase B adjacent to Charles Street (anticipated to range from 9 – 25 storeys).
- There will be no provision for parking on-site.
- New landscaping would be proposed.

ASSESSMENT OF THE SCOPING REPORT

I can confirm that the approach outlined within the Scoping Report is considered to be generally acceptable, appropriate and proportionate. This is also reflected in the nature of the consultation responses.

You should note the specific points I have made below within the specific discipline areas which reflect the comments of the consultees and those of the City Council, as Local Planning Authority. These matters should also be included and addressed within the relevant chapters of ES.

Discussion of alternatives

Paragraph (3)(d) of Regulation 18, and paragraph 2 of Schedule 4 of the EIA Regulations, require that environmental statements include discussion description of the reasonable alternatives to the Proposed Development and an indication of the main reasons for the option chosen, that have been considered by the applicant.

I note within section 3 of your Scoping Request that you intend to provide a discussion on alternatives within the ES. This will focus on alternatives considered and project design evolution.

Presentation and content of the Environmental Statement

The purpose of an ES is to enable significant environmental impacts of a proposed development to be fully considered before an application for planning consent is determined.

The ES provides environmental information to aid the decision making process. The ES should be laid out clearly, with minimum use of technical terms (where appropriate) and should provide an objective and realistic description of the likely significant impacts of the proposed development.

The information should be presented so as to be comprehensible to the specialist and non-specialist alike. The ES should be concise with supporting technical information placed in appendices

Mitigation

Paragraph 7 of Schedule 4 of the EIA Regulations states that mitigation measures may fall into a range of categories namely:

- avoidance of impacts;
- reduction in the magnitude of impacts; or
- compensation for losses incurred through unavoidable impacts;

These should be identified as such in the technical chapters of the ES.

Mitigation measures should not be developed in isolation, as they may relate to more than one aspect of the environment (e.g. mitigation to address issues of landscaping, surface water management, air quality and biodiversity).

The ES should set out the mitigation measures required to prevent, reduce and where possible offset any significant adverse effects. The ES should also identify any residual effects that could be expected to persist even with mitigation in place.

The anticipated effectiveness of any mitigation measures proposed should be addressed within the ES. Only mitigation measures that can be shown to be deliverable (i.e. technically and financially viable), and for which the applicant can deliver and implement as part of any planning permission granted, should be taken into account as part of the assessment.

It is further recommended that a section is included in the ES in which the mitigation measures proposed across all the technical chapters are collated and presented as an integrated package.

It is considered best practice to outline in the ES, the structure of the environmental management and monitoring plan.

Cumulative effects

The committed developments summarised in section 14 of your Scoping Report appears to be acceptable.

Cross references and summarising of the findings

All specialist chapters should be cross-referenced to other relevant disciplines (for example traffic impacts on air quality). Consideration of the potential for interactions between the different aspects of the environment is essential to the production of a robust assessment.

The ES should not be a collection of separate specialist chapters, but a comprehensive assessment of the environmental impacts of the proposed components of the wider scheme, and should account for how the identified impacts could be mitigated or avoided, or how suitable compensation could be provided to offset those effects.

In accordance with the requirements of paragraph 6 of Schedule 4 of the EIA Regulations, each technical chapter should include a description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of any difficulties (e.g. technical deficiencies, lack of know-how, etc.) encountered by the applicant during the preparation of the ES and the main uncertainties involved.

ENVIRONMENTAL MATTERS TO BE SCOPED OUT OF THE ES

The City Council comments as follows, based on the information provided, on the matters proposed to be scoped out of the ES.

- Archaeology;
- Transport;
- Air Quality;

- Noise and Vibration;
- Water Environment;
- Ground Conditions and Contamination;
- Biodiversity;
- Lighting;
- Major Accidents and/or Disasters; and
- Waste.

Archaeology

Archaeology can be scoped out of the EIA. The planning application should be supported by a suitable desk based assessment.

Transport

Transport can be copied out of the EIA. The planning application should be supported by a Transport Assessment. This should include a multi-modal trip assessment.

A comprehensive review of the existing accessibility provision in the vicinity of the site for all pedestrians including those with disabilities including walking distances and pedestrian desire lines, pedestrian environment (including footway condition and widths) and pedestrian safety and security should be considered.

An audit of the footways in the vicinity of the development should also be undertaken and improvements identified.

A comprehensive review of the cycling infrastructure in the vicinity of the proposed development should also be undertaken. This should include an assessment of the connectivity of the site with existing cycle routes. The quality and condition of existing infrastructure, cyclist safety and security should also be considered. The catchment area for cycling, walking and public transport should be captured in maps.

The quality of the routes for pedestrians and cyclists should be described and this should include a description of any signing for cycle routes as appropriate.

The TA should provide a review of existing public transport services (including service frequency and location of nearest stations/stops), with a view to supporting improvements to existing public transport services as required, in particular, assess the quality of the surrounding bus infrastructure i.e. upgrade to shelters etc.

The TA should include a plan clearly showing details of the proposed pedestrian and cycle access points serving the site and linkages into the surrounding area. Connectivity with local public transport networks should be highlighted.

The applicant should consider measures to encourage access by sustainable modes. Possible measures include but are not limited to the provision of pedestrian crossings, cycleways, cycle parking, new/improved footway ensuring that there are linkages into existing cycle and pedestrian facilities, as well as upgrades to existing bus stops (where appropriate).

TfGM would suggest that a pedestrian survey is carried out in the vicinity of the site, as per guidance https://www.livingstreets.org.uk/media/1434/street-review-guidance-for-web.pdf and included as part of the TA.

It should be highlighted that LTN/120 has been introduced by the DfT and this has changed the requirements for the design of cycling provision.

You should also note the comments made in full by Highway Services which are appended to this letter.

Air Quality

Air Quality should be scoped into the EIA. This is a major development and there is likely to be significant environmental impacts which would arise from the construction phase which should be considered by the EIA.

Noise and Vibration

Noise and Vibration should be scoped into the EIA. This is a major development and there is likely to be significant environmental impacts which would arise from the construction phase which should be considered by the EIA.

Water Environment

Water environment can be scoped out of the EIA. The planning application should be supported by a suitable assessment including assessment on ground water.

Ground Conditions and Contamination

Ground Conditions and contamination can be scoped out of the EIA. The planning application should be supported by a suitable assessment including assessment on ground water.

Biodiversity

Biodiversity can be scoped out of the EIA. The planning application should be supported by a suitable biodiversity assessment.

Lighting

Lighting can be scoped out of the EIA. The planning application should be supported by a suitable assessment.

Major Accidents and/or Disasters

Major Accidents and/or disasters can be scoped out of the EIA. The planning application should be supported by a suitable assessment.

Waste

Waste can be scoped out of the EIA. The planning application should be supported by a suitable assessment

Summary

I agree that the matters you have identified to be scoped out of the ES are appropriate with the exception of noise and vibrations and air quality.

The planning application must be supported by appropriate documentation, including any mitigation, to minimise any effects as a result of the Proposed Development from the matters capable of being scoped out. The City Council reserves the right to re-consider this position following a more detailed consideration of the reports which will accompany the planning application.

ENVIRONMENTAL STATEMENT CHAPTERS - SPECIFIC COMMENTS ON THE TECHNICAL CONTENTS

The ES should be proportionate in its consideration of the aspects of the environment listed under Paragraph 2 of Regulation 4 of the EIA Regulations. Those aspects of the environment that are subject to the most significant impacts from the Proposed Development should be the primary focus of the ES.

Your Scoping Report advises that the ES will cover the following topic areas.

- Socio-Economics and Human Health;
- Built Heritage;
- Townscape and Visual;
- Wind Microclimate;
- Daylight, Sunlight and Overshadowing;
- Solar Glare; and
- Climate Change.

As highlighted above, you should also include Air Quality and Noise and Vibration within relevant chapters within the ES.

Socio-Economics and Human Health

The comments within your Scoping Report are noted and are acceptable in terms of their consideration in the ES.

Built Heritage

The comments within your Scoping Report are noted and are acceptable in terms of their consideration in the ES.

Townscape and Visual

The comments within your Scoping Report are noted and are acceptable in terms of their consideration in the ES.

Wind Microclimate

The comments within your Scoping Report are noted and are acceptable in terms of their consideration in the ES

Daylight, Sunlight and Overshadowing

The comments within your Scoping Report are noted and are acceptable in terms of their consideration in the ES

Solar Glare

The comments within your Scoping Report are noted and are acceptable in terms of their consideration in the ES

Climate Change

The comments within your Scoping Report are noted and are acceptable in terms of their consideration in the ES

FURTHER INFORMATION

The City Council, as Local Planning Authority, has undertaken a thorough consideration of the information contained within your Scoping Report together with providing comments from relevant statutory consultees. The issuing of this Scoping Opinion does not preclude the City Council, as Local Planning Authority, from requesting further information at a later stage as the development proposals evolve or whilst a future planning application is being formally considered.

I trust this information is of some assistance to you. Should you require anything further please do not hesitate to contact myself or Jennifer Atkinson.

Yours sincerely

David Roscoe

Dave Roscoe

Deputy Director of Planning

Outlook

CONSULTATION RESPONSE: EIASCO/25/009

From Safeguarding MAN [redacted]
Date Tue 21/10/2025 13:17
To Jennifer Atkinson [redacted]

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Request for Scoping opinion under Part 4, Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)

Weston Halls & Pendulum Hotel Sackville Street Manchester M1 3BB

Our Ref.: 2025-540

Dear Jennifer,

Thank you for consulting with the aerodrome safeguarding authority for Manchester Airport on the SO request for the EIA for development at Weston Halls & Pendulum Hotel Sackville Street Manchester M1 3BB.

Following review of the information available and in light of NATS Safeguarding response to this consultation dated 3 October 2025 detailing the potential impact upon the NATS M10 RADAR located at Manchester Airport, we conclude that it would be appropriate for a development of this scale at this location to be subject of an aeronautical assessment to determine the impact upon aviation and identify what mitigation measures, if any, are required to ensure the safety of aircraft.

It is important that any conditions or advice in this response are applied to a planning approval. Where a Planning Authority proposes to grant permission against the advice of Manchester Airport, or not attach conditions which Manchester Airport has advised, it shall notify Manchester Airport, and the Civil Aviation Authority as specified in the Town & Country Planning (Safeguarded Aerodromes, Technical Sites and Military Explosive Storage Areas) Direction 2002.
Sincerely,

MAG Group Aerodrome Safeguarding Team
Stansted Airport | East Midlands Airport | Manchester Airport
MAG, 3rd Floor, Olympic House, Manchester Airport, M90 1QX

Aerodrome Safeguarding | Manchester Airport
www.magairports.com

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For more information about the MAG Group please visit; http://www.magworld.co.uk

Our main operating entities are MAG Airport Limited, a private limited company, registered in England under Company Number 11748654, with the Registered Office at 6th Floor, Olympic House, Manchester Airport, Manchester, United Kingdom, M90 1QX; Manchester Airport PLC, a public limited company, registered in England under Company Number 01960988, with the Registered Office at Manchester, Professional Services Limited, PO BOX 532, Town Hall, Manchester, M60 2LA; Stansted Airport Limited, is a private limited company, registered in England under Company Number 01990920, with the Registered Office at Enterprise House, Stansted Airport, Bassingbourn Road, Essex CM24 1QW; East Midlands International Airport Limited, a private limited company, registered in England under Company Number 02078271, with the Registered Office at East Midlands Airport, Pathfinder House, Castle Donington, Derby, East Midlands, DE74 2SA; Manchester Airport Group US Holdings Inc, 101 N Wacker Dr STE 101A, Chicago, IL 60606.

C2 - Internal

Outlook

EIASCO/25/009

From [redacted]
Date Thu 09/10/2025 15:53
To Jennifer Atkinson [redacted]

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Good afternoon Jennifer

Request for Scoping opinion under Part 4, Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)
Weston Halls & Pendulum Hotel, Sackville Street, Manchester

Thank you for seeking the views of Greater Manchester Police Design for security on this matter.
In accordance with the regulations, the inclusion of a section within an EIA that analyses the existing crime environment, the effects of a development on existing crime patterns and perceptions of crime, and how crime patterns might alter in a neighbourhood should a development proceed seems appropriate. As an alternative, we respectfully recommend that a Crime Impact Statement be a required document to form part of the planning submission. We support either approach.
In this instance, one of the agents acting for the prospective developer has made contact with Design for Security and is in the process of commissioning a Crime Impact Statement to support a future planning application for the development of the site in question.

Kind regards

[redacted]
Consultant

for Greater Manchester Police| Crime Prevention Team
designforsecurity - Local Policing and Criminal Justice Branch
4th Floor, Greater Manchester Police HQ, Northampton Road, Central Park, Manchester, M40 5BP
T: [redacted] E: [redacted] www.designforsecurity.org

Postal Address: Design for Security, Greater Manchester Police, Openshaw Complex, Lawton Street, Openshaw, Manchester M11 2NS

You can access many of our services online at gmp.police.uk.

For emergencies only call 999, or 101 if it's a less urgent matter.

You can also connect with us on:

- Facebook: www.facebook.com/GtrManchesterPolice
  Twitter: www.twitter.com/gmpolice
  Instagram: www.instagram.com/gtrmanchesterpolice
  Flickr: www.flickr.com/gmpolice1
  YouTube: www.youtube.com/gmpolice
  Pinterest: www.pinterest.co.uk/gmpolice

To find out what is happening in your area, visit www.gmp.police.uk/a/your-area where you will be able to follow local social media accounts.

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Thank you for your co-operation.

Manchester City Council
Town Hall Albert Square
Manchester
Lancashire
M2 5DB

Our ref: SO/2025/125285/01
Your ref: EIASCO/25/009

Date: 15 October 2025

Dear Jennifer Atkinson,

Request for Scoping opinion under Part 4, Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)

Weston Halls & Pendulum Hotel Sackville Street Manchester M1 3BB

Thank you for consulting us on the above Environmental Impact Assessment (EIA) scoping opinion request, on 1 October 2025.

Environment Agency position

We have reviewed the submitted Scoping report. The following comments, made in respect of the contamination risks, will help ensure that the environmental statement addresses the key environmental issues within our remit for this proposed development.

This development site appears to have been the subject of past industrial activity which poses an unacceptable risk of pollution to controlled waters.

However, we are unable to provide site-specific advice relating to land contamination as we have recently revised our priorities so that we can focus on:

- Protecting and improving the groundwater that supports existing drinking water supplies
- Groundwater within important aquifers for future supply of drinking water or other environmental use.

We recommend that you refer to our published 'Land contamination risk management (LCRM) - GOV.UK' which outlines the approach which should be adopted when managing this site's risks to the water environment .

We also advise that you consult with your Environmental Health/Environmental Protection Department for advice on generic aspects of land contamination management. Where planning controls are considered necessary, we recommend that the environmental protection of controlled waters is considered alongside any human health protection requirements. This approach is supported by paragraph 187 of the National Planning Policy Framework.

Our advice and comments are based on the information available to us at the time of the EIA scoping opinion request. In regard to any further enquiries and/or information submitted relating to the proposed development, our position may change if there have been changes to environmental risk, evidence or legislation and/or to planning policy and guidance.

Yours sincerely,

[redacted]
Sustainable Places Advisor
SPPlanning.RFH@environment-agency.gov.uk

End

Manchester City Council
Town Hall Albert Square
Manchester
Lancashire
M2 5DB

Our ref: SO/2025/125285/01
Your ref: EIASCO/25/009

Date: 15 October 2025

Dear Jennifer Atkinson,

Request for Scoping opinion under Part 4, Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)

Weston Halls & Pendulum Hotel Sackville Street Manchester M1 3BB

Thank you for consulting us on the above Environmental Impact Assessment (EIA) scoping opinion request, on 1 October 2025.

Environment Agency position

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- Protecting and improving the groundwater that supports existing drinking water supplies
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We also advise that you consult with your Environmental Health/Environmental Protection Department for advice on generic aspects of land contamination management. Where planning controls are considered necessary, we recommend that the environmental protection of controlled waters is considered alongside any human health protection requirements. This approach is supported by paragraph 187 of the National Planning Policy Framework.

Our advice and comments are based on the information available to us at the time of the EIA scoping opinion request. In regard to any further enquiries and/or information submitted relating to the proposed development, our position may change if there have been changes to environmental risk, evidence or legislation and/or to planning policy and guidance.

Yours sincerely,

[redacted]
Sustainable Places Advisor
SPPlanning.RFH@environment-agency.gov.uk

End

Outlook

EIASCO/25/009

From [redacted]
Date Fri 17/10/2025 08:35
To Jennifer Atkinson [redacted]
Cc Planning [redacted]

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Hi Jennifer,

Thank you for consulting the GMEU for the scoping opinion at Weston Halls & Pendulum Hotel, Sackville Street, Manchester (EIASCO/25/009).

I have reviewed the Environmental Impact Assessment (EIA) Scoping Report (Turley, September 2025) submitted and I would agree that biodiversity/ecology can be scoped out of any EIA that may be required.

As per the report, potential ecological constraints onsite would mainly be restricted to bats (potentially roosting in the buildings) and nesting birds. Biodiversity Net Gain (BNG) would also apply to a full planning application on this site if existing vegetation/trees are to be removed. The ecological aspects can be dealt with through provision of an Ecological Appraisal and BNG assessment/statement as opposed to EIA.

Kind regards,

[redacted]
Ecologist

Greater Manchester Ecology Unit
Tameside MBC, Dukinfield Town Hall
King Street, Dukinfield,
Tameside, SK16 4LA

[redacted]

Greater Manchester Ecology Unit

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Historic England

Ms Jennifer Atkinson
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Direct Dial: [redacted]

Our ref: PL00800079

21 October 2025

Dear Ms Atkinson

Re: Request for Scoping opinion | EIASCO/25/009 | Weston Halls & Pendulum Hotel Sackville Street Manchester M1 3BB

Thank you for you consultation to Historic England on 1 October 2025 requesting a Scoping Opinion for the above proposed development site.

We have reviewed the EIA Scoping Report (Turley, Sept. 2025) and assocated plans and agree with the proposed scope of assessment that has been set out. Our only comment is that we would like to see an additional viewpoint included - at the entrance to Oxford Road Station at the top of the slope in order to assess the view towards the site with the Former Refuge Assurance Company Offices (grade II* listed building) in the foreground.

Yours sincerely,

[redacted]
Inspector of Historic Buildings and Areas
[redacted]

Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.

Outlook

Fw: EIASCO/25/009 - Weston Halls & Pendulum Hotel Sackville Street Manchester M1 3BB [SG40243]

From Planning [redacted]
Date Fri 03/10/2025 18:26
To Jennifer Atkinson [redacted]

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: NATS Safeguarding [redacted]
Sent: 03 October 2025 16:04
To: Planning [redacted]
Cc: NATS Safeguarding [redacted]
Subject: EIASCO/25/009 - Weston Halls & Pendulum Hotel Sackville Street Manchester M1 3BB [SG40243]

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Dear Sirs,

thank you for your consultation on the EIA for a198mAOD building at Sackville St, Manchester. NATS always welcomes early engagement from Local authorities and developers.

From a preliminary look, based on the reduced information provided in the EIA consultation, this proposal is of a scale where an impact cannot be ruled out on the NATS M10 radar. This radar, owned and operated by NATS is located at Manchester airport and provides a service to various aviation stakeholders including Manchester airport itself. The height of the building, the terrain profile and relatively clear line of site back to the radar means that radar reflections may occur, causing false aircraft to appear on Air Traffic Control displays. NATS has previously raised concerns with the LPA in other areas of the City, but this high rise is relatively isolated and doesn't appear to benefit from any obvious shielding.

In order to assess the detail, NATS can either wait for a formal planning application to be submitted to the LPA, at which time it will undertake the assessment for free; OR an advance assessment, (including a possible indication of mitigation/conditional consent) can be undertaken for a fee of £1250+VAT. This normally takes 4-6 weeks but depending on workload can often be provided in a shorter timeframe. Any documentation and findings are treated in confidence.

Should the Applicant wish to undertake the assessment, this can be done using our portal.
https://www.nats.aero/services/information/preplanning-assessment-buildings-structures/

We also advise the Applicant to engage with Manchester airport so that their requirements can likewise be identified at an early stage. I trust this information is of use to the LPA and to the Applicant, but should there be any further queries, do not

hesitate to contact us.

Regards

[redacted]

NATS Safeguarding Office

[redacted]

ATC Systems Safeguarding Engineer

D: [redacted]

E: [redacted]

4000 Parkway, Whiteley,
Fareham, Hants PO15 7FL

www.nats.co.uk

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Date: 08 October 2025
Our ref: 529110
Your ref: EIASCO/25/009

Consultations
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 900

Manchester City Council

BY EMAIL ONLY
[redacted]

Dear Jennifer Atkinson,

Environmental Impact Assessment Scoping consultation (Regulation 15 (4) of the Town and Country Planning EIA Regulations 2017): Request for Scoping opinion under Part 4, Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)
Location: Weston Halls & Pendulum Hotel Sackville Street Manchester M1 3BB

Thank you for seeking our advice on the scope of the Environmental Statement (ES) in the consultation dated 01 October 2025, received on 01 October 2025.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

A robust assessment of environmental impacts and opportunities based on relevant and up to date environmental information should be undertaken prior to a decision on whether to grant planning permission. Annex A to this letter provides Natural England's advice on the scope of the Environmental Impact Assessment (EIA) for the proposed development.

Further guidance is set out in Planning Practice Guidance on environmental assessment, natural environment and climate change.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again.

Please note that Natural England must be consulted on Environmental Statements.

Please send any new consultations or further information on this consultation to
[redacted]

Yours sincerely

[redacted]
Consultations Team

Annex A – Natural England Advice on EIA Scoping

General Principles

Schedule 4 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, sets out the information that should be included in an Environmental Statement (ES) to assess impacts on the natural environment. This includes:

- A description of the development – including physical characteristics and the full land use requirements of the site during construction and operational phases
- Expected residues and emissions (water, air and soil pollution, noise, vibration, light, heat, radiation etc.) resulting from the operation of the proposed development
- An assessment of alternatives and clear reasoning as to why the preferred option has been chosen
- A description of the aspects of the environment likely to be significantly affected by the development including biodiversity (for example fauna and flora), land, including land take, soil, water, air, climate (for example greenhouse gas emissions, impacts relevant to adaptation, cultural heritage and landscape and the interrelationship between the above factors
- A description of the likely significant effects of the development on the environment – this should cover direct effects but also any indirect, secondary, cumulative, short, medium, and long term, permanent and temporary, positive, and negative effects. Effects should relate to the existence of the development, the use of natural resources (in particular land, soil, water and biodiversity) and the emissions from pollutants. This should also include a description of the forecasting methods to predict the likely effects on the environment
- A description of the measures envisaged to prevent, reduce and where possible offset any significant adverse effects on the environment
- A non-technical summary of the information
- An indication of any difficulties (technical deficiencies or lack of know-how) encountered by the applicant in compiling the required information

Further guidance is set out in Planning Practice Guidance on environmental assessment and natural environment.

Cumulative and in-combination effects

The ES should fully consider the implications of the whole development proposal. This should include an assessment of all supporting infrastructure.

An impact assessment should identify, describe, and evaluate the effects that are likely to result from the project in combination with other projects and activities that are being, have been or will be carried out. The following types of projects should be included in such an assessment (subject to available information):

a. existing completed projects;
b. approved but uncompleted projects;
c. ongoing activities;
d. plans or projects for which an application has been made and which are under consideration by the consenting authorities; and
e. plans and projects which are reasonably foreseeable, i.e. projects for which an application has not yet been submitted, but which are likely to progress before completion of the development and for which sufficient information is available to assess the likelihood of cumulative and in-combination effects.

Environmental data

Natural England is required to make available information it holds where requested to do so. National datasets held by Natural England are available at http://www.naturalengland.org.uk/publications/data/default.aspx.

Detailed information on the natural environment is available at www.magic.gov.uk.

Natural England's SSSI Impact Risk Zones are a GIS dataset which can be used to help identify the potential for the development to impact on a SSSI. The dataset and user guidance can be accessed from the Natural England Open Data Geoportal.

Natural England does not hold local information on local sites, local landscape character, priority habitats and species or protected species. Local environmental data should be obtained from the appropriate local bodies. This may include the local environmental records centre, the local wildlife trust, local geo-conservation group or other recording society.

Biodiversity and Geodiversity

General principles

The National Planning Policy Framework (paragraphs 192-196) sets out how to take account of biodiversity and geodiversity interests in planning decisions. Further guidance is set out in Planning Practice Guidance on the natural environment.

The potential impact of the proposal upon sites and features of nature conservation interest and opportunities for nature recovery and biodiversity net gain should be included in the assessment.

Ecological Impact Assessment (EcIA) is the process of identifying, quantifying, and evaluating the potential impacts of defined actions on ecosystems or their components. EcIA may be carried out as part of the EIA process or to support other forms of environmental assessment or appraisal. Guidelines have been developed by the Chartered Institute of Ecology and Environmental Management (CIEEM).

Local planning authorities have a duty to conserve and enhance biodiversity as part of their decision making. Conserving biodiversity can include habitat restoration or enhancement. Further information is available here.

Designated nature conservation sites

The proposal is unlikely to adversely impact any European or internationally designated nature conservation sites (including 'habitats sites' under the NPPF) or nationally designated sites (Sites of Special Scientific Interest, National Nature Reserves or Marine Conservation Zones).

Regionally and Locally Important Sites

The ES should consider any impacts upon local wildlife and geological sites, including local nature reserves. Local Sites are identified by the local wildlife trust, geoconservation group or other local group and protected under the NPPF (paragraph 192 and 193). The ES should set out proposals for mitigation of any impacts and if appropriate, compensation measures and opportunities for enhancement and improving connectivity with wider ecological networks. Contact the relevant local body for further information.

Protected Species

The conservation of species protected under the Wildlife and Countryside Act 1981 and the

Conservation of Habitats and Species Regulations 2017
is explained in Part IV and Annex A of Government Circular 06/2005 *Biodiversity and Geological Conservation: Statutory Obligations and their Impact within the Planning System.*

The ES should assess the impact of all phases of the proposal on protected species (including, for example, great crested newts, reptiles, birds, water voles, badgers and bats). Natural England does not hold comprehensive information regarding the locations of species protected by law. Records of protected species should be obtained from appropriate local biological record centres, nature conservation organisations and local groups. Consideration should be given to the wider context of the site, for example in terms of habitat linkages and protected species populations in the wider area.

The area likely to be affected by the development should be thoroughly surveyed by competent ecologists at appropriate times of year for relevant species and the survey results, impact assessments and appropriate accompanying mitigation strategies included as part of the ES. Surveys should always be carried out in optimal survey time periods and to current guidance by suitably qualified and, where necessary, licensed, consultants.

Natural England has adopted standing advice for protected species, which includes guidance on survey and mitigation measures. A separate protected species licence from Natural England or Defra may also be required.

District Level Licensing for Great Crested Newts

District level licensing (DLL) is a type of strategic mitigation licence for great crested newts (GCN) granted in certain areas at a local authority or wider scale. A DLL scheme for GCN may be in place at the location of the development site. If a DLL scheme is in place, developers can make a financial contribution to strategic, off-site habitat compensation instead of applying for a separate licence or carrying out individual detailed surveys. By demonstrating that DLL will be used, impacts on GCN can be scoped out of detailed assessment in the Environmental Statement.

Priority Habitats and Species

Priority Habitats and Species are of particular importance for nature conservation and included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. Lists of priority habitats and species can be found here. Natural England does not routinely hold species data. Such data should be collected when impacts on priority habitats or species are considered likely.

Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land. Sites can be checked against the (draft) national Open Mosaic Habitat (OMH) inventory published by Natural England and freely available to download. Further information is also available here.

An appropriate level habitat survey should be carried out on the site, to identify any important habitats present. In addition, ornithological, botanical, and invertebrate surveys should be carried out at appropriate times in the year, to establish whether any scarce or priority species are present.

The Environmental Statement should include details of:

- Any historical data for the site affected by the proposal (e.g. from previous surveys)
- Additional surveys carried out as part of this proposal
- The habitats and species present
- The status of these habitats and species (e.g. whether priority species or habitat)
- The direct and indirect effects of the development upon those habitats and species
- Full details of any mitigation or compensation measures

- Opportunities for biodiversity net gain or other environmental enhancement

Ancient Woodland, ancient and veteran trees

The ES should assess the impacts of the proposal on any ancient woodland, ancient and veteran trees, and the scope to avoid and mitigate for adverse impacts. It should also consider opportunities for enhancement.

Natural England maintains the Ancient Woodland Inventory which can help identify ancient woodland. The wood pasture and parkland inventory sets out information on wood pasture and parkland.

The ancient tree inventory provides information on the location of ancient and veteran trees.

Natural England and the Forestry Commission have prepared standing advice on ancient woodland, ancient and veteran trees.

Biodiversity net gain

Paragraph 193 of the NPPF states that decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

Biodiversity Net Gain is additional to statutory requirements relating to designated nature conservation sites and protected species.

Proposals for mandatory biodiversity net gain should be in line with the Environment Act 2021 and supporting regulations. Further information on biodiversity net gain, including draft Planning Practice Guidance, can be found here

The statutory biodiversity metric, together with ecological advice, should be used to calculate the change in biodiversity resulting from proposed development and demonstrate how proposals can achieve a net gain.
The metric should be used to:
• assess or audit the biodiversity unit value of land within the application area
• calculate the losses and gains in biodiversity unit value resulting from proposed development
• demonstrate that the required percentage biodiversity net gain will be achieved

Biodiversity Net Gain outcomes can be achieved on site, off-site or through a combination of both. On-site provision should be considered first. Delivery should create or enhance habitats of equal or higher value. When delivering net gain, opportunities should be sought to link delivery to relevant plans or strategies e.g. Green Infrastructure Strategies or Local Nature Recovery Strategies.

Opportunities for wider environmental gains should also be considered.

Landscape and visual impacts

The environmental assessment should refer to the relevant National Character Areas. Character area profiles set out descriptions of each landscape area and statements of environmental opportunity.

The ES should include a full assessment of the potential impacts of the development on local landscape character using landscape assessment methodologies. We encourage the use of Landscape Character Assessment (LCA), based on the good practice guidelines produced jointly by the Landscape Institute and Institute of Environmental Assessment in 2013. LCA provides a sound basis for guiding, informing, and understanding the ability of any location to accommodate change

and to make positive proposals for conserving, enhancing or regenerating character.

A landscape and visual impact assessment should also be carried out for the proposed development and surrounding area. Natural England recommends use of the methodology set out in *Guidelines for Landscape and Visual Impact Assessment 2013 (*(3rd edition) produced by the Landscape Institute and the Institute of Environmental Assessment and Management. For National Parks and AONBs, we advise that the assessment also includes effects on the 'special qualities' of the designated landscape, as set out in the statutory management plan for the area. These identify the particular landscape and related characteristics which underpin the natural beauty of the area and its designation status.

The assessment should also include the cumulative effect of the development with other relevant existing or proposed developments in the area. This should include an assessment of the impacts of other proposals currently at scoping stage.

To ensure high quality development that responds to and enhances local landscape character and distinctiveness, the siting and design of the proposed development should reflect local characteristics and, wherever possible, use local materials. Account should be taken of local design policies, design codes and guides as well as guidance in the National Design Guide and National Model Design Code. The ES should set out the measures to be taken to ensure the development will deliver high standards of design and green infrastructure. It should also set out detail of layout alternatives, where appropriate, with a justification of the selected option in terms of landscape impact and benefit.

Heritage Landscapes

The ES should include an assessment of the impacts on any land in the area affected by the development which qualifies for conditional exemption from capital taxes on the grounds of outstanding scenic, scientific, or historic interest. An up-to-date list is available at www.hmrc.gov.uk/heritage/lbsearch.htm.

Connecting People with nature

The ES should consider potential impacts on access land, common land, public rights of way and, where appropriate, the England Coast Path and coastal access routes and coastal margin in the vicinity of the development, in line with NPPF paragraph 105. It should assess the scope to mitigate for any adverse impacts. Rights of Way Improvement Plans (ROWIP) can be used to identify public rights of way within or adjacent to the proposed site that should be maintained or enhanced.

Measures to help people to better access the countryside for quiet enjoyment and opportunities to connect with nature should be considered. Such measures could include reinstating existing footpaths or the creation of new footpaths, cycleways, and bridleways. Links to other green networks and, where appropriate, urban fringe areas should also be explored to help promote the creation of wider green infrastructure. Access to nature within the development site should also be considered, including the role that natural links have in connecting habitats and providing potential pathways for movements of species.

Relevant aspects of local authority green infrastructure strategies should be incorporated where appropriate.

Soils and Agricultural Land Quality

Soils are a valuable, finite natural resource and should also be considered for the ecosystem services they provide, including for food production, water storage and flood mitigation, as a carbon store, reservoir of biodiversity and buffer against pollution. It is therefore important that the soil resources are protected and sustainably managed. Impacts from the development on soils and best

and most versatile (BMV) agricultural land should be considered in line with paragraphs 187 and 188 of the NPPF. Further guidance is set out in the Natural England Guide to assessing development proposals on agricultural land.

As set out in paragraph 223 of the NPPF, new sites or extensions to sites for peat extraction should not be granted planning permission.

The following issues should be considered and, where appropriate, included as part of the Environmental Statement (ES):

- The degree to which soils would be disturbed or damaged as part of the development
- The extent to which agricultural land would be disturbed or lost as part of this development, including whether any best and most versatile (BMV) agricultural land would be impacted.

This may require a detailed Agricultural Land Classification (ALC) survey if one is not already available. For information on the availability of existing ALC information see www.magic.gov.uk.

- Where an ALC and soil survey of the land is required, this should normally be at a detailed level, e.g. one auger boring per hectare, (or more detailed for a small site) supported by pits dug in each main soil type to confirm the physical characteristics of the full depth of the soil resource, i.e. 1.2 metres. The survey data can inform suitable soil handling methods and appropriate reuse of the soil resource where required (e.g. agricultural reinstatement, habitat creation, landscaping, allotments and public open space).
- The ES should set out details of how any adverse impacts on BMV agricultural land can be minimised through site design/masterplan.
- The ES should set out details of how any adverse impacts on soils can be avoided or minimised and demonstrate how soils will be sustainably used and managed, including consideration in site design and master planning, and areas for green infrastructure or biodiversity net gain. The aim will be to minimise soil handling and maximise the sustainable use and management of the available soil to achieve successful after-uses and minimise off-site impacts.

Further information is available in the Defra Construction Code of Practice for the Sustainable Use of Soil on Development Sites and
The British Society of Soil Science Guidance Note Benefitting from Soil Management in Development and Construction.

Air Quality

Air quality in the UK has improved over recent decades but air pollution remains a significant issue. For example, approximately 85% of protected nature conservation sites are currently in exceedance of nitrogen levels where harm is expected (critical load) and approximately 87% of sites exceed the level of ammonia where harm is expected for lower plants (critical level of 1µg) [1].A priority action in the England Biodiversity Strategy is to reduce air pollution impacts on biodiversity. The Government's Clean Air Strategy also has a number of targets to reduce emissions including to reduce damaging deposition of reactive forms of nitrogen by 17% over England's protected priority sensitive habitats by 2030, to reduce emissions of ammonia against the 2005 baseline by 16% by 2030 and to reduce emissions of NOx and SO_2 against a 2005 baseline of 73% and 88% respectively by 2030. Shared Nitrogen Action Plans (SNAPs) have also been identified as a tool to reduce environmental damage from air pollution.

[1] Report: Trends Report 2020: Trends in critical load and critical level exceedances in the UK - Defra, UK

The planning system plays a key role in determining the location of developments which may give rise to pollution, either directly, or from traffic generation, and hence planning decisions can have a significant impact on the quality of air, water and land. The ES should take account of the risks of air pollution and how these can be managed or reduced. This should include taking account of any strategic solutions or SNAPs, which may be being developed or implemented to mitigate the impacts on air quality. Further information on air pollution impacts and the sensitivity of different habitats/designated sites can be found on the Air Pollution Information System (www.apis.ac.uk).

Information on air pollution modelling, screening and assessment can be found on the following websites:

- SCAIL Combustion and SCAIL Agriculture - http://www.scail.ceh.ac.uk/
- Ammonia assessment for agricultural development https://www.gov.uk/guidance/intensive-farming-risk-assessment-for-your-environmental-permit
- Environment Agency Screening Tool for industrial emissions https://www.gov.uk/guidance/air-emissions-risk-assessment-for-your-environmental-permit
- Defra Local Air Quality Management Area Tool (Industrial Emission Screening Tool) – England http://www.airqualityengland.co.uk/laqm

Water Quality

The planning system plays a key role in determining the location of developments which may give rise to water pollution, and hence planning decisions can have a significant impact on water quality, and land. The assessment should take account of the risks of water pollution and how these can be managed or reduced. A number of water dependent protected nature conservation sites have been identified as failing condition due to elevated nutrient levels and nutrient neutrality is consequently required to enable development to proceed without causing further damage to these sites. If your planning application is affected by Nutrient Neutrality, the ES needs to take account of any strategic solutions for nutrient neutrality or Diffuse Water Pollution Plans, which may be being developed or implemented to mitigate and address the impacts of elevated nutrient levels. These solutions or plans should be relevant to the specific planning consultation site.
Further information can be obtained from the Local Planning Authority.

Climate Change

The ES should identify how the development affects the ability of the natural environment (including habitats, species, and natural processes) to adapt to climate change, including its ability to provide adaptation for people. This should include impacts on the vulnerability or resilience of a natural feature (i.e. what's already there and affected) as well as impacts on how the environment can accommodate change for both nature and people, for example whether the development affects species ability to move and adapt. Nature-based solutions, such as providing green infrastructure on-site and in the surrounding area (e.g. to adapt to flooding, drought and heatwave events), habitat creation and peatland restoration, should be considered. The ES should set out the measures that will be adopted to address impacts.

Further information is available from the Committee on Climate Change's (CCC) Independent Assessment of UK Climate Risk, the National Adaptation Programme (NAP), the Climate Change Impacts Report Cards (biodiversity, infrastructure, water etc.) and the UKCP18 climate projections.

The Natural England and RSPB Climate Change Adaptation Manual (2020) provides extensive information on climate change impacts and adaptation for the natural environment and adaptation focussed nature-based solutions for people. It includes the Landscape Scale Climate Change Assessment Method that can help assess impacts and vulnerabilities on natural environment features and identify adaptation actions. Natural England's Nature Networks Evidence Handbook (2020) also provides extensive information on planning and delivering nature networks for people and biodiversity.

The ES should also identify how the development impacts the natural environment's ability to store and sequester greenhouse gases, in relation to climate change mitigation and the natural environment's contribution to achieving net zero by 2050. Natural England's Carbon Storage and Sequestration by Habitat report (2021) and the British Ecological Society's nature-based solutions report (2021) provide further information.

Contribution to local environmental initiatives and priorities

The ES should consider the contribution the development could make to relevant local environmental initiatives and priorities to enhance the environmental quality of the development and deliver wider environmental gains. This should include considering proposals set out in relevant local strategies or supplementary planning documents including landscape strategies, green infrastructure strategies, tree and woodland strategies, biodiversity strategies or biodiversity opportunity areas.

Outlook

EIASCO/25/009 - Weston Halls & Pendulum Hotel Sackville Street Manchester M1 3BB

From [redacted]
Date Fri 17/10/2025 14:14
To Jennifer Atkinson [redacted]

Hi Jennifer,

We have read through the scoping opinion and objection to Air Quality and Noise and Vibration being scoped out, these topics have been scoped into all the surrounding developments (Charles Street Multistorey, Faraday Tower and Sister) which some significant impacts being identified for noise in particular during the demolition and construction stages. These topics are scoped in for almost all EIA sites in the city too.

We agree with ground conditions being scoped out for this site.

We can also see that they propose to include all nearby committed and pending developments in their cumulative impact assessment too.

Kind Regards

[redacted]

Environmental Protection
Environmental Health
Neighbourhoods Directorate
Manchester City Council

email: [redacted]
website: www.manchester.gov.uk
Telephone: [redacted]
Internal: [redacted]

Please note that due to working compressed hours Wednesdays are a non-working day for me, I will respond to your email when I return to the office

We are on X, for news and updates follow us @EnvHealthMcr

Please consider the environment before printing an e-mail

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Application details:	The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (the "EIA" Regulations) Reference: **EIASCO/25/009**

LLFA Comments 04/11/2025

The following Information has been considered:

Planning Portal uploads:	30/09/2025
Further submission emails:	-
Pre-Application Advice:	N/A

Any LLFA Comments to LPA
The proposed EIA scope is accepted on the basis of the project commitments as defined in the following sections: - **5.90: A Flood Risk Assessment and standalone Drainage Strategy will be submitted with the planning application.** - **5.76: A flood risk activity permit (FRAP) will need to be applied for through the Environment Agency (EA) for activities within 8m of a main river. The EA will expect to see measures in place for any requirements to surface water management during construction.** - **5.89: Commitment to consult UU on appropriate safeguards for the public sewer assets onsite to support the Planning application.** A Flood Risk Assessment and Drainage Strategy must be submitted to support the Planning Application. This should demonstrate design compliance with national and local policy and restrict surface water runoff rates in line with MCC policy. The proposed development is a major development with a flood risk vulnerability of 'More Vulnerable' and is located within Flood Zone 2. **The LPA is advised to consult the EA** on any subsequent planning application for this site.

MANCHESTER CITY COUNCIL

Development Management
Citywide Support (Highways)

Telephone: [redacted]

Hammerstone Road Depot,
Manchester M18 8EQ

Memorandum

To	Jennifer Atkinson
From	[redacted]
Date	23 October 2025
Subject	**EIASCO/25/009** **Request for Scoping opinion under Part 4, Regulation 15 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)**

We have reviewed the above application in relation to highways and our comments are as follows:

EIASCO/25/009 EIA Scoping Response

Weston Halls & Pendulum Hotel, Sackville Street, EIA Screening and Scoping Report

Document Submission

The proposals are for the redevelopment of Weston Halls and Pendulum Hotel for new purpose-built student accommodation (PBSA). The Proposed Development is for up to 2,700 purpose built student accommodation units (Use Class Sui Generis) and associated amenity facilities, including cycles stores.

The Scoping Note states that demolition, site preparation and construction of the proposed development is anticipated commence in 2027. Phase A is anticipated to be completed over 3.5 years and open for the 2030/31 academic year. Phase B construction is anticipated to commence in 2030 and be complete over 3.5 years and open for the 2033/34 academic year.

The Scoping Note confirms that the proposed development will be supported by a Travel Plan, Student Move In/Move Out Strategy and CEMP.

MCC Highways also require a Waste Management Strategy, Servicing Management Strategy and Delivery Management Strategy.

A Stage 1 RSA should also be provided at planning stage for any proposed reconfiguration of the highway network.

A Transport Assessment should be submitted as part of the planning submission. For the avoidance of doubt the Transport Assessment should comprise of:

- A description of current baseline traffic conditions in the area.
- An analysis of injury accidents during the most recent five-year period, commenting on whether there are any underlying patterns of injury accidents that might be affected by the development.
- Up-to-date traffic counts should be used in any assessments - scope to be agreed with the Local Highway Authority (LHA), TfGM UTC and HFAS. TfGM UTC can be contacted in respect of the availability of any traffic counts in the area that could be used for the assessment.
- A clear estimate of the level of new multi-modal trips likely to be associated with the development, based on an inspection of similar (and similarly-located) developments across the UK (excluding London) via the TRICS (or similar) database. The assessment work should be undertaken using a person-trip approach and applying the appropriate modal share percentages from local Census data. Other methodologies to determine trip rates are acceptable but these should be fully explained in the TA.
- A clearly defined methodology for determining the distribution / assignment of development trips onto the network i.e. understanding of where such new traffic is likely to distribute to/from, based on data sources such a Census Journey-to-Work statistics and/or vehicle turning proportions at nearby junctions.
- An assessment of traffic levels and impacts at the specified year of opening of the development, and at a future year at least five years later, with due regard for traffic growth (if any).
- An understanding of the likely impacts of the proposed development considered alongside any other nearby committed developments.
- In the relevant TA, clear diagrams should be provided illustrating the following elements, each individually:
- Base Flows
- Committed Development Flows
- Proposed Flows
- Proposed Distribution
- Base plus Committed plus proposed development
- Future plus Committed plus proposed development
- TfGM HFAS recommends an increase of about 30vehs/hr at a junction as an appropriate threshold for considering the necessity of a traffic impact assessment; this is in preference to a percentage-increase threshold, which tends to favour development in already heavily-trafficked areas.
- The scope of the junctions to be assessed by detailed modelling should be agreed with TfGM (UTC) and the LHA in advance and will depend upon the outcome of the trip assessment and distribution exercise. For this reason, TfGM would advise that a trip generation and distribution exercise should be issued before submission of the planning application. Once this is undertaken it will be possible to finalise TfGM requirements in terms of the TA. This will largely depend on the amount of trip generation.
- Provide justification for the proposed level of car parking;
- Clear details of proposed vehicular access arrangements including general servicing arrangements. An engineering drawing should be supplied showing the changes to the road network to fully understand the impact of the proposed development.
- Include proposed S278 highways engineering drawings, which should demonstrate appropriate swept-path assessment, visibility and retention of safe pedestrian movement around the site access including both primary vehicular access points and emergency access/routes. A summary of the RSA1 findings within the TA would also be useful;
- Provide justification for the proposed level of cycle parking. It should be noted that some short-stay cycle parking provision would also be beneficial for visitors. Sheltered and secure cycle parking will be required for staff;

o Demonstration that waste and service vehicles can safely utilise the proposed site layout / adjacent highway network;
o Undertake a review of Traffic Regulation Orders on the surrounding streets in the vicinity of the development and identification of modifications;
o Include information on emergency access routes and how these would integrate with the adjacent highway network and developments;
o Provide details on/management of taxis, site deliveries and servicing (including engineering drawings).
o Provide details on the management of student move in/move out.
o Provide details on the construction arrangements.
o An assessment of the likely environmental/traffic impacts of HGVs during the construction process.

The applicant/consultants should engage with neighbouring sites and ensure a cohesive proposal.

EIA Transport Chapter - Highways Scoping Response:

An EIA Scoping Report has been submitted for the proposed development. The Scoping Report notes that although the proposals are likely to give rise to vehicular, sustainable and pedestrian trips that overall, there will be no significant effects on the highway network.
The Scoping Report confirms that the assessment is in accordance with IEMA best practice guidance which aims to assist in identifying likely significant environmental effects.

Construction traffic increases on the A34 Princess Street represent less than 1% increase in total traffic (62/6964) and 21% increase in HGV flows (40/191) during the busiest construction period and for much of construction these flows are notably lower. The EIA Scope confirms that a CEMP will be in place during the construction period and this is acceptable to Highways. Please see section below in relation to CMP.

The operational traffic increases represent a small percentage of existing traffic flows, with the A34 Princess Street experiencing less than 1% increase (30/6,964) and local streets estimated to be well below the ISEP screening thresholds based on observed traffic levels. Mitigation measures will include a Framework Travel Plan developed into a detailed Travel Plan prior to occupation and a Student Move In / Move Out Strategy.

The preliminary assessment suggests that the proposed development will not result in a change in site traffic that exceeds IEMA significance / screening thresholds and therefore, Transport has been scoped out. This is acceptable to Highways.

Overall, Highways are satisfied with the EIA Scoping Reports findings.

General Comments:

Trip Generation:

The Scoping Note states that the current land use is anticipated to generate 191 two-way movements per day (93 arrivals, 97 departures) and 5 HGV movements (3 arrivals, 2 departures).

A TRICS analysis anticipated a c. 2,700 bed PBSA could generate 275 two-way vehicle trips per day ((135 arrivals, 140 departures) and 6 HGV movements per day (3 arrivals, 3 departures). Therefore, the net operational increase is 84 two-way vehicle movements per day. Traffic distribution is expected to be 70% via Charles Street (given the Site's frontage

and two-way traffic capacity) and 30% via Sackville Street (primarily for drop-off, pick-up and use of on-street parking bays).

A multi-modal trip assessment should be undertaken and presented within the submitted Transport Assessment.

Site Accessibility by Sustainable Modes:

The TA should include a comprehensive review of the existing provision in the vicinity of the site for all pedestrians including those with disabilities. In addition to walking distances and pedestrian desire lines, pedestrian environment (including footway condition and widths) and pedestrian safety and security should be considered. An audit of the footways in the vicinity of the development should be undertaken and improvements identified.

A comprehensive review of the cycling infrastructure in the vicinity of the proposed development should also be undertaken. This should include an assessment of the connectivity of the site with existing cycle routes. The quality and condition of existing infrastructure, cyclist safety and security should also be considered.

The catchment area for cycling, walking and public transport should be captured in maps. The quality of the routes for pedestrians and cyclists should be described and this should include a description of any signing for cycle routes as appropriate.

The TA should provide a review of existing public transport services (including service frequency and location of nearest stations/stops), with a view to supporting improvements to existing public transport services as required, in particular, assess the quality of the surrounding bus infrastructure i.e. upgrade to shelters etc.

The TA should include a plan clearly showing details of the proposed pedestrian and cycle access points serving the site and linkages into the surrounding area. Connectivity with local public transport networks should be highlighted. The applicant should consider measures to encourage access by sustainable modes. Possible measures include but are not limited to the provision of pedestrian crossings, cycleways, cycle parking, new/improved footway ensuring that there are linkages into existing cycle and pedestrian facilities, as well as upgrades to existing bus stops (where appropriate).

TfGM would suggest that a pedestrian survey is carried out in the vicinity of the site, as per guidance https://www.livingstreets.org.uk/media/1434/street-review-guidance-for-web.pdf and included as part of the TA.

It should be highlighted that LTN/120 has been introduced by the DfT and this has changed the requirements for the design of cycling provision.

Mitigation:

The developer should identify appropriate mitigation to accommodate any increases in traffic generation and increased pedestrian and cyclist movements. Any appropriate mitigation should be identified in conjunction with TfGM UTC and MCC who will be happy to work with the developer to agree an approach.

The TA should consider the impact of the development on the existing public transport networks in terms of extension of bus services, additional person trips. Mitigation measures should be considered where appropriate.

Where changes to the TROs are required due to access / egress points the applicant will be required to fund these changes. This will need to be done via a S278 agreement.

TRO Review:

A review of Traffic Regulation Orders on the surrounding streets in the vicinity of the development is required to determine if any changes are required to ensure potential overflow car parking from the development does not impact highway operation/safety.

Vehicle Parking & Access:

The development will be promoted as being 'car-free' with no general car parking to be provided on site. No car parking is being offered as part of the development and this aligns with current city centre transport aspirations. Given the city centre location, the lack of on-site car parking is considered acceptable for the development. This will be subject to robust travel planning strategies and appropriate cycle storage provision to encourage the use of sustainable modes.

The Transport Assessment should provide information on the proposed access arrangements to the site for pedestrians and cyclists.
The applicant is requested to note the proposals at the site opposite. The applicant should consider what improvements are required along Charles Street and ensure that both sites work in conjunction.

Cycle Parking

Highways requested a minimum of 25% student cycle parking.

It is requested that visitor parking is also available.

Consideration should be given to location of cycle parking for delivery riders.

Staff cycle parking will be required and should be secure and sheltered.

Details of cycle parking (e.g. number of spaces, location and type) should be provided and shown on plan and included in the submitted Transport Assessment.

A comprehensive review of the cycling infrastructure in the vicinity of the proposed development should also be undertaken. This should include an assessment of the connectivity of the site with existing cycle routes. The quality and condition of existing infrastructure, cyclist safety and security should also be considered.

The catchment area for cycling, walking and public transport should be captured in maps. The quality of the routes for pedestrians and cyclists should be described and this should include a description of any signing for cycle routes as appropriate.

Waste and Service Management:

The Transport Assessment should provide details on where bin stores are proposed for each use class type. These must meet MCCs GD04 guidance and must not be located on the adopted highway.

The Transport Assessment should include details on the waste forecast, waste vehicle collection points and how the site will be serviced in terms of delivery vehicles.

For the avoidance of doubt, swept path analysis should be provided of a 11.5m refuse vehicles within the development site. The swept path should demonstrate that the refuse vehicle can enter and exit in forward gear and manoeuvre around the site safely.

A Waste Management Strategy should be submitted as part of the planning application.

It is requested that servicing is undertaken outside of the network AM and PM peak periods. It is also requested that a Service Management Strategy is in place.

Swept path analysis should be provided for the largest expected service/delivery vehicle within the development boundary. The number of deliveries and location of the delivery points should also be provided.

It is requested that a Service Management Strategy is submitted as part of the planning application.

Off-Site Highways Works

A S278 agreement is required for works to the adopted highway - a deposit is required to begin the S278 application, additional costs will be payable and are to be agreed with S278 Statutory Approvals team. Following an assessment of the scope of works, all additional estimated costs are required to be paid in full prior to the expenditure of the initial deposit, or work on the technical approval process will cease and can delay the programme for the start of works on site. The minimum standard S278 technical approval timescale is between 4-6 months and, if TRO's are included, can take 12 months so please programme this into your timetable. Please note: you will not be able to start works on the highway until technical approval has been given by the S278 Engineer and the relevant highways permits granted.

Any modifications / improvements to the public highway or footpath will require agreement with MCC's Highways Applications and Network Resilience teams. This will be funded at the applicant's expense. The following link provides access: https://www.manchester.gov.uk/directory_record/287709/permission_to_work_on_the_highways_-_section_278_agreements/category/355/highways_and_pavements

For the avoidance of doubt, all non-standard materials to be used on the adopted highway will be subject to applicable commuted sums, likewise for the implementation of street trees on the highway.

It is expected that all modifications / improvements to the public highway are achieved with a maximum carbon footprint of 40%. Materials used during this process must also be a minimum of 40% recycled and fully recyclable. Developers will be expected to demonstrate that these standards can be met prior to planning conditions being discharged. The developer is to agree the above with MCC's Statutory Approvals and Network Resilience Teams post planning approval and prior to construction taking place. It is recommended that footways are 2.0m minimum (clear of street furniture and other obstructions) in width to accommodate double buggies and other staff/visitors with restricted mobility.

It is requested that footways bounding the site are resurfaced as part of a S278 agreement and at cost to the applicant.
For developments with S278 works a Stage 1 Road Safety Audit (RSA 1) is requested to inform the preliminary design and it is requested that this is included in the submitted documents at planning stage. This ensures that any underlying highway safety issues have been identified and mitigation is proposed accordingly. The scope and study area of

the RSA1 will be agreed on a site by site basis however, as a minimum, it is expected to include the following:

- 5 years of accident history
- Audit of key pedestrian routes (crossing points, footway widths, condition etc.)
- Audit of key cycling routes (ASLs, cycle lanes etc.)
- Highway layout including, but not limited to (visibility assessments, speed limits, TROs, traffic calming etc.)

A copy of the report (with Designer's Response) is to be made available to the Statutory Approvals Team upon request.
If there are any changes planned for bus infrastructure, for example relocation of existing bus stops or the creation of new bus parking areas, TfGM would request that the applicant liaise directly with TfGM's bus infrastructure team who can be contacted at Shelters@tfgm.com.

Student Move In/Move Out Strategy:

A Student Move In / Move Out Strategy should be prepared for the development. The Strategy should detail arrival arrangements and move-in procedure at the beginning of term and the departure arrangements and move-out procedure at the end of term.

It is noted that there are other PBSA sites within the area and it is recommended that the end user liaise with the other PBSA sites during the move in and move out periods.

It is requested that the applicant work closely with the potential development site opposite to ensure that the move in strategy works closely with similar events.

Delivery Management:

Consideration should be given to private taxi, food & drink and parcel delivery movements. In order to fully understand the potential impacts of private taxi & food / parcel deliveries for new PBSA developments within the city and the impact of this type of pick up / drop off activity, applicants will be expected to follow the below suggested guidance:

- All developments will ideally provide an off-highway location to accommodate all drop off / pick up activity at the site, including vehicular and cycle activity;
- The applicant must justify the numbers of trips associated with Taxi & Food / Parcel Deliveries as part of the planning submission. The methodology of the assessment should be agreed with MCC and utilise industry standard tools i.e. TRICS;
- Whilst it is accepted that current data is limited in terms of this type of activity, any additional justification and evidence from recently occupied sites would also be of benefit;
- Once a robust and agreed trip generation has been established, the applicant will be required to demonstrate how this activity can be accommodated either within the site itself or within the adopted highway. This should account for peak hour activity where the most likely period of conflict will occur.
- In terms of an internal drop off / pick up facility - the applicant will be expected to illustrate that all vehicle / cycle activity can be accommodated within the site. This should not impact on the adopted highway, including footway.
- Should drop off / pick up not be accommodated internally, the applicant will be required to assess the exiting highway layout and Traffic Regulation Orders (TROs) and demonstrate that the parking restrictions can accommodate the peak number of movements associated with Taxi & Food / Parcel Deliveries. This should include surveys of existing on-street parking and loading / unloading activity within the vicinity of the site.

o Where amendments are required to the adopted highway, in order to provide a safe and functional drop off / pick up location, this will be captured as part of a S278 agreement to be fully funded by the applicant.

All developments will be expected to provide a Management Strategy for Food / Parcel Deliveries. This strategy will need to provide clear direction as to how the below considerations are to be brought forward and managed for the duration of the site's occupation:

1. Designate a Delivery Drop-off Point: Work with the management or housing staff of the development to establish a designated drop-off point for deliveries. This could be a specific lobby area or a central location easily accessible to delivery drivers.
2. Display Signage: If permitted, put up clear signage in the development's common areas to guide delivery drivers to the drop-off point. This will help prevent confusion and ensure timely deliveries.
3. Inform Residents: If possible, notify all residents of the new delivery process. Inform them about the designated drop-off point and any specific rules or guidelines they need to follow when receiving deliveries.
4. Set Delivery Hours: Establish specific delivery hours for residents of the development where possible. This could help manage the flow of deliveries, especially during peak times.
5. Regularly Review the Process: Periodically review how the drop-off process is working. Gather feedback from residents, delivery drivers, and staff to identify any areas for improvement and make necessary adjustments.
6. Consider a Delivery Holding Area: If feasible, set up a secure delivery holding area within the development. This can be especially helpful for residents who may not be immediately available to receive their orders.
7. Monitor Security Concerns: Ensure that the delivery process does not compromise the security and safety of the residents of the development. Address any security concerns promptly and collaborate with building management to implement appropriate measures.
8. Encourage Feedback: Encourage residents to provide feedback on their delivery experiences. This will help you assess the efficiency of the process and identify any potential issues that need to be addressed.

Travel Plan

A Framework Travel Plan should be submitted as part of the forthcoming planning application.

For a Travel Plan to be successful, it will be dependent on establishing a culture of sustainable travel behaviour at the outset, rather than on changing already established travel practices. The success of Travel Plan measures will depend on their effective delivery and commitment from the occupier and therefore robust arrangements for the implementation and running of the Travel Plan need to be included in the Framework Travel Plan from the outset. These include:

o A travel plan budget and resources for the implementation and day to day management of travel plan measures;
o Appropriate management structures;
o Detailed time frames for the delivery;
o Handover arrangements for the travel plan or its components when the developer's responsibility ceases; and
o Targets and monitoring arrangements.

The full Travel Plan should include tailored measures to overcome specific barriers, or take advantage of opportunities, presented by the site.

The development, submission, implementation and monitoring of a Full Travel Plan will be conditioned with any planning consent.

Construction Management:

The Scoping Note confirms that temporary fencing/hoarding will be in place around the perimeter of the site. The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email - highwaylicences@manchester.gov.uk.

Access during demolition, enabling and construction stage will be via Charles Street.

During the construction phase of the proposed development, construction traffic management measures will be implemented through a CEMP, which will be secured by planning condition.

The construction of the site could result in the closure of roads and footpaths, physical works within the highway to form new site access points, layout improvements, service upgrades and the need to accommodate regular deliveries of materials and construction equipment. It is acknowledged that the precise nature of the construction related highway effects are difficult to identify in detail until a final construction programme and delivery phasing plan has been undertaken.

It is recommended that the applicant has early engagement with MCCs Event and Network Management Team and work closely to safely manage highway and pedestrian safety during the construction phase.

The EIA and following CMP should identify any mitigation measures necessary to address any significant effects during the construction phase of the proposed development.

MCC Highways would also request that a Construction Environmental Management Plan (CEMP) is conditioned with any planning approval. It is therefore recommended that the CEMP is updated to incorporate the following which are usually required within a CMP which would work to further reduce environmental impacts:

- The duration/phasing of construction works and associated vehicle trips;
- Routing of construction traffic and associated swept-path assessment;
- Details of the location and arrangements for contractor parking;
- The identification of the vehicular access points into the site;
- Traffic Management measures for vehicles, pedestrians and cyclists;
- Manage and coordinate construction activities with reference to ongoing/imminent construction works in the locality:
- Identify measures to control dust and mud including on the surrounding public highway including details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location; and
- Highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

The Applicant should also note that MCC Highways also require information on proposed outline electricity/utility connection works and associated traffic management proposals prior to determination. This should be included within the submitted TA and also assessed as part of the EIA scoping process.

Highways Reference: 17613/PREAPP/2025

Outlook

Fw: EIA Regulation Request for Scoping Opinion - Weston Halls & Pendulum Hotel

From [redacted]
Date Wed 01/10/2025 15:24
To Jennifer Atkinson [redacted]

1 attachment (99 KB)
ufm8_Request_for_EIA_Scoping_Opinion.pdf;

Hi Jen

Thanks for sending this scoping doc through for Weston halls & **Pendulum Hotel**, no comment at this time from work & skills, I assume we will be consulted when the planning for local labour come through at the appropriate time.

Kind Regards

[redacted]

[redacted]
Work & Skills Officer
Work & Skills Team | Growth and Development | Manchester City Council
[redacted] | [redacted]

Upcoming leave 20-24 October

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manchester.gov.uk/work

Do you work with Manchester residents who may require support through the cost of living crisis? Please visit our web pages for more information about the help and advice available in the city - Help with the cost of living crisis | Manchester City Council
Please don't print this email unless absolutely necessary - save paper!

From: Work Skills Admin [redacted]
Sent: 01 October 2025 15:17
To: [redacted]
Subject: Re: EIA Regulation Request for Scoping Opinion - Weston Halls & Pendulum Hotel

Please see the email below.

Kind Regards

Work and Skills Team
Growth and Development Directorate
Manchester City Council
Town Hall Extension, Albert Square,
Manchester, PO Box 532,
M60 2LA

Sign up for The Work and Skills Bulletin here https://public.govdelivery.com/accounts/UKMANCHESTER/signup/19569

For the latest support and information about the coronavirus visit
https://secure.manchester.gov.uk/info/500361/coronavirus

Follow us on Twitter- @MCCWorkSkills
Email: [redacted]
Web: http://www.manchester.gov.uk

From: [redacted]
Sent: Wednesday, October 1, 2025 1:55 PM
To: Work Skills Admin [redacted]
Subject: EIA Regulation Request for Scoping Opinion - Weston Halls & Pendulum Hotel

Please see attached request for scoping opinion under reference EIASCO/25/009.

Regards,
Information, Delivery & Support Team,
Planning, Building Control & Licensing,
Manchester City Council, P O Box 532, Manchester M60 2LA

****
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https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.manchester.gov.uk%2Fprivacy&data=05%7C02%7CWork.Skills.Admin%40manchester.gov.uk%7Ce7b458ac6caf44f0fe3808de00e9c42a%7Cb0ce7d5e81cd47fb94f7276c626b7b0

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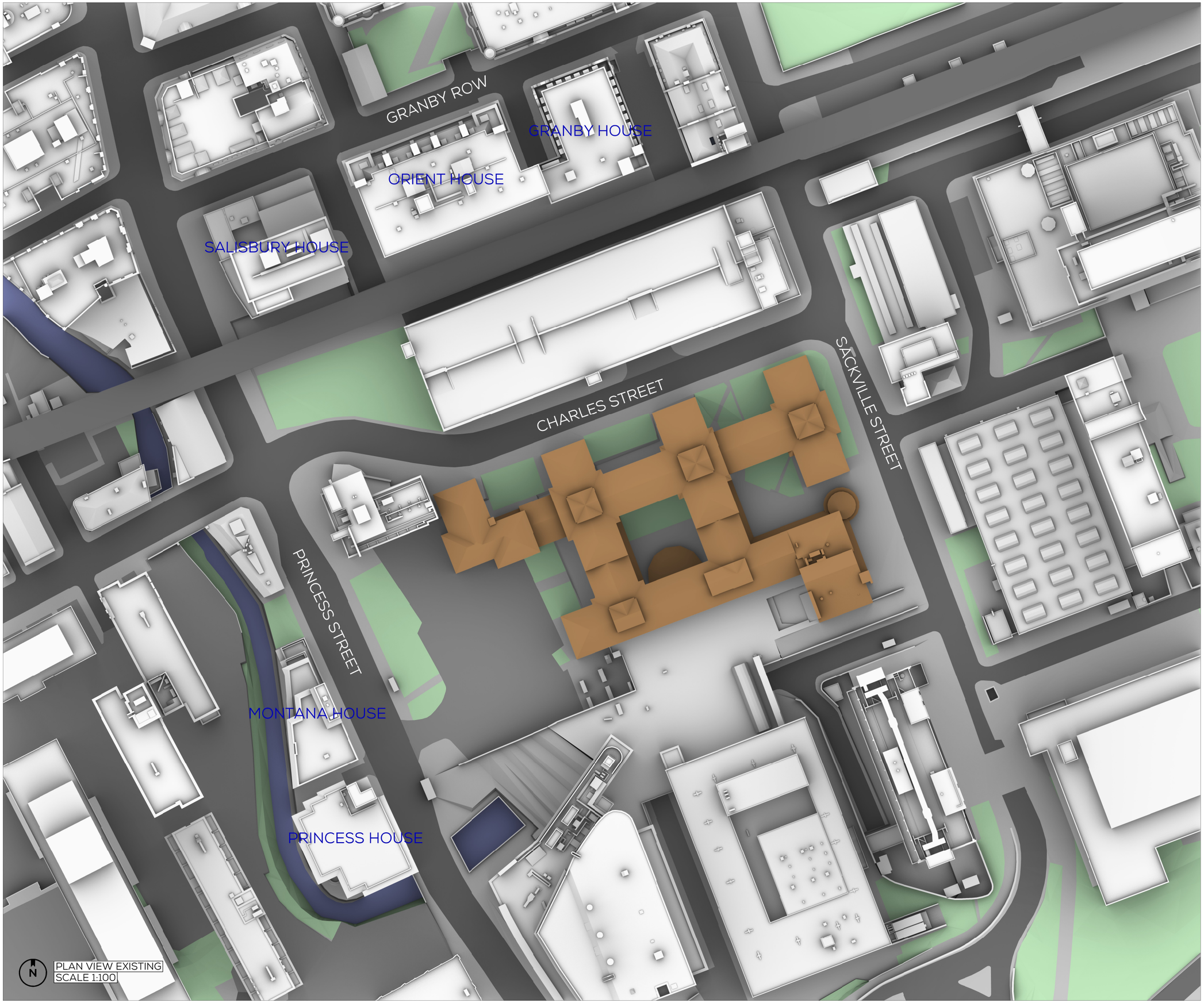
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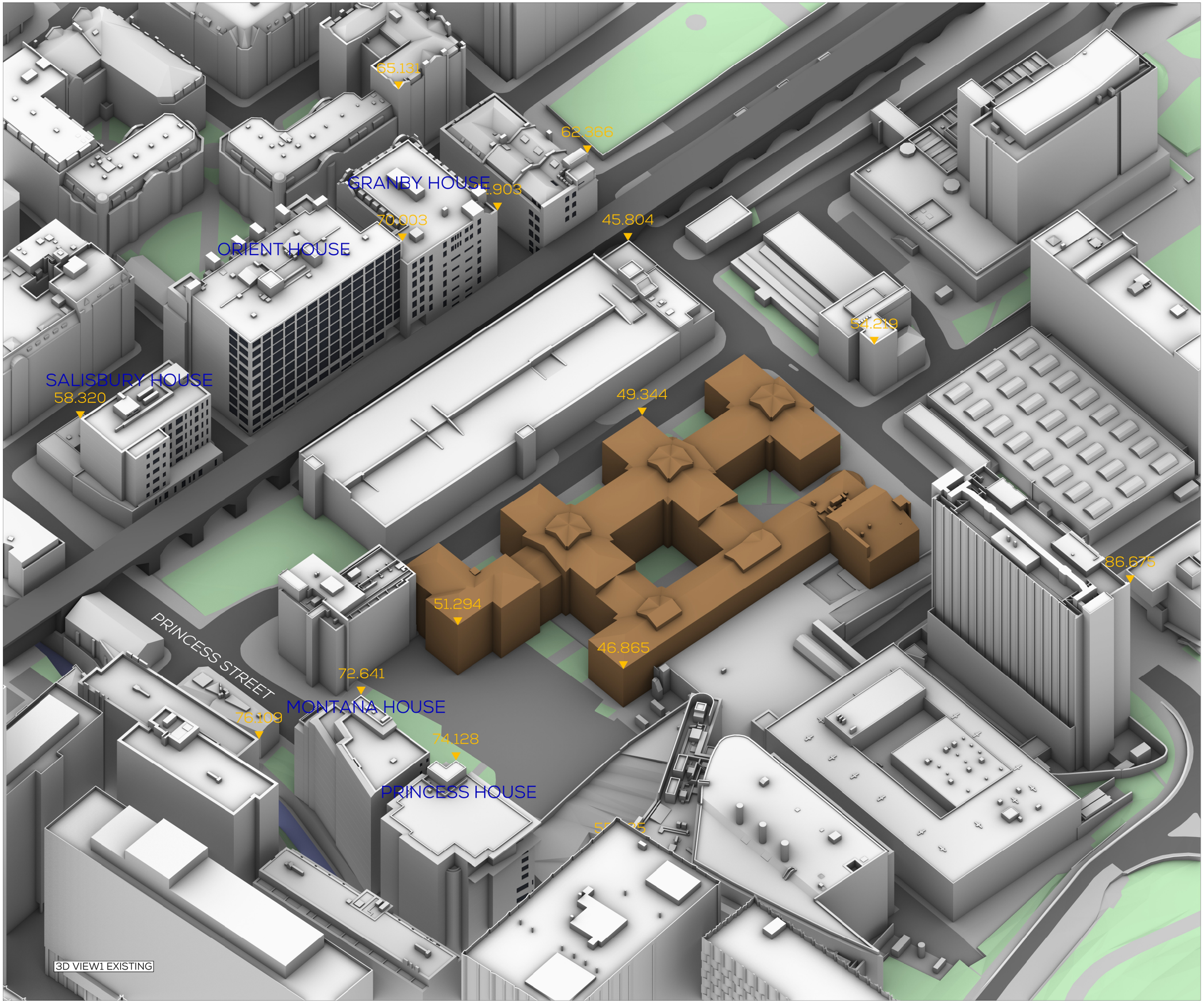
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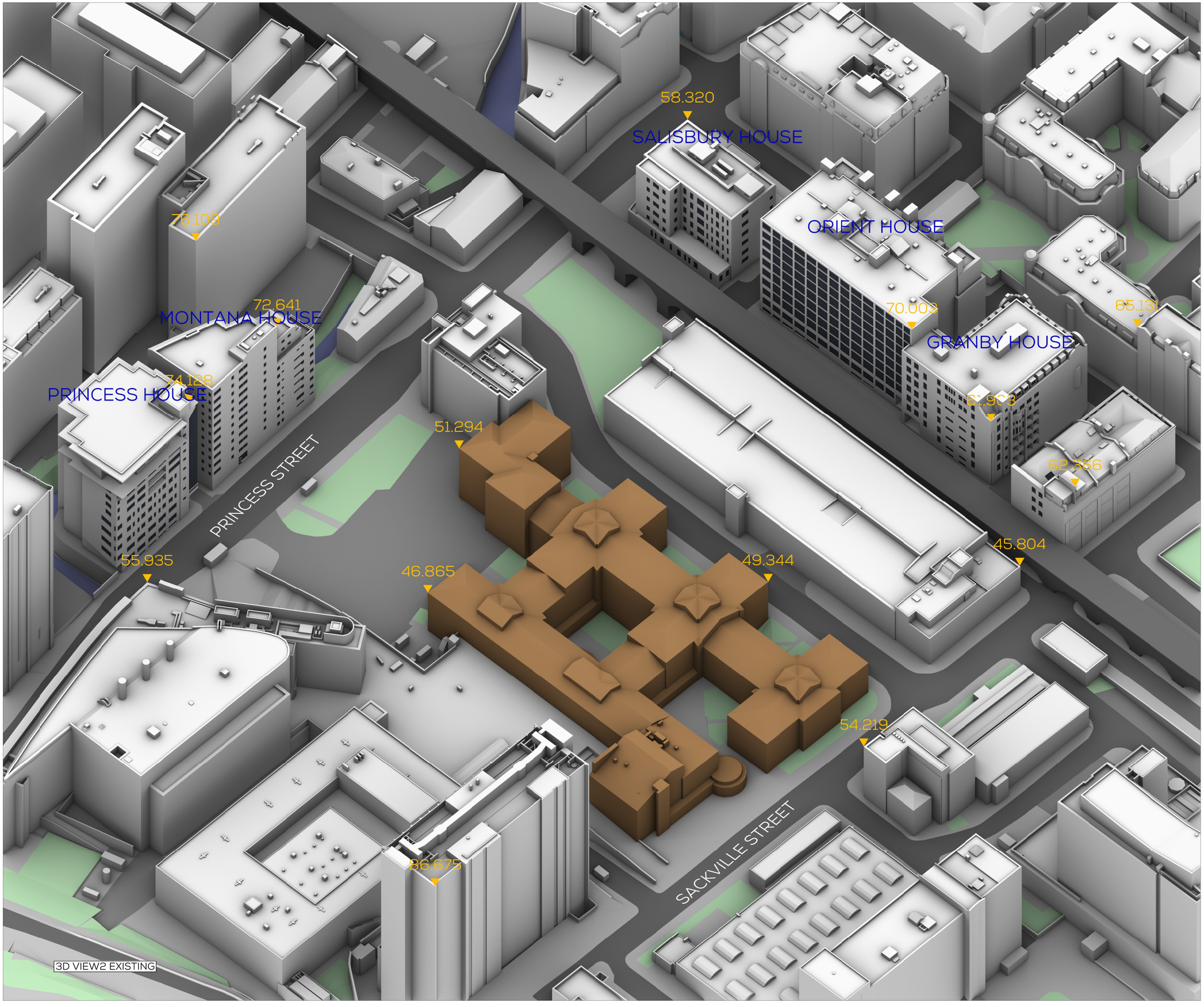
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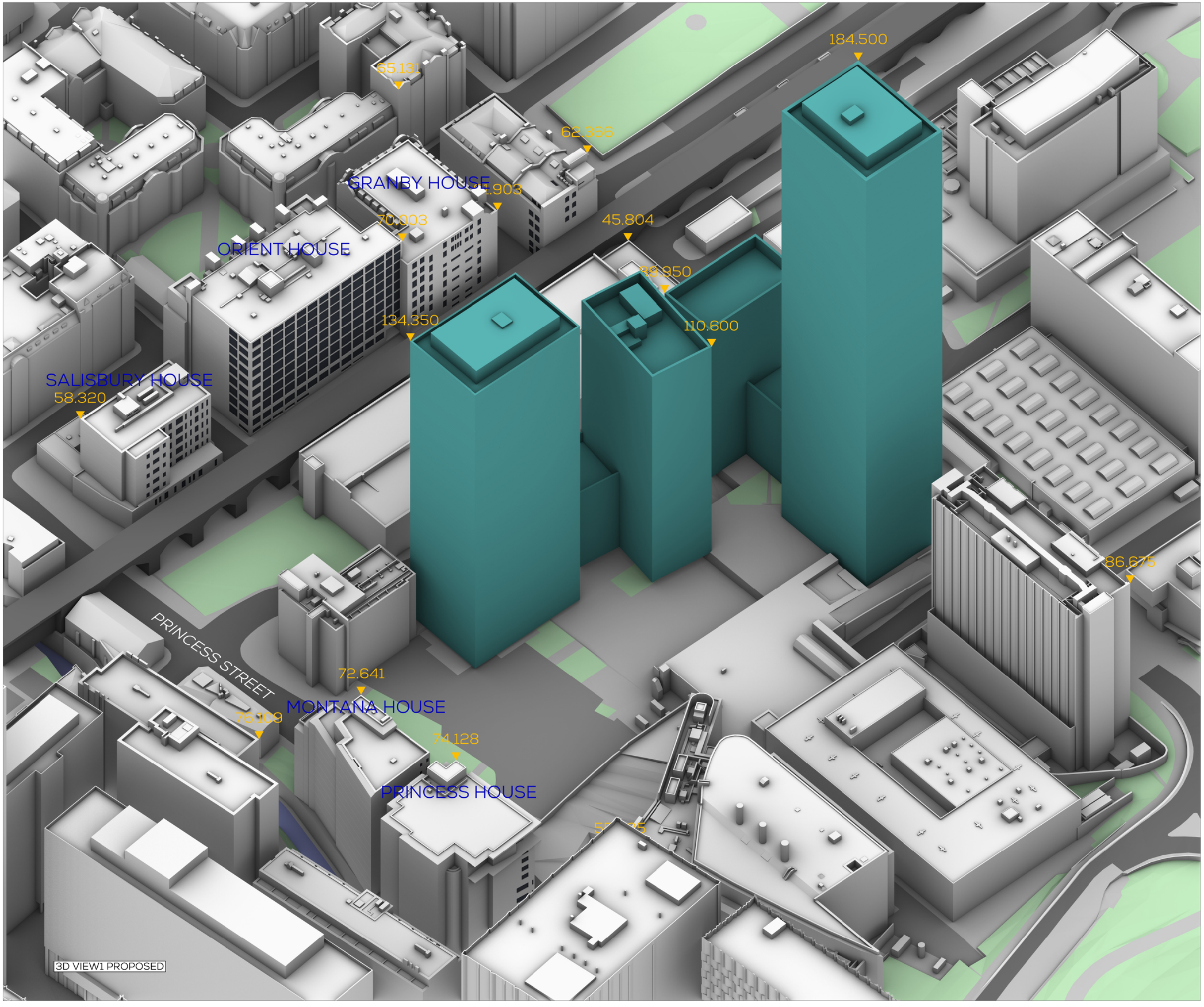
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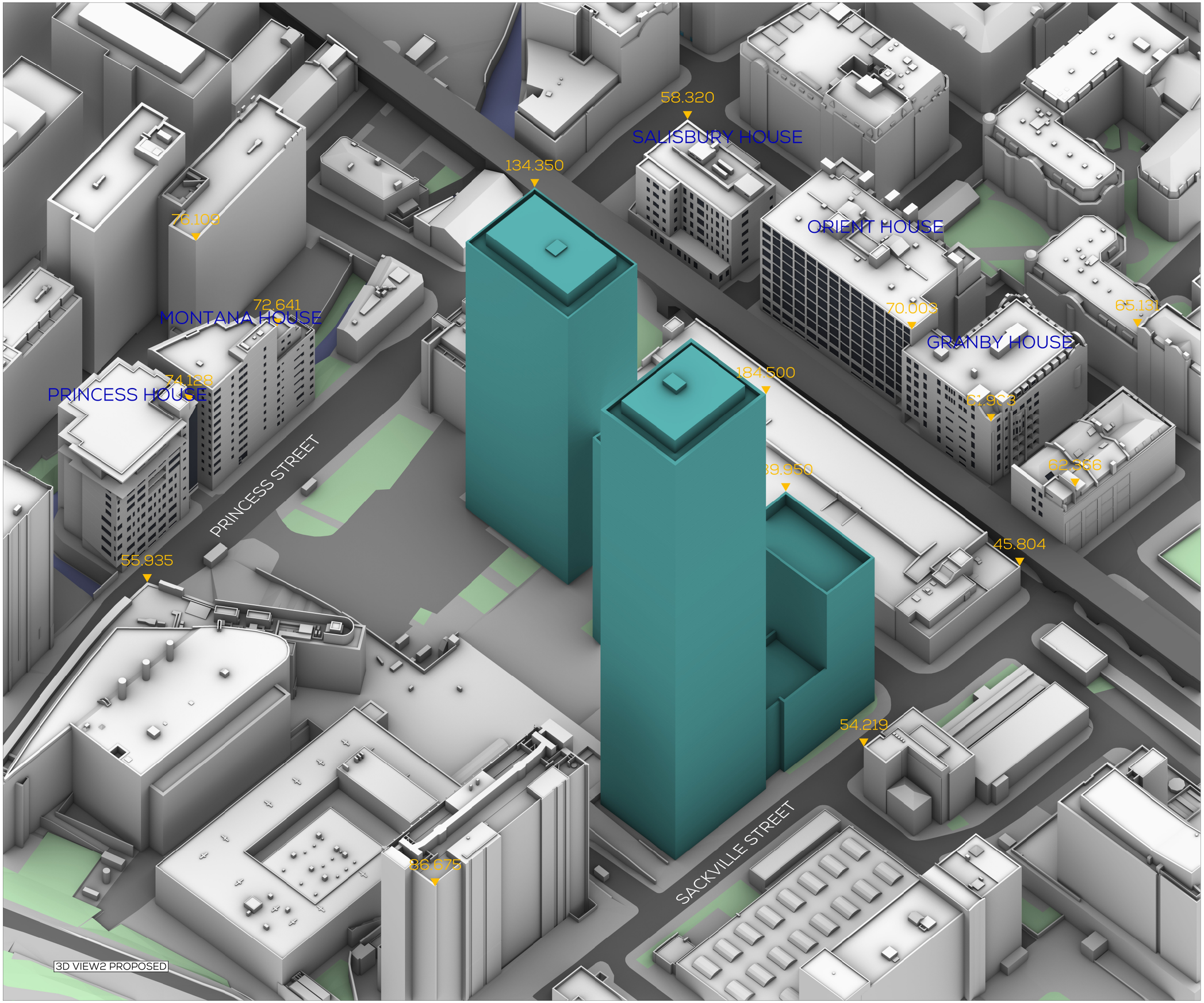
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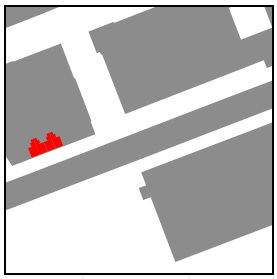
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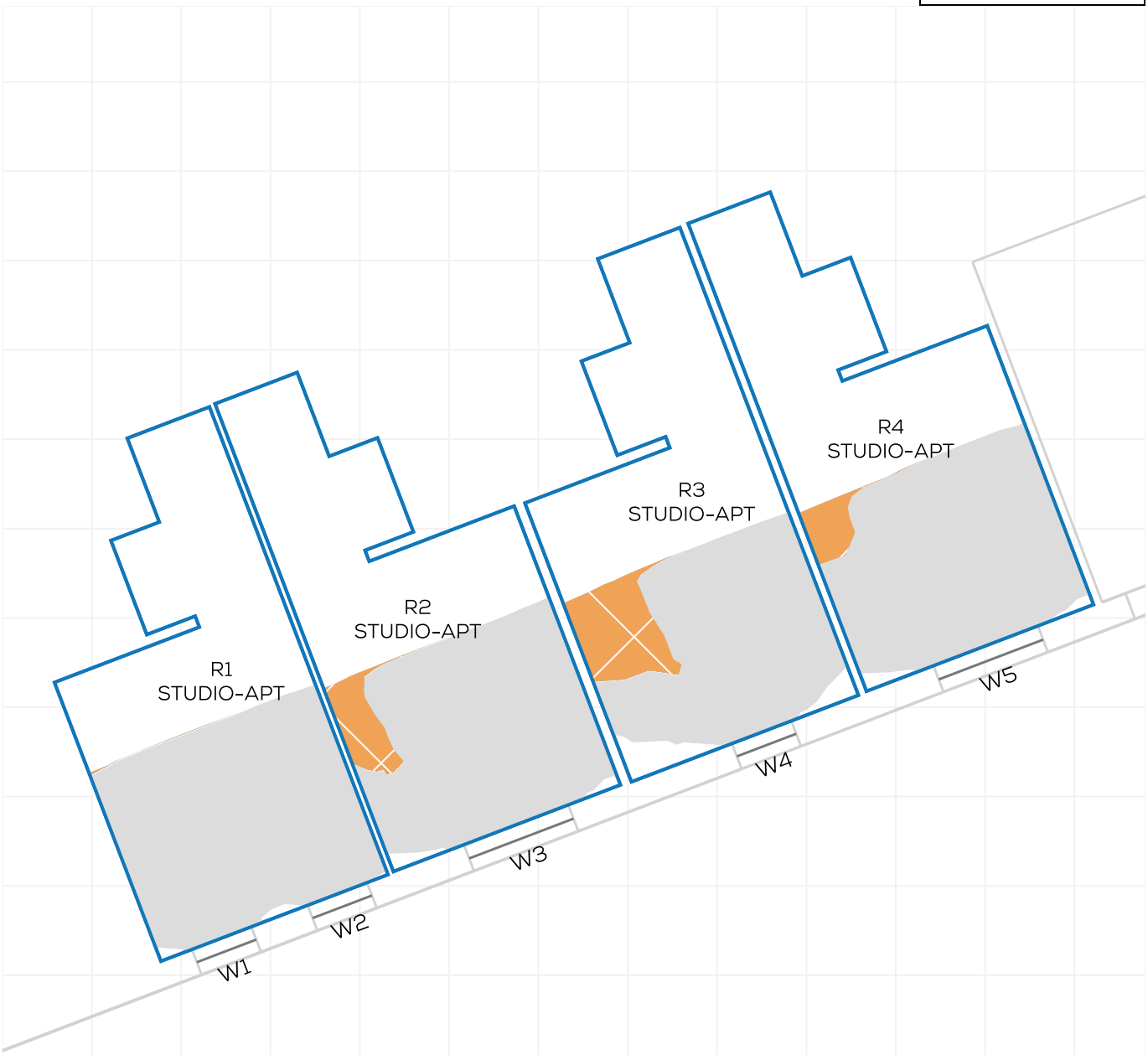
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DATE: 13/11/2025
DRAWING No.: 22885-REL03-IS01-NSL1
SCHEME IR: IR11

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID





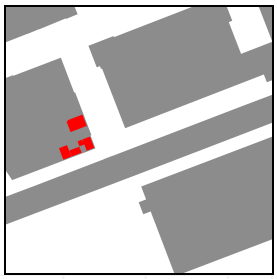
F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EX	PR	LOSS-sqm	LOSS %
SALISBURY HOUSE								
F01	R1	RESIDENTIAL	STUDIO-APT	12.0	51.1	51.1	0.0	0.1
F01	R2	RESIDENTIAL	STUDIO-APT	12.0	49.5	45.3	0.5	8.6
F01	R3	RESIDENTIAL	STUDIO-APT	12.0	46.2	38	1.0	17.8

NSL CONTOURS

PROJECT: 22885 - WESTON
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: SALISBURY HOUSE
DATE: 13/11/2025
DRAWING No.: 22885-REL03-IS01-NSL2
SCHEME IR: IR11

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID





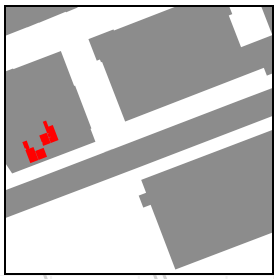
F01

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EX	PR	LOSS-sqm	LOSS %
SALISBURY HOUSE								
F01	R5	RESIDENTIAL	LKD	11.7	52.4	52.1	0.0	0.6
F01	R6	RESIDENTIAL	BEDROOM	7.5	92.5	90.4	0.2	2.4
F01	R7	RESIDENTIAL	STUDIO-APT	13.7	89.8	87.4	0.3	2.6

NSL CONTOURS

PROJECT: 22885 - WESTON
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: SALISBURY HOUSE
DATE: 13/11/2025
DRAWING No.: 22885-REL03-IS01-NSL3
SCHEME IR: IR11

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID





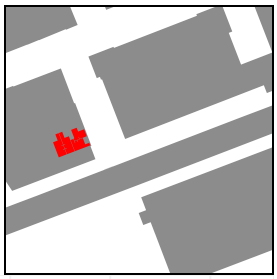
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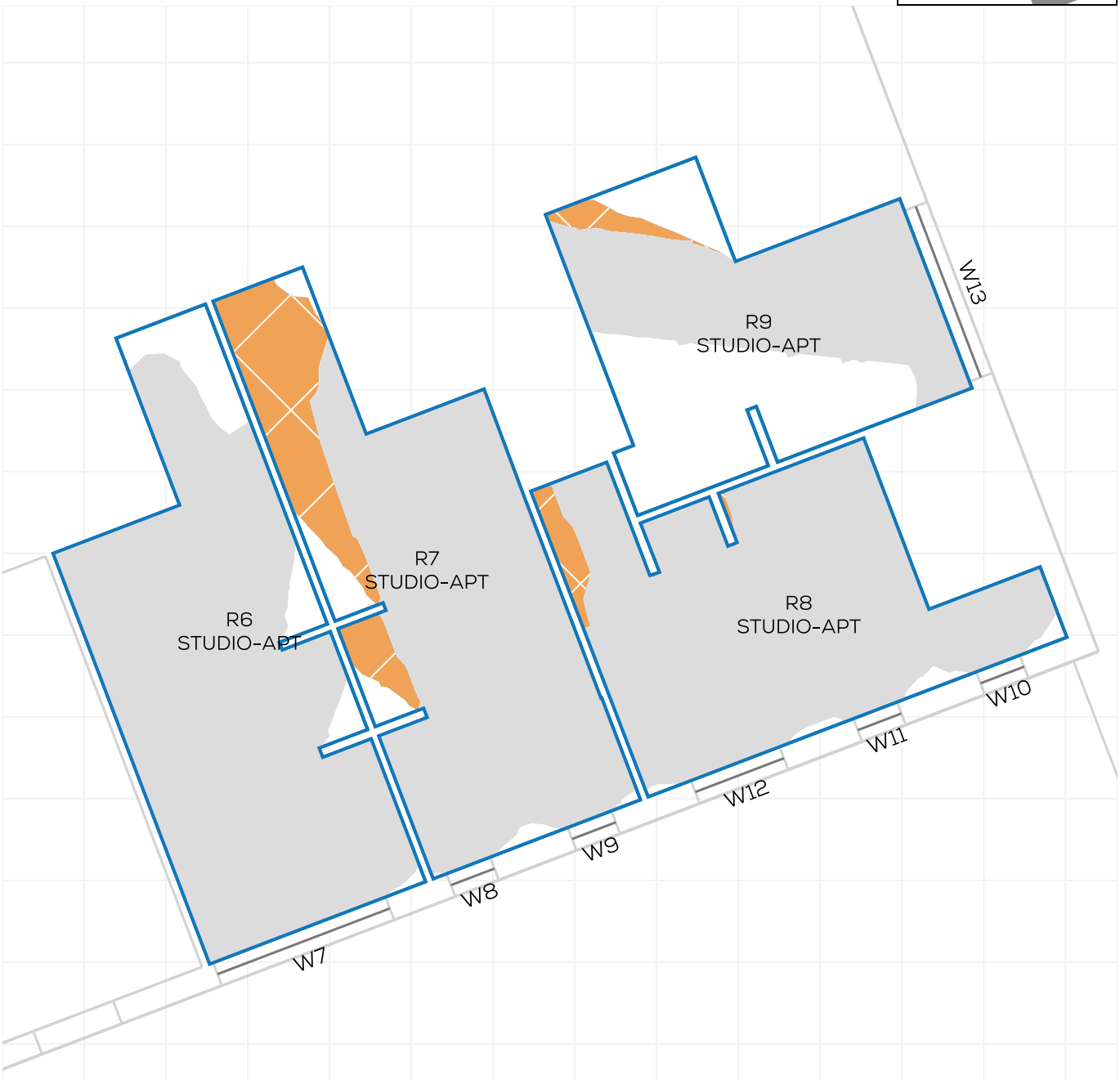
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EX	PR	LOSS-sqm	LOSS %
SALISBURY HOUSE								
F02	R2	RESIDENTIAL	STUDIO-APT	17.5	93.4	92.7	0.1	0.7
F02	R3	RESIDENTIAL	LKD	9.5	96.8	96.8	0.0	0
F02	R4	RESIDENTIAL	LKD	9.7	95	85.6	0.9	10

NSL CONTOURS

PROJECT: 22885 - WESTON
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: SALISBURY HOUSE
DATE: 13/11/2025
DRAWING No.: 22885-REL03-IS01-NSL4
SCHEME IR: IR11

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID





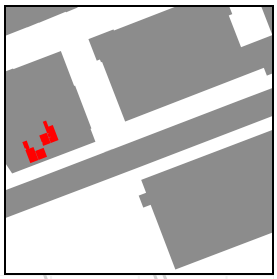
F02

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EX	PR	LOSS-sqm	LOSS %
SALISBURY HOUSE								
F02	R6	RESIDENTIAL	STUDIO-APT	17.6	91.2	91.2	0.0	0
F02	R7	RESIDENTIAL	STUDIO-APT	17.0	94.5	75.4	3.2	20.2
F02	R8	RESIDENTIAL	STUDIO-APT	14.8	98	94.8	0.5	3.3

NSL CONTOURS

PROJECT: 22885 - WESTON
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: SALISBURY HOUSE
DATE: 13/11/2025
DRAWING No.: 22885-REL03-IS01-NSL5
SCHEME IR: IR11

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID





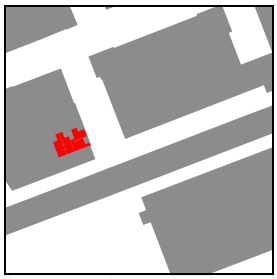
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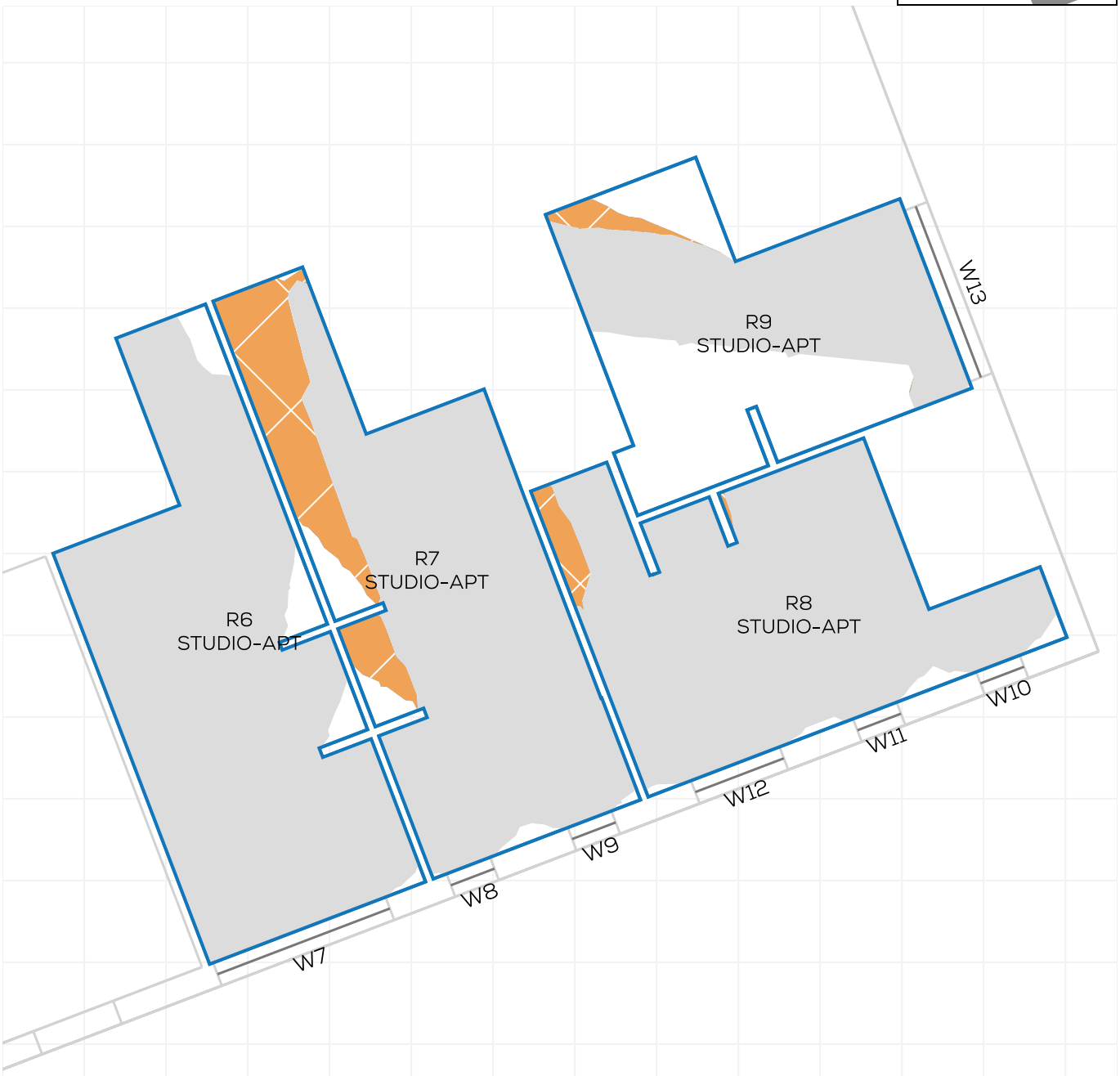
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EX	PR	LOSS-sqm	LOSS %
SALISBURY HOUSE								
F03	R2	RESIDENTIAL	STUDIO-APT	17.5	94.7	94.1	0.1	0.7
F03	R3	RESIDENTIAL	LKD	9.5	97.4	97.4	0.0	0
F03	R4	RESIDENTIAL	LKD	9.7	95	85.9	0.9	9.6

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REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: SALISBURY HOUSE
DATE: 13/11/2025
DRAWING No.: 22885-REL03-IS01-NSL6
SCHEME IR: IR11

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID





F03

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EX	PR	LOSS-sqm	LOSS %
SALISBURY HOUSE								
F03	R6	RESIDENTIAL	STUDIO-APT	17.6	95.3	95.3	0.0	0
F03	R7	RESIDENTIAL	STUDIO-APT	17.0	95.2	77.9	2.9	18.2
F03	R8	RESIDENTIAL	STUDIO-APT	14.8	98	95	0.5	3.1

NSL CONTOURS

PROJECT: 22885 - WESTON
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: SALISBURY HOUSE
DATE: 13/11/2025
DRAWING No.: 22885-REL03-IS01-NSL7
SCHEME IR: IR11

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID



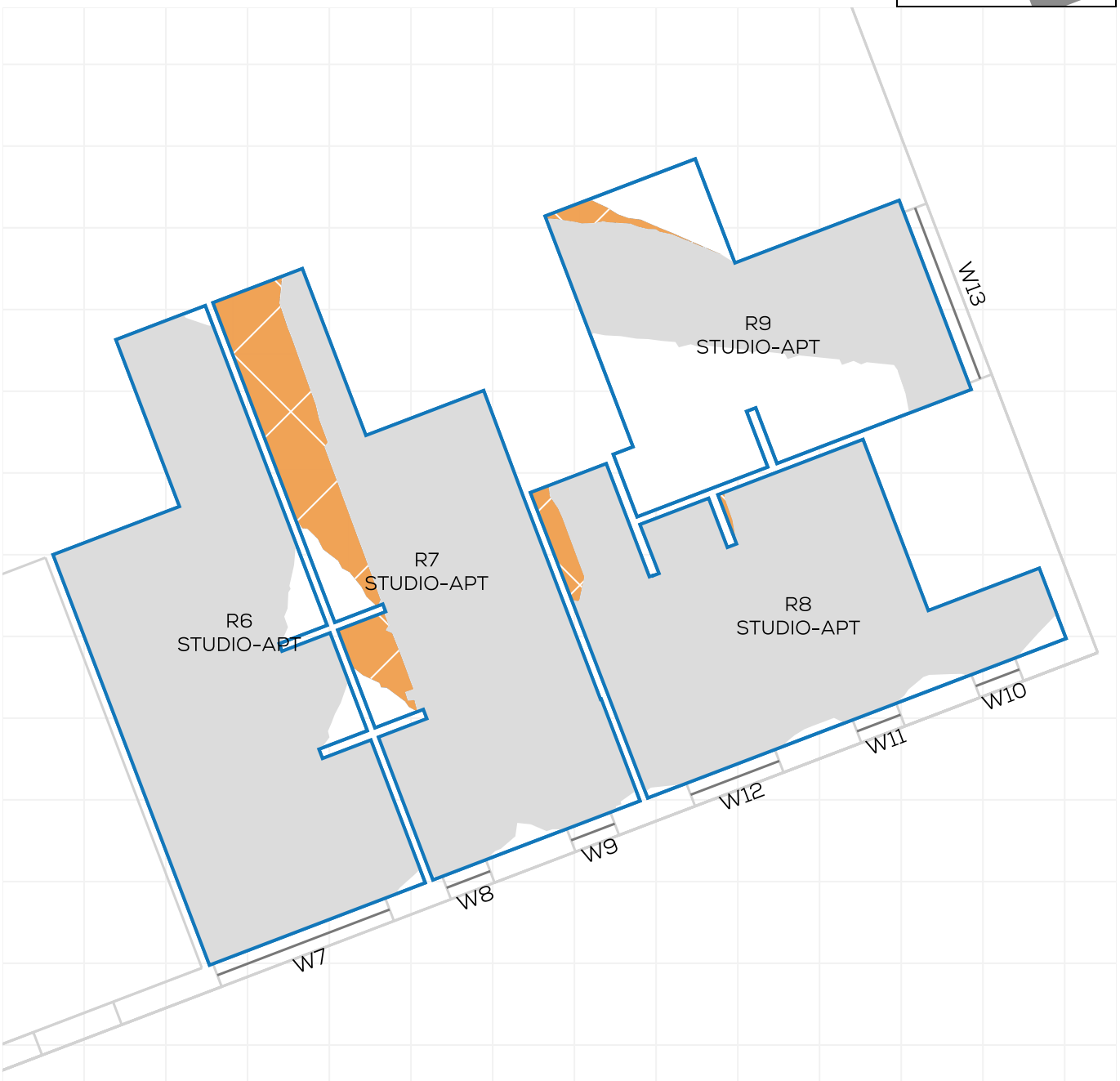
F04

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EX	PR	LOSS-sqm	LOSS %
SALISBURY HOUSE								
F04	R2	RESIDENTIAL	STUDIO-APT	17.5	96.7	96.1	0.1	0.7
F04	R3	RESIDENTIAL	LKD	9.5	97.5	97.5	0.0	0
F04	R4	RESIDENTIAL	LKD	9.7	95.1	86.7	0.8	8.9

NSL CONTOURS

PROJECT: 22885 - WESTON
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: SALISBURY HOUSE
DATE: 13/11/2025
DRAWING No.: 22885-REL03-IS01-NSL8
SCHEME IR: IR11

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID



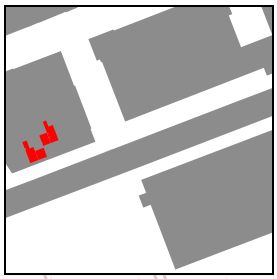
F04

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EX	PR	LOSS-sqm	LOSS %
SALISBURY HOUSE								
F04	R6	RESIDENTIAL	STUDIO-APT	17.6	96.7	96.7	0.0	0
F04	R7	RESIDENTIAL	STUDIO-APT	17.0	95.4	77.5	3.0	18.8
F04	R8	RESIDENTIAL	STUDIO-APT	14.8	98	95.5	0.4	2.5

NSL CONTOURS

PROJECT: 22885 - WESTON
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: SALISBURY HOUSE
DATE: 13/11/2025
DRAWING No.: 22885-REL03-IS01-NSL9
SCHEME IR: IR11

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID





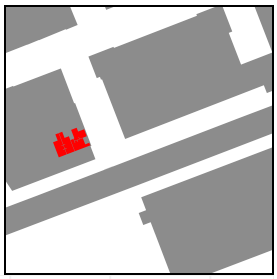
F05

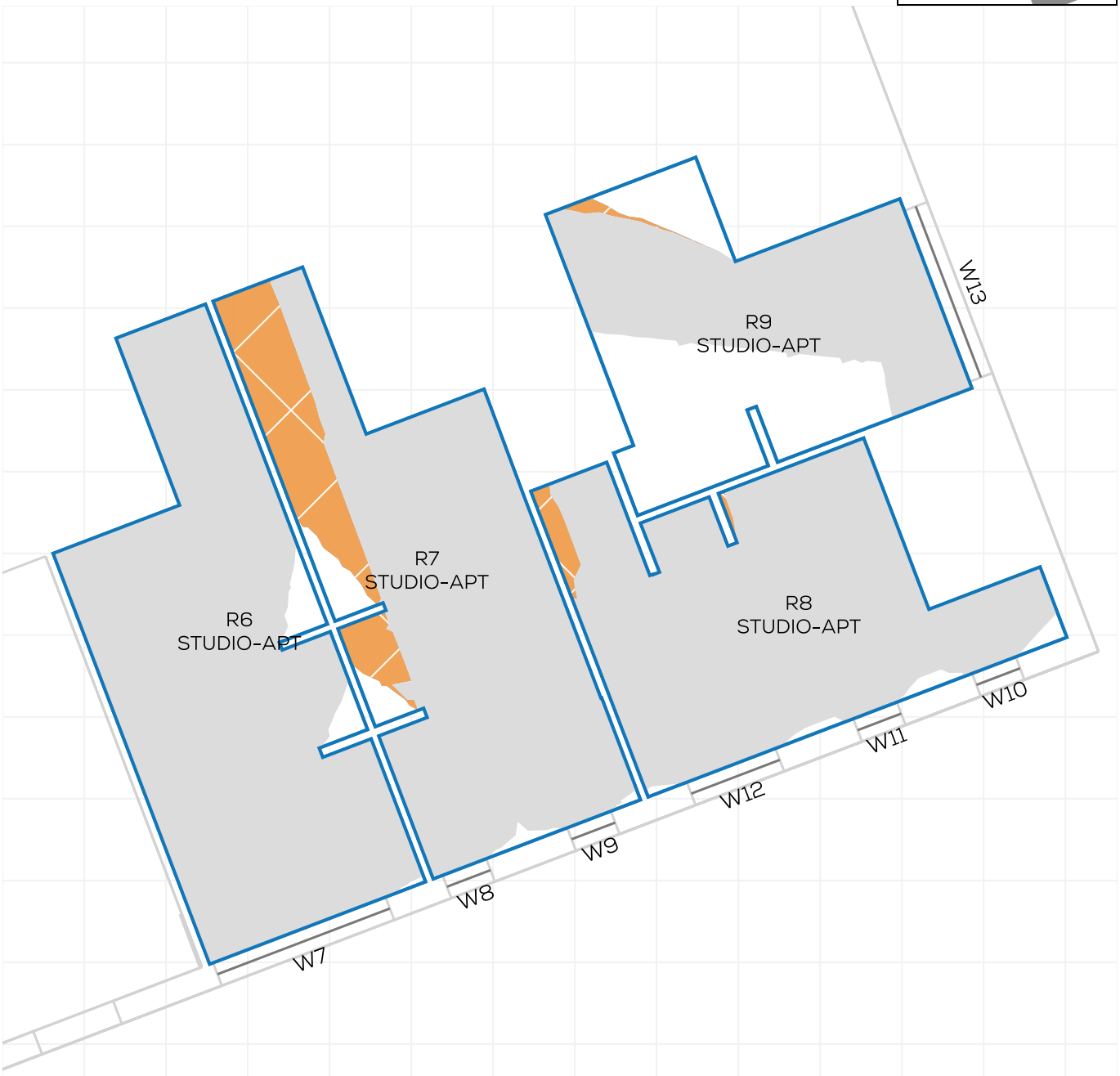
FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EX	PR	LOSS-sqm	LOSS %
SALISBURY HOUSE								
F05	R2	RESIDENTIAL	STUDIO-APT	17.5	97.1	96.6	0.1	0.6
F05	R3	RESIDENTIAL	LKD	9.5	97.5	97.5	0.0	0
F05	R4	RESIDENTIAL	LKD	9.7	95.5	87.3	0.8	8.6

NSL CONTOURS

PROJECT: 22885 - WESTON
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: SALISBURY HOUSE
DATE: 13/11/2025
DRAWING No.: 22885-REL03-IS01-NSL10
SCHEME IR: IR11

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID





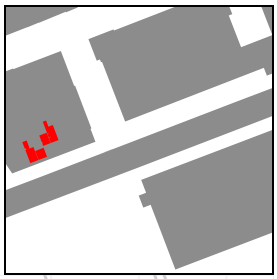
F05

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EX	PR	LOSS-sqm	LOSS %
SALISBURY HOUSE								
F05	R6	RESIDENTIAL	STUDIO-APT	17.6	97.1	97.1	0.0	0
F05	R7	RESIDENTIAL	STUDIO-APT	17.0	95.5	78.1	3.0	18.3
F05	R8	RESIDENTIAL	STUDIO-APT	14.8	97.9	95.7	0.3	2.3

NSL CONTOURS

PROJECT: 22885 - WESTON
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: SALISBURY HOUSE
DATE: 13/11/2025
DRAWING No.: 22885-REL03-IS01-NSL11
SCHEME IR: IR11

KEY:
- GAIN
- LOSS
- MAINTAINED LIT AREA
- 1 METRE GRID





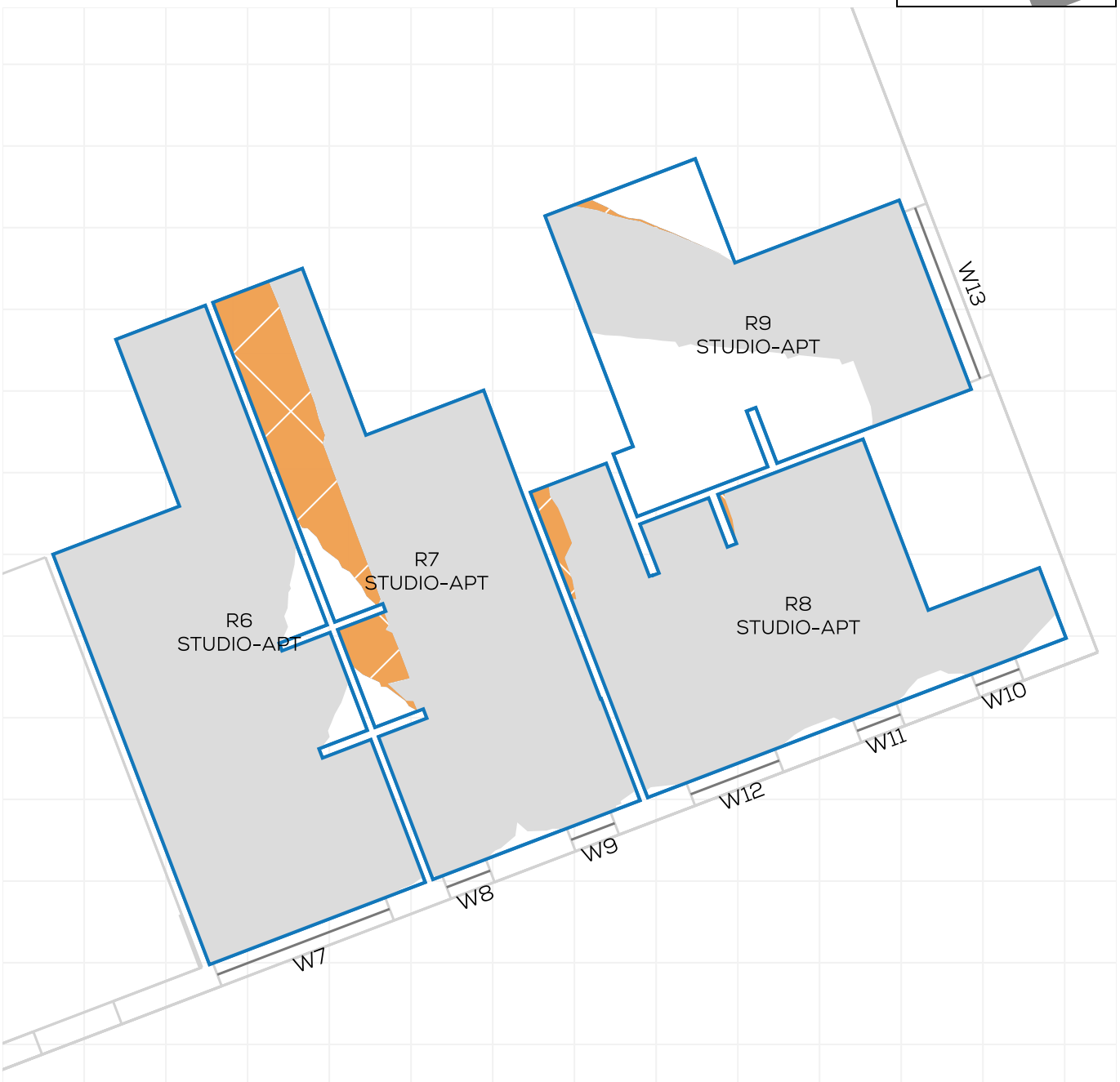
F06

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EX	PR	LOSS-sqm	LOSS %
SALISBURY HOUSE								
F06	R2	RESIDENTIAL	STUDIO-APT	17.5	97.4	96.8	0.1	0.6
F06	R3	RESIDENTIAL	LKD	9.5	98.9	98.9	0.0	0
F06	R4	RESIDENTIAL	LKD	9.7	98.1	90	0.8	8.2

NSL CONTOURS

PROJECT: 22885 - WESTON
REPORT TITLE: EXISTING (EX) VS. PROPOSED (PR)
ADDRESS: SALISBURY HOUSE
DATE: 13/11/2025
DRAWING No.: 22885-REL03-IS01-NSL12
SCHEME IR: IR11

KEY:
GAIN
LOSS
MAINTAINED LIT AREA
1 METRE GRID



F06

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	ROOM AREA-sqm	EX	PR	LOSS-sqm	LOSS %
SALISBURY HOUSE								
F06	R6	RESIDENTIAL	STUDIO-APT	17.6	97.1	97.1	0.0	0
F06	R7	RESIDENTIAL	STUDIO-APT	17.0	95.5	78.2	2.9	18.1
F06	R8	RESIDENTIAL	STUDIO-APT	14.8	97.9	96	0.3	2

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	VSC(WINDOW)				NSL			APSH (WINDOW)					
					EX %	PR %	LOSS	LOSS %	EX %	PR %	LOSS %	EX		PR		LOSS %	
												ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER
GRANBY HOUSE																	
B01	R1	Residential	Unknown	W1/B01	11.3	10.9	0.4	3.5	N.A.	N.A.	N.A.	1	0	0	0	100	0
	R2	Residential	Unknown	W2/B01	11.4	11	0.4	3.5	N.A.	N.A.	N.A.	1	0	0	0	100	0
F00	R1	Residential	Unknown	W1/F00	10.4	10.1	0.3	2.9	N.A.	N.A.	N.A.						
	R2	Residential	Unknown	W2/F00	15.1	14.6	0.5	3.3	N.A.	N.A.	N.A.						
	R3	Residential	Unknown	W3/F00	21.9	17.4	4.5	20.5	N.A.	N.A.	N.A.	39	4	31	2	20.5	50
	R4	Residential	Unknown	W4/F00	18.5	15.5	3	16.2	N.A.	N.A.	N.A.	30	3	23	2	23.3	33.3
	R5	Residential	Unknown	W5/F00	18.7	15.6	3.1	16.6	N.A.	N.A.	N.A.	30	3	21	2	30	33.3
	R6	Residential	Unknown	W6/F00	22.1	17.2	4.9	22.2	N.A.	N.A.	N.A.	39	4	25	1	35.9	75
	R7	Residential	Unknown	W7/F00	30.5	20.4	10.1	33.1	N.A.	N.A.	N.A.	51	15	28	3	45.1	80
	R8	Residential	Unknown	W8/F00	3.4	3.4	0	0	N.A.	N.A.	N.A.						
				W9/F00	2.7	2.7	0	0									
	R9	Residential	Unknown	W10/F00	1.8	1.8	0	0	N.A.	N.A.	N.A.						
				W11/F00	1.3	1.3	0	0									
F01	R1	Residential	Unknown	W1/F01	14.2	13.8	0.4	2.8	N.A.	N.A.	N.A.						
	R2	Residential	Unknown	W2/F01	19.3	18.7	0.6	3.1	N.A.	N.A.	N.A.						
	R3	Residential	Unknown	W3/F01	32.5	22.2	10.3	31.7	N.A.	N.A.	N.A.	57	21	44	13	22.8	38.1
	R4	Residential	Unknown	W4/F01	31.8	21.8	10	31.4	N.A.	N.A.	N.A.	53	21	37	11	30.2	47.6
	R5	Residential	Unknown	W5/F01	31.9	21.5	10.4	32.6	N.A.	N.A.	N.A.	53	21	31	8	41.5	61.9
	R6	Residential	Unknown	W6/F01	32.7	21.6	11.1	33.9	N.A.	N.A.	N.A.	56	20	28	3	50	85
	R7	Residential	Unknown	W7/F01	34.5	21.9	12.6	36.5	N.A.	N.A.	N.A.	58	22	28	3	51.7	86.4
	R8	Residential	Unknown	W8/F01	32.7	21.1	11.6	35.5	N.A.	N.A.	N.A.	60	20	32	5	46.7	75
				W9/F01	32.7	20.9	11.8	36.1				60	20	35	6	41.7	70
	R9	Residential	Unknown	W10/F01	6.4	6.4	0	0	N.A.	N.A.	N.A.						
				W11/F01	5.5	5.5	0	0									
	R10	Residential	Unknown	W12/F01	4.3	4.3	0	0	N.A.	N.A.	N.A.						
				W13/F01	3.8	3.8	0	0									
F02	R1	Residential	Unknown	W1/F02	18.7	18.2	0.5	2.7	N.A.	N.A.	N.A.						
	R2	Residential	Unknown	W2/F02	24.8	24.2	0.6	2.4	N.A.	N.A.	N.A.						
	R3	Residential	Unknown	W3/F02	35.5	24	11.5	32.4	N.A.	N.A.	N.A.	58	22	46	14	20.7	36.4
	R4	Residential	Unknown	W4/F02	35.3	23.5	11.8	33.4	N.A.	N.A.	N.A.	55	23	39	12	29.1	47.8
	R5	Residential	Unknown	W5/F02	35.3	23.1	12.2	34.6	N.A.	N.A.	N.A.	56	24	34	10	39.3	58.3
	R6	Residential	Unknown	W6/F02	35.6	22.8	12.8	36	N.A.	N.A.	N.A.	59	23	31	4	47.5	82.6
	R7	Residential	Unknown	W7/F02	35.9	22.8	13.1	36.5	N.A.	N.A.	N.A.	59	23	30	3	49.2	87
	R8	Residential	Unknown	W8/F02	35.5	22	13.5	38	N.A.	N.A.	N.A.	63	23	33	5	47.6	78.3
				W9/F02	35.5	21.8	13.7	38.6				63	23	38	7	39.7	69.6
	R9	Residential	Unknown	W10/F02	11.2	11.2	0	0	N.A.	N.A.	N.A.						
				W11/F02	10.1	10.1	0	0									
	R10	Residential	Unknown	W12/F02	8.3	8.3	0	0	N.A.	N.A.	N.A.						
				W13/F02	7.9	7.9	0	0									
F03	R1	Residential	Unknown	W1/F03	24.6	24.6	0	0	N.A.	N.A.	N.A.	5	0	5	0	0	0
				W2/F03	24	24	0	0				0	0	0	0	0	0
				W3/F03	26.3	25.8	0.5	1.9				3	0	3	0	0	0
				W4/F03	26.2	23.7	2.5	9.5				17	3	17	3	0	0
	R2	Residential	Unknown	W4/F03 (dup)	26.2	23.7	2.5	9.5	N.A.	N.A.	N.A.	17	3	17	3	0	0
				W5/F03	25.4	25.3	0.1	0.4				6	0	6	0	0	0

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	VSC(WINDOW)				NSL			APSH (WINDOW)					
												EX		PR		LOSS %	
					EX %	PR %	LOSS	LOSS %	EX %	PR %	LOSS %	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER
	R3	Residential	Unknown	W6/F03	24.8	24.3	0.5	2	N.A.	N.A.	N.A.						
	R4	Residential	Unknown	W7/F03	30.6	30	0.6	2	N.A.	N.A.	N.A.						
	R5	Residential	Unknown	W8/F03	36.2	24.9	11.3	31.2	N.A.	N.A.	N.A.	59	23	48	15	18.6	34.8
	R6	Residential	Unknown	W9/F03	36.1	24.5	11.6	32.1	N.A.	N.A.	N.A.	56	24	40	13	28.6	45.8
	R7	Residential	Unknown	W10/F03	36.1	23.9	12.2	33.8	N.A.	N.A.	N.A.	56	24	35	10	37.5	58.3
	R8	Residential	Unknown	W11/F03	36.2	23.7	12.5	34.5	N.A.	N.A.	N.A.	59	23	31	4	47.5	82.6
	R9	Residential	Unknown	W12/F03	36.5	23.6	12.9	35.3	N.A.	N.A.	N.A.	60	24	31	4	48.3	83.3
	R10	Residential	Unknown	W13/F03	36.2	22.9	13.3	36.7	N.A.	N.A.	N.A.	64	24	35	6	45.3	75
				W14/F03	36.2	22.6	13.6	37.6				64	24	40	8	37.5	66.7
	R11	Residential	Unknown	W15/F03	16.8	16.8	0	0	N.A.	N.A.	N.A.						
				W16/F03	15.5	15.5	0	0									
F04	R1	Residential	Unknown	W1/F04	29.4	29.4	0	0	N.A.	N.A.	N.A.	7	0	7	0	0	0
				W2/F04	28.6	28.6	0	0				0	0	0	0	0	0
				W3/F04	31.4	30.9	0.5	1.6				5	0	5	0	0	0
				W4/F04	30.6	28.1	2.5	8.2				20	3	20	3	0	0
	R2	Residential	Unknown	W4/F04 (dup)	30.6	28.1	2.5	8.2	N.A.	N.A.	N.A.	20	3	20	3	0	0
				W5/F04	30.1	30.1	0	0				8	0	8	0	0	0
	R3	Residential	Unknown	W6/F04	30.3	29.8	0.5	1.7	N.A.	N.A.	N.A.						
	R4	Residential	Unknown	W7/F04	34.4	33.8	0.6	1.7	N.A.	N.A.	N.A.						
	R5	Residential	Unknown	W8/F04	36.7	25.5	11.2	30.5	N.A.	N.A.	N.A.	57	24	46	16	19.3	33.3
	R6	Residential	Unknown	W9/F04	36.7	25.3	11.4	31.1	N.A.	N.A.	N.A.	50	25	34	14	32	44
	R7	Residential	Unknown	W10/F04	36.7	24.8	11.9	32.4	N.A.	N.A.	N.A.	50	25	29	11	42	56
	R8	Residential	Unknown	W11/F04	36.7	24.4	12.3	33.5	N.A.	N.A.	N.A.	58	24	30	5	48.3	79.2
	R9	Residential	Unknown	W12/F04	36.9	24.4	12.5	33.9	N.A.	N.A.	N.A.	60	24	33	4	45	83.3
	R10	Residential	Unknown	W13/F04	36.7	23.8	12.9	35.1	N.A.	N.A.	N.A.	64	24	36	6	43.8	75
				W14/F04	36.7	23.5	13.2	36				64	24	41	8	35.9	66.7
	R11**	Residential	Unknown	W15/F04	32.2	31.8	0.4	1.2	N.A.	N.A.	N.A.						
				W16/F04	32	31.9	0.1	0.3									
F05	R1	Residential	Unknown	W1/F05	33.5	32.9	0.6	1.8	N.A.	N.A.	N.A.						
	R2	Residential	Unknown	W2/F05	36	35.4	0.6	1.7	N.A.	N.A.	N.A.						
	R3	Residential	Unknown	W3/F05	37.2	26.4	10.8	29	N.A.	N.A.	N.A.	60	24	49	16	18.3	33.3
	R4	Residential	Unknown	W4/F05	37.2	26.2	11	29.6	N.A.	N.A.	N.A.	60	24	46	13	23.3	45.8
				W5/F05	37.2	26	11.2	30.1				60	24	46	13	23.3	45.8
	R5	Residential	Unknown	W6/F05	37.2	25.8	11.4	30.6	N.A.	N.A.	N.A.	41	18	28	10	31.7	44.4
				W7/F05	37.2	25.7	11.5	30.9				41	18	26	8	36.6	55.6
				W8/F05	37.2	25.7	11.5	30.9				42	18	26	7	38.1	61.1
				W9/F05	37.2	25.5	11.7	31.5				55	23	34	8	38.2	65.2
	R6	Residential	Unknown	W10/F05	37.2	25.3	11.9	32	N.A.	N.A.	N.A.	60	24	34	5	43.3	79.2
	R7	Residential	Unknown	W11/F05	37.3	25.2	12.1	32.4	N.A.	N.A.	N.A.	60	24	33	4	45	83.3
	R8	Residential	Unknown	W12/F05	37.1	24.6	12.5	33.7	N.A.	N.A.	N.A.	64	24	38	6	40.6	75
				W13/F05	37	24.4	12.6	34.1				64	24	42	8	34.4	66.7
	R9	Residential	Unknown	W14/F05	35	34.6	0.4	1.1	N.A.	N.A.	N.A.						
				W15/F05	35.2	34.8	0.4	1.1									
	R10	Residential	Unknown	W16/F05	35.2	34.8	0.4	1.1	N.A.	N.A.	N.A.						
				W17/F05	34.6	34.5	0.1	0.3									
F06	R1	Residential	Unknown	W1/F06	36.4	35.8	0.6	1.6	N.A.	N.A.	N.A.						

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	VSC(WINDOW)				NSL			APSH (WINDOW)					
												EX		PR		LOSS %	
					EX %	PR %	LOSS	LOSS %	EX %	PR %	LOSS %	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER
	R2	Residential	Unknown	W2/F06	37.6	27.1	10.5	27.9	N.A.	N.A.	N.A.	60	24	49	16	18.3	33.3
	R3	Residential	Unknown	W3/F06	37.6	26.9	10.7	28.5	N.A.	N.A.	N.A.	60	24	46	13	23.3	45.8
				W4/F06	37.6	26.7	10.9	29				60	24	46	13	23.3	45.8
	R4	Residential	Unknown	W5/F06	37.6	26.5	11.1	29.5	N.A.	N.A.	N.A.	41	18	29	10	29.3	44.4
				W6/F06	37.6	26.4	11.2	29.8				41	18	26	8	36.6	55.6
				W7/F06	37.6	26.4	11.2	29.8				42	18	26	7	38.1	61.1
				W8/F06	37.5	26.3	11.2	29.9				55	23	34	8	38.2	65.2
	R5	Residential	Unknown	W9/F06	37.5	26	11.5	30.7	N.A.	N.A.	N.A.	60	24	35	5	41.7	79.2
	R6	Residential	Unknown	W10/F06	37.4	25.4	12	32.1	N.A.	N.A.	N.A.	64	24	39	6	39.1	75
				W11/F06	37.4	25.1	12.3	32.9				64	24	42	8	34.4	66.7
	R7	Residential	Unknown	W12/F06	36.4	36	0.4	1.1	N.A.	N.A.	N.A.						
				W13/F06	36.4	36	0.4	1.1									
	R8	Residential	Unknown	W14/F06	36.2	36	0.2	0.6	N.A.	N.A.	N.A.						
				W15/F06	33.3	33.3	0	0									
MONTANA HOUSE																	
F00	R1	Residential	Unknown	W4/F00	28.3	19.1	9.2	32.5	N.A.	N.A.	N.A.						
	R2	Residential	Unknown	W5/F00	27.6	18.8	8.8	31.9	N.A.	N.A.	N.A.						
	R4	Residential	Unknown	W2/F00	29.4	19.7	9.7	33	N.A.	N.A.	N.A.						
				W3/F00	29.2	19.6	9.6	32.9									
F01	R1	Residential	Unknown	W1/F01	31.5	21.2	10.3	32.7	N.A.	N.A.	N.A.						
				W11/F01	31.5	21.3	10.2	32.4									
	R2	Residential	Unknown	W2/F01	31.3	20.9	10.4	33.2	N.A.	N.A.	N.A.						
	R3	Residential	Unknown	W3/F01	30.9	20.6	10.3	33.3	N.A.	N.A.	N.A.						
				W4/F01	30.7	20.5	10.2	33.2									
	R4	Residential	Unknown	W5/F01	29.8	20.1	9.7	32.6	N.A.	N.A.	N.A.						
	R5	Residential	Unknown	W6/F01	29	19.7	9.3	32.1	N.A.	N.A.	N.A.						
	R6	Residential	Unknown	W7/F01	7.7	7.6	0.1	1.3	N.A.	N.A.	N.A.	16	0	16	0	0	0
				W8/F01	12.6	12.5	0.1	0.8				25	3	25	3	0	0
				W9/F01	31.5	21.6	9.9	31.4				24	3	23	3	4.2	0
	R7	Residential	Unknown	W10/F01	31.6	21.4	10.2	32.3	N.A.	N.A.	N.A.						
F02	R1	Residential	Unknown	W1/F02	32.7	22.1	10.6	32.4	N.A.	N.A.	N.A.						
				W12/F02	32.7	22.2	10.5	32.1									
	R2	Residential	Unknown	W2/F02	32.5	21.8	10.7	32.9	N.A.	N.A.	N.A.						
	R3	Residential	Unknown	W3/F02	32.2	21.6	10.6	32.9	N.A.	N.A.	N.A.						
				W4/F02	32.2	21.6	10.6	32.9									
	R4	Residential	Unknown	W5/F02	31.6	21.3	10.3	32.6	N.A.	N.A.	N.A.						
				W6/F02	31.2	21.1	10.1	32.4									
	R5	Residential	Unknown	W7/F02	30.6	20.8	9.8	32	N.A.	N.A.	N.A.						
	R6	Residential	Unknown	W8/F02	8.1	8.1	0	0	N.A.	N.A.	N.A.	17	0	17	0	0	0
				W9/F02	13.3	13.2	0.1	0.8				26	4	26	4	0	0
				W10/F02	32.7	22.5	10.2	31.2				26	4	24	4	7.7	0
	R7	Residential	Unknown	W11/F02	32.7	22.3	10.4	31.8	N.A.	N.A.	N.A.						
F03	R1	Residential	Unknown	W1/F03	33.7	22.9	10.8	32	N.A.	N.A.	N.A.						
				W12/F03	33.7	23	10.7	31.8									
	R2	Residential	Unknown	W2/F03	33.6	22.7	10.9	32.4	N.A.	N.A.	N.A.						

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	VSC(WINDOW)				NSL			APSH (WINDOW)					
												EX		PR		LOSS %	
					EX %	PR %	LOSS	LOSS %	EX %	PR %	LOSS %	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER
	R3	Residential	Unknown	W3/F03	33.4	22.5	10.9	32.6	N.A.	N.A.	N.A.						
				W4/F03	33.4	22.6	10.8	32.3									
	R4	Residential	Unknown	W5/F03	33	22.3	10.7	32.4	N.A.	N.A.	N.A.						
				W6/F03	32.6	22.2	10.4	31.9									
	R5	Residential	Unknown	W7/F03	32.1	22	10.1	31.5	N.A.	N.A.	N.A.						
	R6	Residential	Unknown	W8/F03	8.6	8.5	0.1	1.2	N.A.	N.A.	N.A.	17	0	17	0	0	0
				W9/F03	13.9	13.8	0.1	0.7				27	5	27	5	0	0
				W10/F03	33.7	23.4	10.3	30.6				27	5	26	5	3.7	0
	R7	Residential	Unknown	W11/F03	33.7	23.1	10.6	31.5	N.A.	N.A.	N.A.						
F04	R1	Residential	Unknown	W1/F04	34.6	23.8	10.8	31.2	N.A.	N.A.	N.A.						
				W12/F04	34.6	23.9	10.7	30.9									
	R2	Residential	Unknown	W2/F04	34.6	23.6	11	31.8	N.A.	N.A.	N.A.						
	R3	Residential	Unknown	W3/F04	34.5	23.5	11	31.9	N.A.	N.A.	N.A.						
				W4/F04	34.5	23.5	11	31.9									
	R4	Residential	Unknown	W5/F04	34.2	23.4	10.8	31.6	N.A.	N.A.	N.A.						
				W6/F04	34	23.3	10.7	31.5									
	R5	Residential	Unknown	W7/F04	33.6	23.2	10.4	31	N.A.	N.A.	N.A.						
	R6	Residential	Unknown	W8/F04	9	8.9	0.1	1.1	N.A.	N.A.	N.A.	19	1	19	1	0	0
				W9/F04	14.4	14.3	0.1	0.7				28	5	28	5	0	0
				W10/F04	34.5	24.2	10.3	29.9				28	5	28	5	3.4	0
	R7	Residential	Unknown	W11/F04	34.6	24	10.6	30.6	N.A.	N.A.	N.A.						
F05	R1	Residential	Unknown	W1/F05	35.4	24.6	10.8	30.5	N.A.	N.A.	N.A.						
				W12/F05	35.4	24.6	10.8	30.5									
	R2	Residential	Unknown	W2/F05	35.5	24.5	11	31	N.A.	N.A.	N.A.						
	R3	Residential	Unknown	W3/F05	35.5	24.4	11.1	31.3	N.A.	N.A.	N.A.						
				W4/F05	35.6	24.5	11.1	31.2									
	R4	Residential	Unknown	W5/F05	35.4	24.5	10.9	30.8	N.A.	N.A.	N.A.						
				W6/F05	35.2	24.4	10.8	30.7									
	R5	Residential	Unknown	W7/F05	34.9	24.4	10.5	30.1	N.A.	N.A.	N.A.						
	R6	Residential	Unknown	W8/F05	9.4	9.4	0	0	N.A.	N.A.	N.A.	20	1	20	1	0	0
				W9/F05	15	14.9	0.1	0.7				28	5	28	5	0	0
				W10/F05	35.2	25	10.2	29				28	5	27	5	3.6	0
	R7	Residential	Unknown	W11/F05	35.4	24.7	10.7	30.2	N.A.	N.A.	N.A.						
F06	R1	Residential	Unknown	W1/F06	36.1	25.3	10.8	29.9	N.A.	N.A.	N.A.						
				W12/F06	36.1	25.4	10.7	29.6									
	R2	Residential	Unknown	W2/F06	36.2	25.2	11	30.4	N.A.	N.A.	N.A.						
	R3	Residential	Unknown	W3/F06	36.3	25.3	11	30.3	N.A.	N.A.	N.A.						
				W4/F06	36.4	25.3	11.1	30.5									
	R4	Residential	Unknown	W5/F06	36.3	25.4	10.9	30	N.A.	N.A.	N.A.						
				W6/F06	36.2	25.4	10.8	29.8									
	R5	Residential	Unknown	W7/F06	36.1	25.5	10.6	29.4	N.A.	N.A.	N.A.						
	R6	Residential	Unknown	W8/F06	10	9.9	0.1	1	N.A.	N.A.	N.A.	20	1	20	1	0	0
				W9/F06	15.6	15.5	0.1	0.6				28	5	28	5	0	0
				W10/F06	35.8	25.7	10.1	28.2				28	5	27	5	3.6	0
	R7	Residential	Unknown	W11/F06	36	25.5	10.5	29.2	N.A.	N.A.	N.A.						
F07	R1	Residential	Unknown	W1/F07	36.6	26	10.6	29	N.A.	N.A.	N.A.						

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	VSC(WINDOW)				NSL			APSH (WINDOW)					
												EX		PR		LOSS %	
					EX %	PR %	LOSS	LOSS %	EX %	PR %	LOSS %	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER
				W12/F07	36.6	26	10.6	29									
	R2	Residential	Unknown	W2/F07	36.7	25.9	10.8	29.4	N.A.	N.A.	N.A.						
	R3	Residential	Unknown	W3/F07	36.8	25.9	10.9	29.6	N.A.	N.A.	N.A.						
				W4/F07	36.9	26	10.9	29.5									
	R4	Residential	Unknown	W5/F07	36.9	26.1	10.8	29.3	N.A.	N.A.	N.A.						
	R5	Residential	Unknown	W6/F07	36.9	26.2	10.7	29	N.A.	N.A.	N.A.						
	R6	Residential	Unknown	W7/F07	36.9	26.3	10.6	28.7	N.A.	N.A.	N.A.						
	R7	Residential	Unknown	W8/F07	10.7	10.6	0.1	0.9	N.A.	N.A.	N.A.	23	3	23	3	0	0
				W9/F07	16.3	16.2	0.1	0.6				32	6	32	6	0	0
				W10/F07	36.4	26.4	10	27.5				30	6	29	6	3.3	0
	R8	Residential	Unknown	W11/F07	36.5	26.1	10.4	28.5	N.A.	N.A.	N.A.						
F08	R1	Residential	Unknown	W1/F08	37.1	26.6	10.5	28.3	N.A.	N.A.	N.A.						
				W12/F08	37.1	26.7	10.4	28									
	R2	Residential	Unknown	W2/F08	37.2	26.5	10.7	28.8	N.A.	N.A.	N.A.						
	R3	Residential	Unknown	W8/F08	11.6	11.5	0.1	0.9	N.A.	N.A.	N.A.	23	3	23	3	0	0
				W9/F08	17.3	17.3	0	0				34	6	34	6	0	0
				W10/F08	37	27.1	9.9	26.8				29	6	28	6	3.4	0
	R4	Residential	Unknown	W11/F08	37.1	26.8	10.3	27.8	N.A.	N.A.	N.A.						
	R5	Residential	Unknown	W13/F08	24.6	14	10.6	43.1	N.A.	N.A.	N.A.						
	R6	Residential	Unknown	W14/F08	36.1	25.6	10.5	29.1	N.A.	N.A.	N.A.						
	R7	Residential	Unknown	W15/F08	36.8	26.3	10.5	28.5	N.A.	N.A.	N.A.						
				W16/F08	34.6	33.2	1.4	4									
				W17/F08	34.2	33	1.2	3.5									
F09	R1	Residential	Unknown	W1/F09	37.6	27.2	10.4	27.7	N.A.	N.A.	N.A.						
				W11/F09	37.6	27.3	10.3	27.4									
	R2	Residential	Unknown	W2/F09	37.6	27	10.6	28.2	N.A.	N.A.	N.A.						
	R3	Residential	Unknown	W3/F09	24.8	14.4	10.4	41.9	N.A.	N.A.	N.A.						
	R4	Residential	Unknown	W4/F09	36.5	26	10.5	28.8	N.A.	N.A.	N.A.						
	R5	Residential	Unknown	W5/F09	37.2	26.8	10.4	28	N.A.	N.A.	N.A.						
				W6/F09	35	33.6	1.4	4									
	R6	Residential	Unknown	W7/F09	13.3	13.2	0.1	0.8	N.A.	N.A.	N.A.	27	3	27	3	0	0
				W8/F09	19	18.9	0.1	0.5				36	6	36	6	0	0
				W9/F09	37.5	27.8	9.7	25.9				32	7	31	7	3.1	0
	R7	Residential	Unknown	W10/F09	37.6	27.4	10.2	27.1	N.A.	N.A.	N.A.						
F10	R1	Residential	Unknown	W1/F10	37.9	27.7	10.2	26.9	N.A.	N.A.	N.A.						
				W7/F10	37.9	27.7	10.2	26.9									
	R2	Residential	Unknown	W2/F10	38	27.5	10.5	27.6	N.A.	N.A.	N.A.						
	R3	Residential	Unknown	W3/F10	16.6	16.5	0.1	0.6	N.A.	N.A.	N.A.	36	3	36	3	0	0
				W4/F10	21.8	21.8	0	0				47	6	47	6	0	0
				W5/F10	37.9	28.3	9.6	25.3				32	7	31	7	3.1	0
	R4	Residential	Unknown	W6/F10	37.9	27.9	10	26.4	N.A.	N.A.	N.A.						
F11	R1	Residential	Unknown	W1/F11	38.2	28.1	10.1	26.4	N.A.	N.A.	N.A.						
				W7/F11	38.2	28.2	10	26.2									
	R2	Residential	Unknown	W2/F11	38.2	27.9	10.3	27	N.A.	N.A.	N.A.						
	R3	Residential	Unknown	W3/F11	22.9	22.9	0	0	N.A.	N.A.	N.A.	55	8	55	8	0	0
				W4/F11	26.6	26.5	0.1	0.4				59	10	59	10	0	0

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	VSC(WINDOW)				NSL			APSH (WINDOW)					
					EX %	PR %	LOSS	LOSS %	EX %	PR %	LOSS %	EX		PR		LOSS %	
												ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER
				W5/F11	38.2	28.8	9.4	24.6				32	7	31	7	3.1	0
	R4	Residential	Unknown	W6/F11	38.2	28.4	9.8	25.7	N.A.	N.A.	N.A.						
ORIENT HOUSE																	
B01	R1	Residential	Unknown	W1/B01	14.4	14.3	0.1	0.7	N.A.	N.A.	N.A.	15	3	15	3	0	0
				W2/B01	17.3	14.8	2.5	14.5				33	1	27	1	18.2	0
				W3/B01	17.4	14.9	2.5	14.4				32	1	26	1	18.8	0
	R2	Residential	Unknown	W4/B01	16.9	14.2	2.7	16	N.A.	N.A.	N.A.	16	1	11	1	31.2	0
				W5/B01	16.8	14.1	2.7	16.1				12	1	8	1	33.3	0
	R3**	Residential	Unknown	W6/B01	17.5	14.8	2.7	15.4	N.A.	N.A.	N.A.	24	1	18	1	25	0
	R4**	Residential	Unknown	W7/B01	17.4	14.7	2.7	15.5	N.A.	N.A.	N.A.	16	1	11	1	31.2	0
				W8/B01	17.4	14.6	2.8	16.1				1	0	0	0	100	0
F00	R1	Residential	Unknown	W1/F00	14.8	14.7	0.1	0.7	N.A.	N.A.	N.A.	25	8	25	8	0	0
				W2/F00	17.8	17.7	0.1	0.6				28	9	28	9	0	0
				W3/F00	28.3	20.4	7.9	27.9				55	12	38	7	30.9	41.7
				W4/F00	28.3	20.1	8.2	29				55	12	39	8	29.1	33.3
	R2**	Residential	Unknown	W5/F00	28.3	19.9	8.4	29.7	N.A.	N.A.	N.A.	56	12	41	8	26.8	33.3
				W6/F00	28.3	19.8	8.5	30				56	12	41	8	26.8	33.3
	R3**	Residential	Unknown	W7/F00	28.3	19.7	8.6	30.4	N.A.	N.A.	N.A.	55	12	40	8	27.3	33.3
				W8/F00	28.3	19.6	8.7	30.7				54	11	39	6	27.8	45.5
	R4**	Residential	Unknown	W9/F00	28.2	19.5	8.7	30.9	N.A.	N.A.	N.A.	55	12	36	5	34.5	58.3
				W10/F00	28.1	19.4	8.7	31				56	12	37	5	33.9	58.3
	R5**	Residential	Unknown	W11/F00	27.9	19.2	8.7	31.2	N.A.	N.A.	N.A.	56	12	40	7	28.6	41.7
				W12/F00	27.7	18.9	8.8	31.8				56	12	37	6	33.9	50
	R6**	Residential	Unknown	W13/F00	27.3	18.6	8.7	31.9	N.A.	N.A.	N.A.	53	11	37	6	30.2	45.5
				W14/F00	26.5	17.8	8.7	32.8				50	11	35	6	30	45.5
F01	R1	Residential	Unknown	W1/F01	16.9	16.8	0.1	0.6	N.A.	N.A.	N.A.	28	10	28	10	0	0
				W2/F01	19.9	19.8	0.1	0.5				31	12	31	12	0	0
				W3/F01	32.2	22	10.2	31.7				64	21	44	11	31.2	47.6
				W4/F01	32.4	21.8	10.6	32.7				66	20	47	11	28.8	45
	R2**	Residential	Unknown	W5/F01	32.4	21.6	10.8	33.3	N.A.	N.A.	N.A.	67	19	49	11	26.9	42.1
				W6/F01	32.5	21.5	11	33.8				69	21	52	13	24.6	38.1
	R3**	Residential	Unknown	W7/F01	32.6	21.4	11.2	34.4	N.A.	N.A.	N.A.	68	21	49	12	27.9	42.9
				W8/F01	32.7	21.3	11.4	34.9				69	21	49	10	29	52.4
	R4**	Residential	Unknown	W9/F01	32.7	21.3	11.4	34.9	N.A.	N.A.	N.A.	68	21	43	7	36.8	66.7
				W10/F01	32.7	21.2	11.5	35.2				69	22	44	8	36.2	63.6
	R5**	Residential	Unknown	W11/F01	32.7	21	11.7	35.8	N.A.	N.A.	N.A.	70	22	46	9	34.3	59.1
				W12/F01	32.6	20.8	11.8	36.2				70	22	43	8	38.6	63.6
	R6**	Residential	Unknown	W13/F01	32.3	20.4	11.9	36.8	N.A.	N.A.	N.A.	67	22	44	10	34.3	54.5
				W14/F01	31.6	19.6	12	38				64	22	40	8	37.5	63.6
	R7	Residential	Unknown	W15/F01	29.7	17.5	12.2	41.1	N.A.	N.A.	N.A.	59	22	35	8	40.7	63.6
				W16/F01	21.2	12.4	8.8	41.5				46	20	27	7	41.3	65
F02	R1	Residential	Unknown	W1/F02	19.7	19.6	0.1	0.5	N.A.	N.A.	N.A.	31	10	31	10	0	0
				W2/F02	22.5	22.4	0.1	0.4				32	12	32	12	0	0
				W3/F02	34.6	22.8	11.8	34.1				69	24	46	11	33.3	54.2
				W4/F02	34.6	22.6	12	34.7				70	24	48	12	31.4	50

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	VSC(WINDOW)				NSL			APSH (WINDOW)					
												EX		PR		LOSS %	
					EX %	PR %	LOSS	LOSS %	EX %	PR %	LOSS %	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER
	R2**	Residential	Unknown	W5/F02	34.7	22.4	12.3	35.4	N.A.	N.A.	N.A.	73	24	52	13	28.8	45.8
				W6/F02	34.8	22.3	12.5	35.9				74	25	54	14	27	44
	R3**	Residential	Unknown	W7/F02	34.9	22.2	12.7	36.4	N.A.	N.A.	N.A.	73	25	52	13	28.8	48
				W8/F02	34.9	22.2	12.7	36.4				73	25	50	11	31.5	56
	R4**	Residential	Unknown	W9/F02	35	22.2	12.8	36.6	N.A.	N.A.	N.A.	72	24	45	7	37.5	70.8
				W10/F02	35	22	13	37.1				72	24	47	8	34.7	66.7
	R5**	Residential	Unknown	W11/F02	35	21.9	13.1	37.4	N.A.	N.A.	N.A.	73	24	50	11	31.5	54.2
				W12/F02	34.9	21.7	13.2	37.8				72	23	46	9	36.1	60.9
	R6**	Residential	Unknown	W13/F02	34.7	21.3	13.4	38.6	N.A.	N.A.	N.A.	68	23	46	11	32.4	52.2
				W14/F02	34	20.5	13.5	39.7				65	23	42	9	35.4	60.9
	R7	Residential	Unknown	W15/F02	31.7	18.2	13.5	42.6	N.A.	N.A.	N.A.	61	23	38	9	37.7	60.9
				W16/F02	22.4	12.9	9.5	42.4				47	20	31	8	34	60
F03	R1	Residential	Unknown	W1/F03	24.2	24.1	0.1	0.4	N.A.	N.A.	N.A.	35	10	35	10	0	0
				W2/F03	26.4	26.2	0.2	0.8				35	12	35	12	0	0
				W3/F03	35.3	23.5	11.8	33.4				69	24	46	11	33.3	54.2
				W4/F03	35.4	23.3	12.1	34.2				71	25	49	13	31	48
	R2**	Residential	Unknown	W5/F03	35.5	23.2	12.3	34.6	N.A.	N.A.	N.A.	74	25	54	14	27	44
				W6/F03	35.5	23	12.5	35.2				74	25	55	14	25.7	44
	R3**	Residential	Unknown	W7/F03	35.6	23	12.6	35.4	N.A.	N.A.	N.A.	73	25	53	13	27.4	48
				W8/F03	35.7	22.9	12.8	35.9				74	25	52	11	29.7	56
	R4**	Residential	Unknown	W9/F03	35.7	23	12.7	35.6	N.A.	N.A.	N.A.	72	24	46	7	36.1	70.8
				W10/F03	35.7	22.9	12.8	35.9				72	24	50	8	30.6	66.7
	R5**	Residential	Unknown	W11/F03	35.7	22.7	13	36.4	N.A.	N.A.	N.A.	73	24	52	11	28.8	54.2
				W12/F03	35.7	22.5	13.2	37				73	24	49	10	32.9	58.3
	R6**	Residential	Unknown	W13/F03	35.4	22.2	13.2	37.3	N.A.	N.A.	N.A.	70	24	50	12	28.6	50
				W14/F03	34.7	21.4	13.3	38.3				67	24	45	10	32.8	58.3
	R7	Residential	Unknown	W15/F03	32.4	19.1	13.3	41	N.A.	N.A.	N.A.	62	24	40	10	35.5	58.3
				W16/F03	22.9	13.5	9.4	41				47	20	31	8	34	60
F04	R1	Residential	Unknown	W1/F04	30	29.9	0.1	0.3	N.A.	N.A.	N.A.	46	12	46	12	0	0
				W2/F04	31.1	31	0.1	0.3				44	13	44	13	0	0
				W3/F04	35.9	24.3	11.6	32.3				71	25	50	12	29.6	52
				W4/F04	36	24.1	11.9	33.1				72	25	50	13	30.6	48
	R2**	Residential	Unknown	W5/F04	36	23.9	12.1	33.6	N.A.	N.A.	N.A.	75	25	55	14	26.7	44
				W6/F04	36.1	23.8	12.3	34.1				75	25	56	14	25.3	44
	R3**	Residential	Unknown	W7/F04	36.1	23.7	12.4	34.3	N.A.	N.A.	N.A.	73	25	53	13	27.4	48
				W8/F04	36.2	23.7	12.5	34.5				74	25	53	11	28.4	56
	R4**	Residential	Unknown	W9/F04	36.2	23.7	12.5	34.5	N.A.	N.A.	N.A.	72	24	47	7	34.7	70.8
				W10/F04	36.3	23.7	12.6	34.7				72	24	51	8	29.2	66.7
	R5**	Residential	Unknown	W11/F04	36.3	23.5	12.8	35.3	N.A.	N.A.	N.A.	73	24	53	11	27.4	54.2
				W12/F04	36.2	23.3	12.9	35.6				73	24	50	10	31.5	58.3
	R6**	Residential	Unknown	W13/F04	36	23	13	36.1	N.A.	N.A.	N.A.	70	24	51	12	27.1	50
				W14/F04	35.3	22.3	13	36.8				67	24	46	10	31.3	58.3
	R7	Residential	Unknown	W15/F04	32.9	19.9	13	39.5	N.A.	N.A.	N.A.	62	24	41	10	33.9	58.3
				W16/F04	23.3	14.1	9.2	39.5				47	20	32	8	31.9	60
F05	R1	Residential	Unknown	W1/F05	34.8	34.7	0.1	0.3	N.A.	N.A.	N.A.	51	13	51	13	0	0
				W2/F05	34.9	34.8	0.1	0.3				48	13	48	13	0	0

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	VSC(WINDOW)				NSL			APSH (WINDOW)					
												EX		PR		LOSS %	
					EX %	PR %	LOSS	LOSS %	EX %	PR %	LOSS %	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER
				W3/F05	36.4	25	11.4	31.3				71	25	52	12	26.8	52
				W4/F05	36.4	24.8	11.6	31.9				72	25	54	13	25	48
	R2**	Residential	Unknown	W5/F05	36.5	24.6	11.9	32.6	N.A.	N.A.	N.A.	75	25	57	14	24	44
				W6/F05	36.6	24.5	12.1	33.1				75	25	58	15	22.7	40
	R3**	Residential	Unknown	W7/F05	36.6	24.5	12.1	33.1	N.A.	N.A.	N.A.	74	25	55	13	25.7	48
				W8/F05	36.7	24.5	12.2	33.2				75	25	55	11	26.7	56
	R4**	Residential	Unknown	W9/F05	36.7	24.5	12.2	33.2	N.A.	N.A.	N.A.	73	24	49	7	32.9	70.8
				W10/F05	36.7	24.4	12.3	33.5				73	24	52	8	28.8	66.7
	R5**	Residential	Unknown	W11/F05	36.7	24.3	12.4	33.8	N.A.	N.A.	N.A.	74	24	55	11	25.7	54.2
				W12/F05	36.7	24.2	12.5	34.1				74	24	52	10	29.7	58.3
	R6**	Residential	Unknown	W13/F05	36.6	24	12.6	34.4	N.A.	N.A.	N.A.	71	24	53	12	25.4	50
				W14/F05	36	23.4	12.6	35				67	24	47	10	29.9	58.3
	R7	Residential	Unknown	W15/F05	33.6	21.1	12.5	37.2	N.A.	N.A.	N.A.	62	24	43	10	30.6	58.3
				W16/F05	23.7	14.8	8.9	37.6				47	20	33	8	29.8	60
F06	R1	Residential	Unknown	W1/F06	35.9	35.8	0.1	0.3	N.A.	N.A.	N.A.	52	13	52	13	0	0
				W2/F06	35.9	35.8	0.1	0.3				49	13	49	13	0	0
				W3/F06	36.8	25.7	11.1	30.2				69	25	50	12	27.5	52
				W4/F06	36.9	25.5	11.4	30.9				72	25	54	13	25	48
	R2**	Residential	Unknown	W5/F06	36.9	25.4	11.5	31.2	N.A.	N.A.	N.A.	74	25	57	14	23	44
				W6/F06	37	25.3	11.7	31.6				74	25	57	15	23	40
	R3**	Residential	Unknown	W7/F06	37	25.2	11.8	31.9	N.A.	N.A.	N.A.	73	25	55	14	24.7	44
				W8/F06	37.1	25.2	11.9	32.1				74	25	54	11	27	56
	R4**	Residential	Unknown	W9/F06	37.1	25.3	11.8	31.8	N.A.	N.A.	N.A.	72	24	48	7	33.3	70.8
				W10/F06	37.2	25.2	12	32.3				72	24	51	8	29.2	66.7
	R5**	Residential	Unknown	W11/F06	37.2	25.2	12	32.3	N.A.	N.A.	N.A.	73	24	54	11	26	54.2
				W12/F06	37.2	25.1	12.1	32.5				73	24	53	10	27.4	58.3
	R6**	Residential	Unknown	W13/F06	37.2	25	12.2	32.8	N.A.	N.A.	N.A.	71	24	54	12	23.9	50
				W14/F06	37	24.8	12.2	33				68	24	49	10	27.9	58.3
	R7	Residential	Unknown	W15/F06	35.8	23.7	12.1	33.8	N.A.	N.A.	N.A.	66	24	48	10	27.3	58.3
				W16/F06	25.9	17.1	8.8	34				49	20	35	8	28.6	60
F07	R1	Residential	Unknown	W1/F07	36.6	36.5	0.1	0.3	N.A.	N.A.	N.A.	52	13	52	13	0	0
				W2/F07	36.5	36.4	0.1	0.3				47	13	47	13	0	0
				W3/F07	37.2	26.4	10.8	29				69	25	50	12	27.5	52
				W4/F07	37.2	26.2	11	29.6				72	25	54	13	25	48
	R2**	Residential	Unknown	W5/F07	37.3	26	11.3	30.3	N.A.	N.A.	N.A.	74	25	58	14	21.6	44
				W6/F07	37.3	25.9	11.4	30.6				74	25	59	15	20.3	40
	R3**	Residential	Unknown	W7/F07	37.4	25.9	11.5	30.7	N.A.	N.A.	N.A.	73	25	56	14	23.3	44
				W8/F07	37.4	25.9	11.5	30.7				74	25	57	13	23	48
	R4**	Residential	Unknown	W9/F07	37.5	25.9	11.6	30.9	N.A.	N.A.	N.A.	72	24	50	8	30.6	66.7
				W10/F07	37.5	25.9	11.6	30.9				72	24	53	9	26.4	62.5
	R5**	Residential	Unknown	W11/F07	37.5	25.9	11.6	30.9	N.A.	N.A.	N.A.	73	24	56	12	23.3	50
				W12/F07	37.6	25.8	11.8	31.4				73	24	56	11	23.3	54.2
	R6**	Residential	Unknown	W13/F07	37.6	25.8	11.8	31.4	N.A.	N.A.	N.A.	71	24	56	13	21.1	45.8
				W14/F07	37.7	25.8	11.9	31.6				71	24	54	11	23.9	54.2
	R7	Residential	Unknown	W15/F07	37.7	26	11.7	31	N.A.	N.A.	N.A.	69	24	52	11	24.6	54.2
				W16/F07	37.7	26.1	11.6	30.8				70	25	51	10	27.1	60

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	VSC(WINDOW)				NSL			APSH (WINDOW)					
												EX		PR		LOSS %	
					EX %	PR %	LOSS	LOSS %	EX %	PR %	LOSS %	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER
F08	R1	Residential	Unknown	W1/F08	37.1	37	0.1	0.3	N.A.	N.A.	N.A.	47	13	47	13	0	0
				W2/F08	37	36.9	0.1	0.3				47	13	47	13	0	0
				W3/F08	37	26.5	10.5	28.4				57	24	38	11	33.3	54.2
				W4/F08	37.6	26.9	10.7	28.5				68	25	50	13	26.5	48
	R2**	Residential	Unknown	W5/F08	37.6	26.7	10.9	29	N.A.	N.A.	N.A.	69	25	53	14	23.2	44
				W6/F08	37.7	26.6	11.1	29.4				69	25	54	15	21.7	40
	R3**	Residential	Unknown	W7/F08	37.7	26.6	11.1	29.4	N.A.	N.A.	N.A.	69	25	52	14	24.6	44
				W8/F08	37.7	26.6	11.1	29.4				69	25	53	14	23.2	44
	R4**	Residential	Unknown	W9/F08	37.8	26.6	11.2	29.6	N.A.	N.A.	N.A.	68	24	46	8	32.4	66.7
				W10/F08	37.8	26.6	11.2	29.6				68	24	49	9	27.9	62.5
	R5**	Residential	Unknown	W11/F08	37.9	26.5	11.4	30.1	N.A.	N.A.	N.A.	69	25	52	13	24.6	48
				W12/F08	37.9	26.5	11.4	30.1				69	25	52	12	24.6	52
	R6**	Residential	Unknown	W13/F08	37.9	26.5	11.4	30.1	N.A.	N.A.	N.A.	67	24	52	13	22.4	45.8
				W14/F08	38	26.5	11.5	30.3				67	24	51	12	23.9	50
	R7	Residential	Unknown	W15/F08	38	26.6	11.4	30	N.A.	N.A.	N.A.	66	25	50	13	24.2	48
				W16/F08	38	26.8	11.2	29.5				66	25	49	12	25.8	52
SALISBURY HOUSE																	
F01	R1	Residential	Studio-Apt	W1/F01	18.4	16	2.4	13	51.1	51.1	0.1	28	1	20	1	28.6	0
				W2/F01	18.4	15.9	2.5	13.6				28	1	20	1	28.6	0
	R2	Residential	Studio-Apt	W3/F01	18.3	15.8	2.5	13.7	49.5	45.3	8.6	33	1	26	1	21.2	0
	R3	Residential	Studio-Apt	W4/F01	18.1	15.6	2.5	13.8	46.2	38	17.8	27	1	20	1	25.9	0
	R4	Residential	Studio-Apt	W5/F01	18	15.5	2.5	13.9	48.4	45.6	5.7	33	1	25	1	24.2	0
	R5	Residential	LKD	W6/F01	17.9	15.4	2.5	14	52.4	52.1	0.6	27	1	20	1	25.9	0
				W7/F01	17.8	15.3	2.5	14				27	1	20	1	25.9	0
	R6	Residential	Bedroom	W8/F01	17.7	15.3	2.4	13.6	92.5	90.4	2.4						
	R7	Residential	Studio-Apt	W9/F01	17.5	15.1	2.4	13.7	89.8	87.4	2.6	25	0	18	0	28	0
				W10/F01	16.4	14.5	1.9	11.6				15	0	10	0	33.3	0
				W11/F01	15.8	12.9	2.9	18.4				16	0	10	0	37.5	0
	R8**	Residential	LKD	W12/F01	9.9	6.6	3.3	33.3	53.5	51	4.7						
F02	R2	Residential	Studio-Apt	W2/F02	30.9	23.9	7	22.7	93.4	92.7	0.7	55	15	41	11	25.5	26.7
	R3	Residential	LKD	W3/F02	31	23.7	7.3	23.5	96.8	96.8	0	50	15	36	11	28	26.7
				W4/F02	18.2	13.5	4.7	25.8				17	1	12	0	29.4	100
	R4	Residential	LKD	W5/F02	21.9	14.4	7.5	34.2	95	85.6	10	33	9	18	4	45.5	55.6
	R5	Residential	Studio-Apt	W6/F02	27.5	19.8	7.7	28	85.7	81.1	5.4	46	15	31	10	32.6	33.3
	R6**	Residential	Studio-Apt	W7/F02	29.9	21.9	8	26.8	91.2	91.2	0	57	16	41	11	28.1	31.2
	R7	Residential	Studio-Apt	W8/F02	30.5	22.3	8.2	26.9	94.5	75.4	20.2	39	16	25	11	35.9	31.2
				W9/F02	30.7	22.5	8.2	26.7				39	16	26	11	33.3	31.2
	R8	Residential	Studio-Apt	W10/F02	31.1	22.6	8.5	27.3	98	94.8	3.3	38	15	25	10	34.2	33.3
				W11/F02	31.1	22.7	8.4	27				38	15	25	10	34.2	33.3
				W12/F02	31	22.6	8.4	27.1				53	17	38	12	28.3	29.4
	R9	Residential	Studio-Apt	W13/F02	11.1	7.2	3.9	35.1	54	51.2	5.2						
F03	R2	Residential	Studio-Apt	W2/F03	32.3	24.9	7.4	22.9	94.7	94.1	0.7	58	17	45	13	22.4	23.5
	R3	Residential	LKD	W3/F03	32.5	24.7	7.8	24	97.4	97.4	0	52	17	38	12	26.9	29.4
				W4/F03	19.4	14.3	5.1	26.3				18	1	13	0	27.8	100
	R4	Residential	LKD	W5/F03	23.1	15.2	7.9	34.2	95	85.9	9.6	35	11	21	5	40	54.5

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	VSC(WINDOW)				NSL			APSH (WINDOW)					
												EX		PR		LOSS %	
					EX %	PR %	LOSS	LOSS %	EX %	PR %	LOSS %	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER
	R5	Residential	Studio-Apt	W6/F03	29	20.8	8.2	28.3	88.5	84.7	4.3	48	17	33	11	31.2	35.3
	R6**	Residential	Studio-Apt	W7/F03	31.6	23	8.6	27.2	95.3	95.3	0	58	19	42	13	27.6	31.6
	R7	Residential	Studio-Apt	W8/F03	32.3	23.4	8.9	27.6	95.2	77.9	18.2	40	17	27	12	32.5	29.4
				W9/F03	32.6	23.6	9	27.6				40	17	28	12	30	29.4
	R8	Residential	Studio-Apt	W10/F03	33	23.6	9.4	28.5	98	95	3.1	40	17	28	12	30	29.4
				W11/F03	33	23.7	9.3	28.2				40	17	28	12	30	29.4
				W12/F03	32.8	23.7	9.1	27.7				54	20	39	14	27.8	30
	R9	Residential	Studio-Apt	W13/F03	12.4	8.1	4.3	34.7	54.1	51.6	4.6						
F04	R2	Residential	Studio-Apt	W2/F04	33.5	25.9	7.6	22.7	96.7	96.1	0.7	61	19	47	14	23	26.3
	R3	Residential	LKD	W3/F04	33.6	25.7	7.9	23.5	97.5	97.5	0	54	19	40	14	25.9	26.3
				W4/F04	20.5	15.3	5.2	25.4				19	2	13	0	31.6	100
	R4	Residential	LKD	W5/F04	24	15.9	8.1	33.8	95.1	86.7	8.9	35	11	21	5	40	54.5
	R5	Residential	Studio-Apt	W6/F04	30.1	21.7	8.4	27.9	88.6	85.2	3.9	49	18	34	12	30.6	33.3
	R6**	Residential	Studio-Apt	W7/F04	32.8	24	8.8	26.8	96.7	96.7	0	59	20	43	14	27.1	30
	R7	Residential	Studio-Apt	W8/F04	33.3	24.3	9	27	95.4	77.5	18.8	40	17	27	12	32.5	29.4
				W9/F04	33.7	24.5	9.2	27.3				40	17	28	12	30	29.4
	R8	Residential	Studio-Apt	W10/F04	34.2	24.5	9.7	28.4	98	95.5	2.5	40	17	28	12	30	29.4
				W11/F04	34.1	24.5	9.6	28.2				40	17	28	12	30	29.4
				W12/F04	33.9	24.6	9.3	27.4				54	20	39	14	27.8	30
	R9	Residential	Studio-Apt	W13/F04	13.7	9.4	4.3	31.4	54.6	53	2.9						
F05	R2	Residential	Studio-Apt	W2/F05	34.4	26.8	7.6	22.1	97.1	96.6	0.6	62	20	49	15	21	25
	R3	Residential	LKD	W3/F05	34.5	26.6	7.9	22.9	97.5	97.5	0	56	21	43	16	23.2	23.8
				W4/F05	22.3	17.2	5.1	22.9				19	2	13	0	31.6	100
	R4	Residential	LKD	W5/F05	25	16.9	8.1	32.4	95.5	87.3	8.6	36	12	22	6	38.9	50
	R5	Residential	Studio-Apt	W6/F05	31.5	23.1	8.4	26.7	89.5	86.3	3.6	51	18	36	12	29.4	33.3
	R6**	Residential	Studio-Apt	W7/F05	34	25.4	8.6	25.3	97.1	97.1	0	61	21	45	15	26.2	28.6
	R7	Residential	Studio-Apt	W8/F05	34.4	25.5	8.9	25.9	95.5	78.1	18.3	40	17	27	12	32.5	29.4
				W9/F05	34.7	25.5	9.2	26.5				40	17	28	12	30	29.4
	R8	Residential	Studio-Apt	W10/F05	35	25.3	9.7	27.7	97.9	95.7	2.3	40	17	28	12	30	29.4
				W11/F05	35	25.4	9.6	27.4				40	17	28	12	30	29.4
				W12/F05	34.9	25.5	9.4	26.9				55	21	40	15	27.3	28.6
	R9	Residential	Studio-Apt	W13/F05	15.4	11.1	4.3	27.9	55.7	54.9	1.4						
F06	R2	Residential	Studio-Apt	W2/F06	35.1	27.6	7.5	21.4	97.4	96.8	0.6	63	21	50	16	20.6	23.8
	R3	Residential	LKD	W3/F06	35.2	27.4	7.8	22.2	98.9	98.9	0	56	21	43	16	23.2	23.8
				W4/F06	27.9	22.9	5	17.9				19	2	13	0	31.6	100
	R4	Residential	LKD	W5/F06	29.2	21.2	8	27.4	98.1	90	8.2	45	13	31	7	31.1	46.2
	R5	Residential	Studio-Apt	W6/F06	34.7	26.4	8.3	23.9	91.3	88.1	3.5	53	19	39	13	26.4	31.6
	R6**	Residential	Studio-Apt	W7/F06	35.4	26.8	8.6	24.3	97.1	97.1	0	63	21	48	15	23.8	28.6
	R7	Residential	Studio-Apt	W8/F06	35.5	26.7	8.8	24.8	95.5	78.2	18.1	40	17	28	12	30	29.4
				W9/F06	35.6	26.6	9	25.3				40	17	29	12	27.5	29.4
	R8	Residential	Studio-Apt	W10/F06	35.7	26.1	9.6	26.9	97.9	96	2	40	17	29	12	27.5	29.4
				W11/F06	35.7	26.3	9.4	26.3				40	17	29	12	27.5	29.4
				W12/F06	35.7	26.5	9.2	25.8				56	22	42	16	25	27.3
	R9	Residential	Studio-Apt	W13/F06	17.9	13.7	4.2	23.5	57.2	56.7	0.7						

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	VSC(WINDOW)				NSL			APSH (WINDOW)					
												EX		PR		LOSS %	
					EX %	PR %	LOSS	LOSS %	EX %	PR %	LOSS %	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER
F00	R1	Residential	Unknown	W1/F00	26.5	18.6	7.9	29.8	N.A.	N.A.	N.A.						
	R2	Residential	Unknown	W2/F00	27.5	19.2	8.3	30.2	N.A.	N.A.	N.A.						
	R3	Residential	Unknown	W3/F00	28.3	19.8	8.5	30	N.A.	N.A.	N.A.						
	R4	Residential	Unknown	W4/F00	29	20.3	8.7	30	N.A.	N.A.	N.A.						
	R5	Residential	Unknown	W5/F00	29.6	20.6	9	30.4	N.A.	N.A.	N.A.						
F01	R1	Residential	Unknown	W1/F01	13.4	13.4	0	0	N.A.	N.A.	N.A.	25	1	25	1	0	0
				W2/F01	14.6	14.6	0	0				31	4	31	4	0	0
				W3/F01	27.5	19.9	7.6	27.6				17	3	17	3	0	0
	R2	Residential	Unknown	W4/F01	28.5	20.5	8	28.1	N.A.	N.A.	N.A.						
	R3	Residential	Unknown	W5/F01	29.4	21	8.4	28.6	N.A.	N.A.	N.A.						
	R4	Residential	Unknown	W6/F01	30.1	21.5	8.6	28.6	N.A.	N.A.	N.A.						
	R5	Residential	Unknown	W7/F01	30.7	21.8	8.9	29	N.A.	N.A.	N.A.						
	R6	Residential	Unknown	W8/F01	31.2	22.1	9.1	29.2	N.A.	N.A.	N.A.						
	R7	Residential	Unknown	W9/F01	31.5	22.2	9.3	29.5	N.A.	N.A.	N.A.						
F02	R1	Residential	Unknown	W1/F02	14.9	14.9	0	0	N.A.	N.A.	N.A.	32	2	32	2	0	0
				W2/F02	16.1	16.1	0	0				35	5	35	5	0	0
				W3/F02	29.7	22	7.7	25.9				18	3	18	3	0	0
	R2	Residential	Unknown	W4/F02	30.4	22.4	8	26.3	N.A.	N.A.	N.A.						
				W5/F02	30.8	22.6	8.2	26.6									
	R3	Residential	Unknown	W6/F02	31	22.7	8.3	26.8	N.A.	N.A.	N.A.						
				W7/F02	31.3	22.9	8.4	26.8									
	R4	Residential	Unknown	W8/F02	31.7	23.1	8.6	27.1	N.A.	N.A.	N.A.						
				W9/F02	31.9	23.2	8.7	27.3									
	R5	Residential	Unknown	W10/F02	32.1	23.3	8.8	27.4	N.A.	N.A.	N.A.						
				W11/F02	32.3	23.4	8.9	27.6									
	R6	Residential	Unknown	W12/F02	32.5	23.4	9.1	28	N.A.	N.A.	N.A.						
				W13/F02	32.7	23.4	9.3	28.4									
	R7	Residential	Unknown	W14/F02	32.9	23.4	9.5	28.9	N.A.	N.A.	N.A.						
F03	R1	Residential	Unknown	W1/F03	16.4	16.4	0	0	N.A.	N.A.	N.A.	36	3	36	3	0	0
				W2/F03	17.7	17.7	0	0				42	6	42	6	0	0
				W3/F03	31.9	24.3	7.6	23.8				25	4	25	4	0	0
	R2	Residential	Unknown	W4/F03	32.3	24.4	7.9	24.5	N.A.	N.A.	N.A.						
				W5/F03	32.5	24.4	8.1	24.9									
	R3	Residential	Unknown	W6/F03	32.7	24.4	8.3	25.4	N.A.	N.A.	N.A.						
				W7/F03	32.9	24.5	8.4	25.5									
	R4	Residential	Unknown	W8/F03	33.1	24.6	8.5	25.7	N.A.	N.A.	N.A.						
				W9/F03	33.2	24.6	8.6	25.9									
	R5	Residential	Unknown	W10/F03	33.4	24.6	8.8	26.3	N.A.	N.A.	N.A.						
				W11/F03	33.5	24.6	8.9	26.6									
	R6	Residential	Unknown	W12/F03	33.7	24.6	9.1	27	N.A.	N.A.	N.A.						
				W13/F03	33.8	24.6	9.2	27.2									
	R7	Residential	Unknown	W14/F03	34	24.5	9.5	27.9	N.A.	N.A.	N.A.						
F04	R1	Residential	Unknown	W1/F04	17.7	17.7	0	0	N.A.	N.A.	N.A.	43	4	43	4	0	0
				W2/F04	19.2	19.2	0	0				46	7	46	7	0	0
				W3/F04	33.5	26	7.5	22.4				26	5	26	5	0	0
	R2	Residential	Unknown	W4/F04	33.7	25.8	7.9	23.4	N.A.	N.A.	N.A.						

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	VSC(WINDOW)				NSL			APSH (WINDOW)					
												EX		PR		LOSS %	
					EX %	PR %	LOSS	LOSS %	EX %	PR %	LOSS %	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER
				W5/F04	33.8	25.8	8	23.7									
	R3	Residential	Unknown	W6/F04	33.8	25.7	8.1	24	N.A.	N.A.	N.A.						
				W7/F04	33.9	25.7	8.2	24.2									
	R4	Residential	Unknown	W8/F04	34.1	25.6	8.5	24.9	N.A.	N.A.	N.A.						
				W9/F04	34.2	25.6	8.6	25.1									
	R5	Residential	Unknown	W10/F04	34.3	25.6	8.7	25.4	N.A.	N.A.	N.A.						
				W11/F04	34.4	25.6	8.8	25.6									
	R6	Residential	Unknown	W12/F04	34.6	25.5	9.1	26.3	N.A.	N.A.	N.A.						
				W13/F04	34.5	25.5	9	26.1									
	R7	Residential	Unknown	W14/F04	34.8	25.5	9.3	26.7	N.A.	N.A.	N.A.						
F05	R1	Residential	Unknown	W1/F05	19.4	19.4	0	0	N.A.	N.A.	N.A.	43	5	43	5	0	0
				W2/F05	34.6	27.2	7.4	21.4				28	5	27	5	3.6	0
	R2	Residential	Unknown	W3/F05	34.4	26.7	7.7	22.4	N.A.	N.A.	N.A.						
	R3	Residential	Unknown	W4/F05	34.4	26.4	8	23.3	N.A.	N.A.	N.A.						
	R4	Residential	Unknown	W5/F05	11.8	5.6	6.2	52.5	N.A.	N.A.	N.A.						
				W6/F05	14.3	8	6.3	44.1									
				W7/F05	17.3	10.3	7	40.5									
	R5	Residential	Unknown	W8/F05	17.4	10.3	7.1	40.8	N.A.	N.A.	N.A.						
				W9/F05	14.3	8.5	5.8	40.6									
				W10/F05	11.3	8.1	3.2	28.3									
	R6	Residential	Unknown	W11/F05	35	26.1	8.9	25.4	N.A.	N.A.	N.A.						
	R7	Residential	Unknown	W12/F05	35.4	26.2	9.2	26	N.A.	N.A.	N.A.						
F06	R1	Residential	Unknown	W1/F06	20.4	20.4	0	0	N.A.	N.A.	N.A.	49	7	49	7	0	0
				W2/F06	34.7	27.4	7.3	21				31	6	30	6	3.2	0
	R2	Residential	Unknown	W3/F06	34.1	26.4	7.7	22.6	N.A.	N.A.	N.A.						
	R3	Residential	Unknown	W4/F06	34	26	8	23.5	N.A.	N.A.	N.A.						
	R4	Residential	Unknown	W5/F06	12.1	5.8	6.3	52.1	N.A.	N.A.	N.A.						
				W6/F06	14.8	8.5	6.3	42.6									
				W7/F06	18	11	7	38.9									
	R5	Residential	Unknown	W8/F06	18.1	11	7.1	39.2	N.A.	N.A.	N.A.						
				W9/F06	14.9	9.1	5.8	38.9									
				W10/F06	11.9	8.7	3.2	26.9									
	R6	Residential	Unknown	W11/F06	34.7	25.9	8.8	25.4	N.A.	N.A.	N.A.						
	R7	Residential	Unknown	W12/F06	35.7	26.7	9	25.2	N.A.	N.A.	N.A.						
F07	R1	Residential	Unknown	W1/F07	20.9	20.9	0	0	N.A.	N.A.	N.A.	47	7	47	7	0	0
				W2/F07	32.5	25.3	7.2	22.2				32	7	31	7	3.1	0
	R2	Residential	Unknown	W3/F07	30.6	23.1	7.5	24.5	N.A.	N.A.	N.A.						
	R3	Residential	Unknown	W4/F07	30.3	22.5	7.8	25.7	N.A.	N.A.	N.A.						
	R4	Residential	Unknown	W5/F07	30.2	22.2	8	26.5	N.A.	N.A.	N.A.						
	R5	Residential	Unknown	W6/F07	30.3	22	8.3	27.4	N.A.	N.A.	N.A.						
	R6	Residential	Unknown	W7/F07	31.5	22.9	8.6	27.3	N.A.	N.A.	N.A.						
	R7	Residential	Unknown	W8/F07	35.4	26.5	8.9	25.1	N.A.	N.A.	N.A.						
F08	R1	Residential	Unknown	W1/F08	11	11	0	0	N.A.	N.A.	N.A.	27	9	27	9	0	0
				W2/F08	12.3	8.6	3.7	30.1				20	7	18	7	5	0
	R2	Residential	Unknown	W3/F08	9.3	5.5	3.8	40.9	N.A.	N.A.	N.A.						
	R3	Residential	Unknown	W4/F08	9.2	5.3	3.9	42.4	N.A.	N.A.	N.A.						

FLOOR	ROOM	PROPERTY TYPE	ROOM USE	WINDOW	VSC(WINDOW)				NSL			APSH (WINDOW)					
												EX		PR		LOSS %	
					EX %	PR %	LOSS	LOSS %	EX %	PR %	LOSS %	ANNUAL	WINTER	ANNUAL	WINTER	ANNUAL	WINTER
	R4	Residential	Unknown	W5/F08	9.1	5.2	3.9	42.9	N.A.	N.A.	N.A.						
	R5	Residential	Unknown	W6/F08	9	5.1	3.9	43.3	N.A.	N.A.	N.A.						
	R6	Residential	Unknown	W7/F08	9.8	5.7	4.1	41.8	N.A.	N.A.	N.A.						
	R7	Residential	Unknown	W8/F08	34.5	25.7	8.8	25.5	N.A.	N.A.	N.A.						
F09	R1	Residential	Unknown	W1/F09	13.3	13.3	0	0	N.A.	N.A.	N.A.	31	5	31	5	0	0
				W2/F09	27.2	20.1	7.1	26.1				24	7	23	7	4.2	0
	R2	Residential	Unknown	W3/F09	30.9	23.4	7.5	24.3	N.A.	N.A.	N.A.						
	R3	Residential	Unknown	W4/F09	30.7	23	7.7	25.1	N.A.	N.A.	N.A.						
	R4	Residential	Unknown	W5/F09	30.7	22.8	7.9	25.7	N.A.	N.A.	N.A.						
	R5	Residential	Unknown	W6/F09	24.4	16.3	8.1	33.2	N.A.	N.A.	N.A.						
	R6	Residential	Unknown	W7/F09	35.9	27.3	8.6	24	N.A.	N.A.	N.A.						
F10	R1	Residential	Unknown	W1/F10	9.3	5.5	3.8	40.9	N.A.	N.A.	N.A.						
	R2	Residential	Unknown	W2/F10	9.2	5.4	3.8	41.3	N.A.	N.A.	N.A.						
	R3	Residential	Unknown	W3/F10	9.1	5.2	3.9	42.9	N.A.	N.A.	N.A.						
	R4	Residential	Unknown	W4/F10	5.4	2.7	2.7	50	N.A.	N.A.	N.A.						

Appendix 11.1 – Solar Glare Assessment Methodology

Solar reflections off a building are particularly important at, road junctions including pedestrian crossings, and traffic signals as glare can cause temporary blinding of drivers. Typically, those elements of a Proposed Development considered reflective are either glazed elements or specular metal cladding. An assessment has been conducted to determine the time of day, period of year, duration and positioning of potential solar glare according to the driver's line of sight.

Solar Glare is not a comparative assessment; the fact it may occur in the baseline does not necessarily justify its occurrence as a result of a Proposed Development. Therefore, the assessment considers the effect of the Proposed Development in absolute terms.

Assumptions

For solar glare, the assessment undertaken is the worst-case scenario and has been undertaken assuming year-long clear skies. In reality, the probability of clear skies varies throughout the year, with the most cloud cover in the winter months and least in the summer months.

Assessment Methodology

The assessment considers potentially sensitive viewpoints for road and train/tram drivers surrounding the site. The viewpoints are generally be located at the minimum stopping distance for road users and at the driver's eye level with the focal point being a relevant traffic element, such as signals or incoming traffic. For train/tram drivers, viewpoints assessed is where signals are visible or at representative intervals where the Proposed Development would be visible close to the direct line of sight for a substantial stretch of track.

Viewpoints within 500m of the Site, where the Proposed Development is visible within the driver's field of view are assessed. At distances greater than 500m from the Proposed Development, instances of solar glare would be unlikely to occur.

The assessment of solar glare identifies the time of the day and year that solar reflections will be visible from the assessed viewpoints, as well as their relationship to a driver's line of sight. The assessment does not however, measure the intensity of the reflection but merely the occurrence and duration.

Drivers at each of the relevant road junctions are considered the sensitive receptors, where there are multiple directions of travel potentially affected, each direction of travel at the junction is considered a separate receptor as their effect significance may differ. For train/tram tracks, the train/tram drivers on the stretch of track are considered to be the sensitive receptor. The effect significance will be determined using professional judgement taking into consideration the duration of solar reflections, location of these in relation to a driver's line of sight, type of junction control and the probability of reflections occurring. The effect significance is given on a per junction basis considering all viewpoints assessed for that junction as well as any viewpoints that would not be affected by the Proposed Development.

Methodology for Determining Operational Effects

Owing to the evolving and changing nature of demolition and construction activities, the assessment of potential effects during demolition and construction of the Proposed Development on solar glare has not been modelled. Instead, a qualitative assessment has been undertaken using professional judgement and experience.

The potential solar glare effects relating to demolition and construction works will vary throughout the construction programme, starting from installation of the first glazed façade panels and gradually increasing to the potential effects identified for the completed Proposed Development once all cladding has been installed. It is therefore considered that the completed Proposed Development represents the worst-case assessment in terms of likely solar glare effects.

Methodology for Determining Operational Effects

The technical analyses carried out to inform the assessments and identify possible solar glare effects on road users and tram/train drivers have been undertaken by creating a digital three-dimensional (3D) model of the surrounding area, based on photogrammetry survey data, and insertion of a 3D model of the Proposed Development.

The potential for reflected solar glare or dazzle from the glazed or reflective façade cladding of the Proposed Development has been assessed using specialist lighting software. The assessment shows the path of the sun for the entire year around the Proposed Development. From this, two computer generated angular images have been produced for each selected viewpoint, indicating the area which sees the reflection of the sun-path at any point during the year. A modified diagram portraying a standardised extent of human vision is then overlaid onto the image.

The fovea centralis (also generally known as the fovea) is a part of the eye, located in the centre of the macula region of the retina. The fovea is responsible for sharp central vision (also called foveal vision), which is necessary in humans for reading, watching television, driving, and any activity where visual detail is of primary importance. The macula corresponds to the central 13° of the visual field; the fovea to the central 3°.

Figure 11.1 highlights the degrees of vision corresponding to the foveal view, with a red circle of 3° of angle in order to identify the area most sensitive to reflected solar glare. Another red circle represents the incidence of the 30° radius of our typical field of view in order to identify a secondary area of sensitivity to potential reflected glare instances.

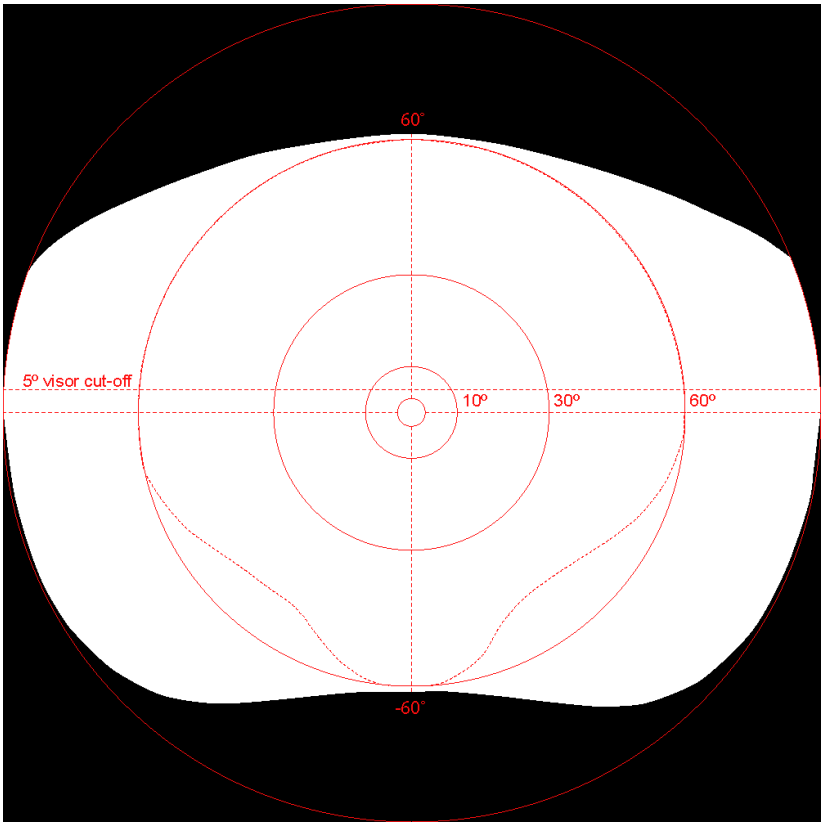


Figure 11.1 – Typical Human Field of View

The degrees of vision provide a reference from which potential concerns can be judged. At 3°, the potential for the reflected glare to cause a hazard is high and mitigation would be required. Between 3° and 30°, there is the potential that there could be an issue and mitigation may be necessary.

As stated in the CIE 146:2002, occurrences at angles beyond 30° would be of little significance in most situations, but may be relevant in exceptional circumstances. When seated in a driving seat of a typical car, for example, the limits of the windscreen would generally obstruct the driver's view at angles beyond 30° from the line of sight. Therefore, the risk of reflective solar glare causing a hazard is reduced.

Viewpoints for Road Users

The assessment considers potentially sensitive viewpoints for road users surrounding the Site. The viewpoints are generally located at the minimum stopping distance and at the driver's eye level. The focal point is a relevant traffic element, such as signals or incoming traffic.

Identifying the viewpoints based on the stopping distance is calculated as the combination of thinking and braking distances, using the following formula:

$D_{total} = D_{thinking} + D_{braking} = V*T + V^2/(2\mu*g)$

Where each component is:

V = Relevant vehicle speed, typically the road speed limit.

T = Thinking time (0.67 sec)

μ = Braking effort (considered 0.65 for cars and 0.5 for buses)

g = Gravity acceleration.

The height of the viewpoint is considered to be 1.5m for cars and 2.0m for buses and trams. Figure 11.2 identifies the typical stopping distance range for a car travelling at different speeds. Therefore, a viewpoint for a car driving at 30 mph (i.e. speed limit for a dense urban location) would be placed at 23m from a traffic light and 1.5m above the ground.

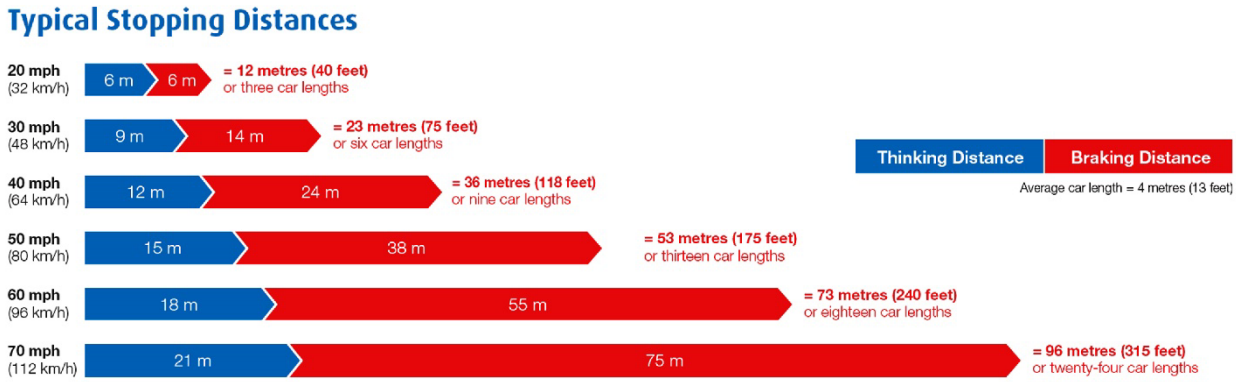


Figure 11.2 – Typical Car Stopping Distances for Various Speed Limits

Viewpoints for Train Drivers

The assessment considers potentially sensitive viewpoints for train drivers surrounding the Site. The viewpoints are assessed where signals are visible or at representative intervals where the Proposed Development would be visible close to the direct line of sight for a substantial stretch of track.

The height of the viewpoint is considered to be 2.75m above the rails.

For both receptor types, the assessment also considers a driver's field of vision which takes the angular extent seen at any given time, which for humans facing forwards is approximately 180 degrees.

Unlocking potential for a better built environment

DAYLIGHT & SUNLIGHT

SOLAR GLARE ASSESSMENT

Weston Halls and Pendulum Hotel
Manchester

25 November 2025
GIA No: **22885**

PROJECT DATA:

Client	**iQ Student Acommodation**
Architect	**Simpson Haugh**
Project Title	**Weston Halls and Pendulum Hotel**
Project Number	**22885**

REPORT DATA:

Report Title	**Solar Glare Assessment**
GIA Department	**Daylight & Sunlight**
Dated	**25 November 2025**

Prepared by	**NSP**
Checked by	**KST/PC**
Type	**ES Appendix**

Revisions	No:	Date:	Notes:	Signed:

DISCLAIMER:

N.B This report has been prepared for iQ Student Acommodation by GIA as their appointed Daylight & Sunlight consultants. This report is intended solely for iQ Student Acommodation and may contain confidential information. No part or whole of its contents may be disclosed to or relied upon by any Third Parties without the express written consent of GIA. It is accurate as at the time of publication and based upon the information we have been provided with as set out in the report. It does not take into account changes that have taken place since the report was written nor does it take into account private information on internal layouts and room uses of adjoining properties unless this information is publicly available.

SOURCES OF INFORMATION:

Information Received	**IR-06-08-22885**
Release Number	**Rel_01_22885_DSD**
Issue Number	**01**
Site Photos	**GIA**
3D models	**VU.CITY**
OS Data	**FIND Maps**

Map data
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OS 100047514

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1 OVERVIEW: TRACKS, VIEWPOINTS AND SIGNALS

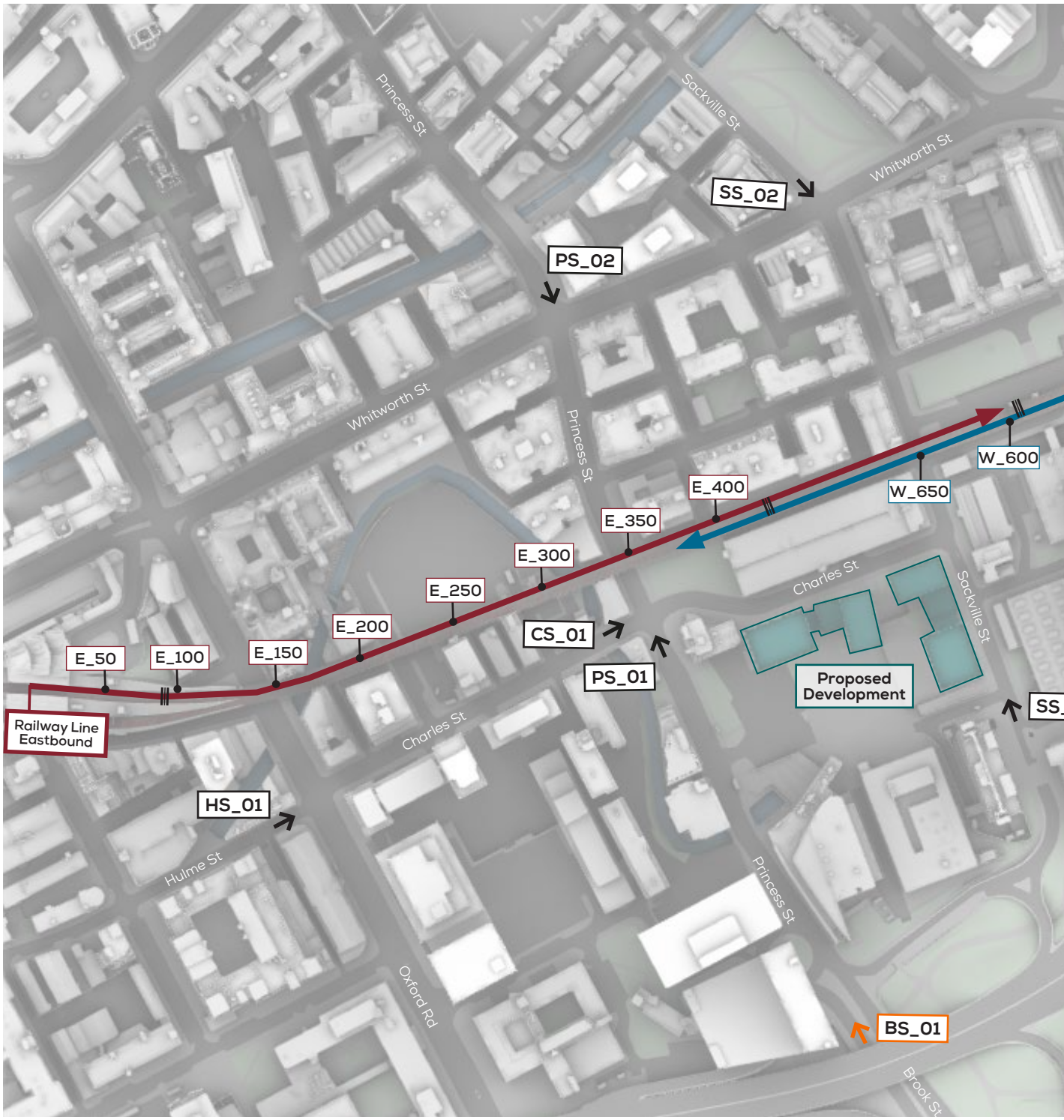
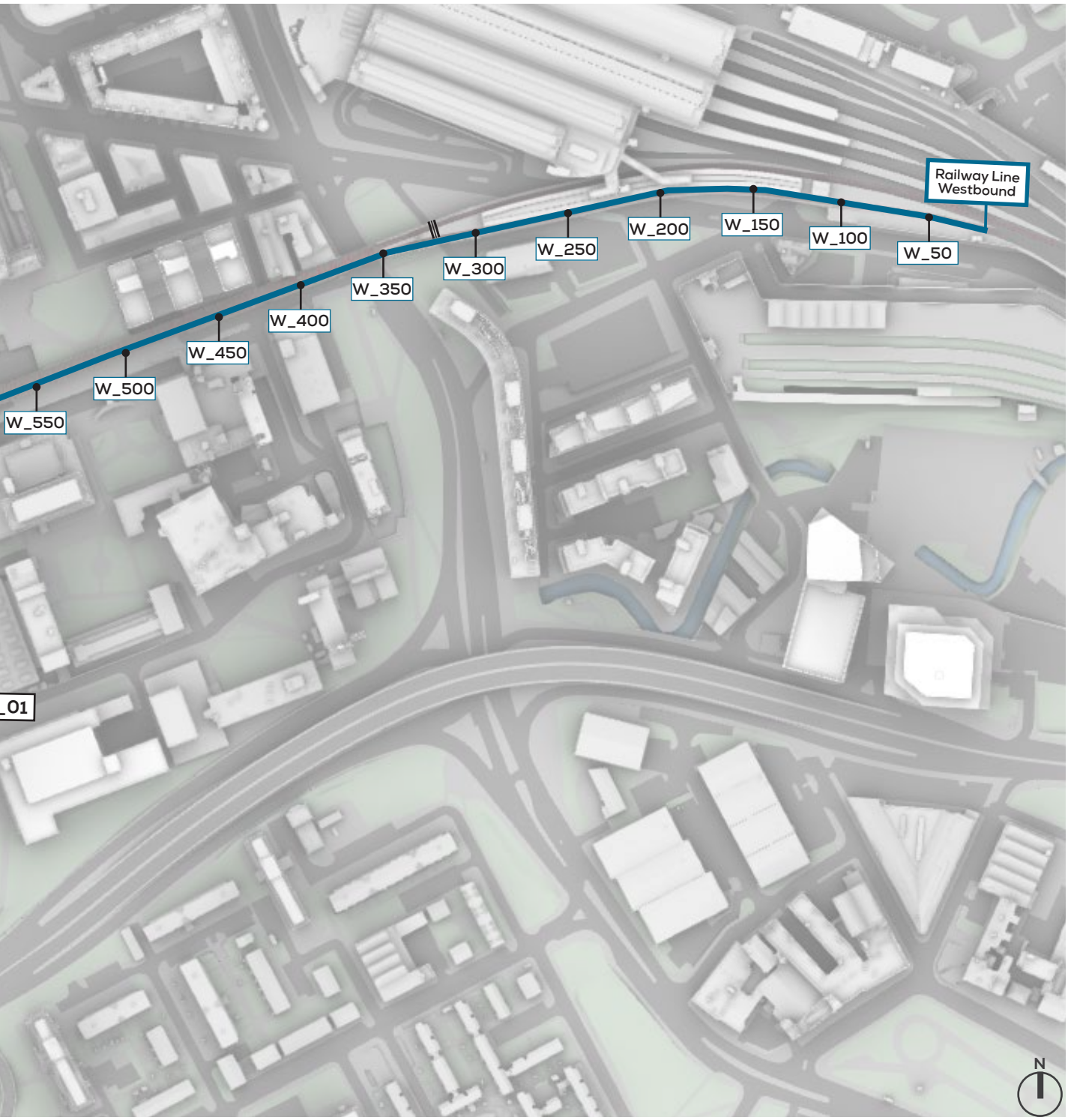


Fig. 11.3: Overview of the Proposed Development, surrounding context, road and railway viewpoints

- Train Track - Eastbound (E)
- Train Track - Westbound (W)
- Reflections visible within 30° at the sensitive location from the road
- Scheme not visible from the road, or reflections beyond 30°
- Train signals are assumed based on observations from Google Maps and Bing Maps



ROAD VIEWPOINTS	
BS	Brook St
SS	Sackville St
PS	Princess St
CS	Charles St
HS	Hulme St

2 SOLAR GLARE ASSESSMENT

The following pages present our Stage 1 Assessment results

60° FIELD OF VIEW: TIME OF DAY
BROOK ST - BS_01

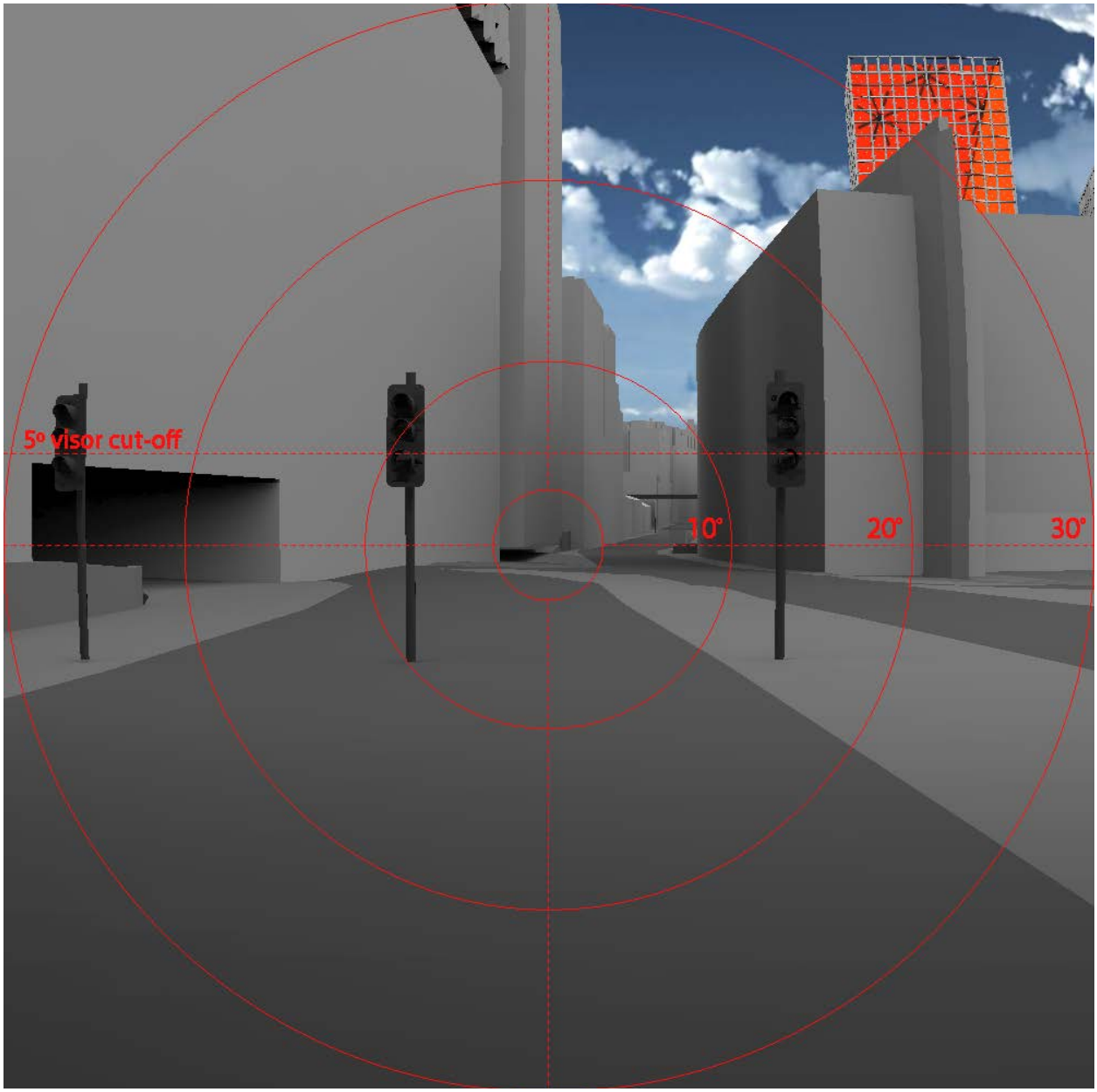
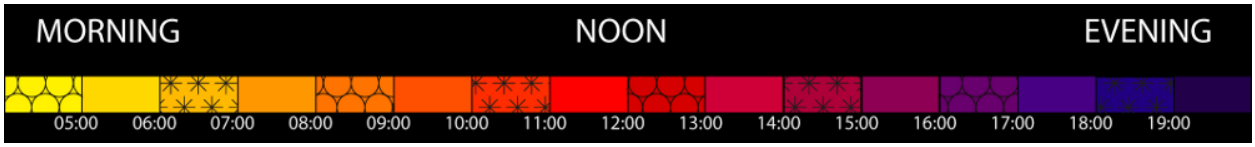


Fig. 04: Solar reflections



60° FIELD OF VIEW: SEASON
BROOK ST - BS_01

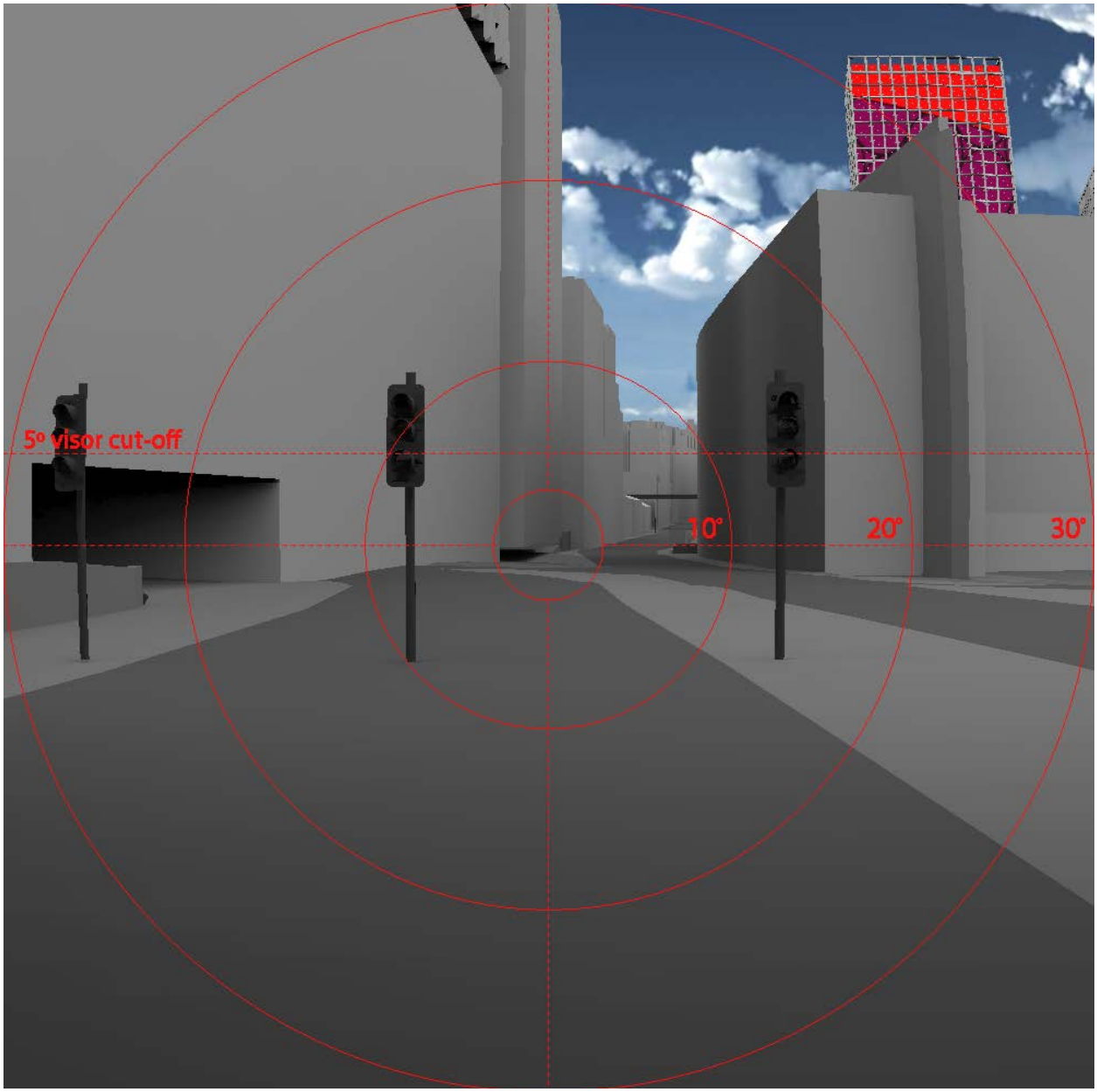


Fig. 05: Solar reflections



60° FIELD OF VIEW: TIME OF DAY
EASTBOUND - E_50

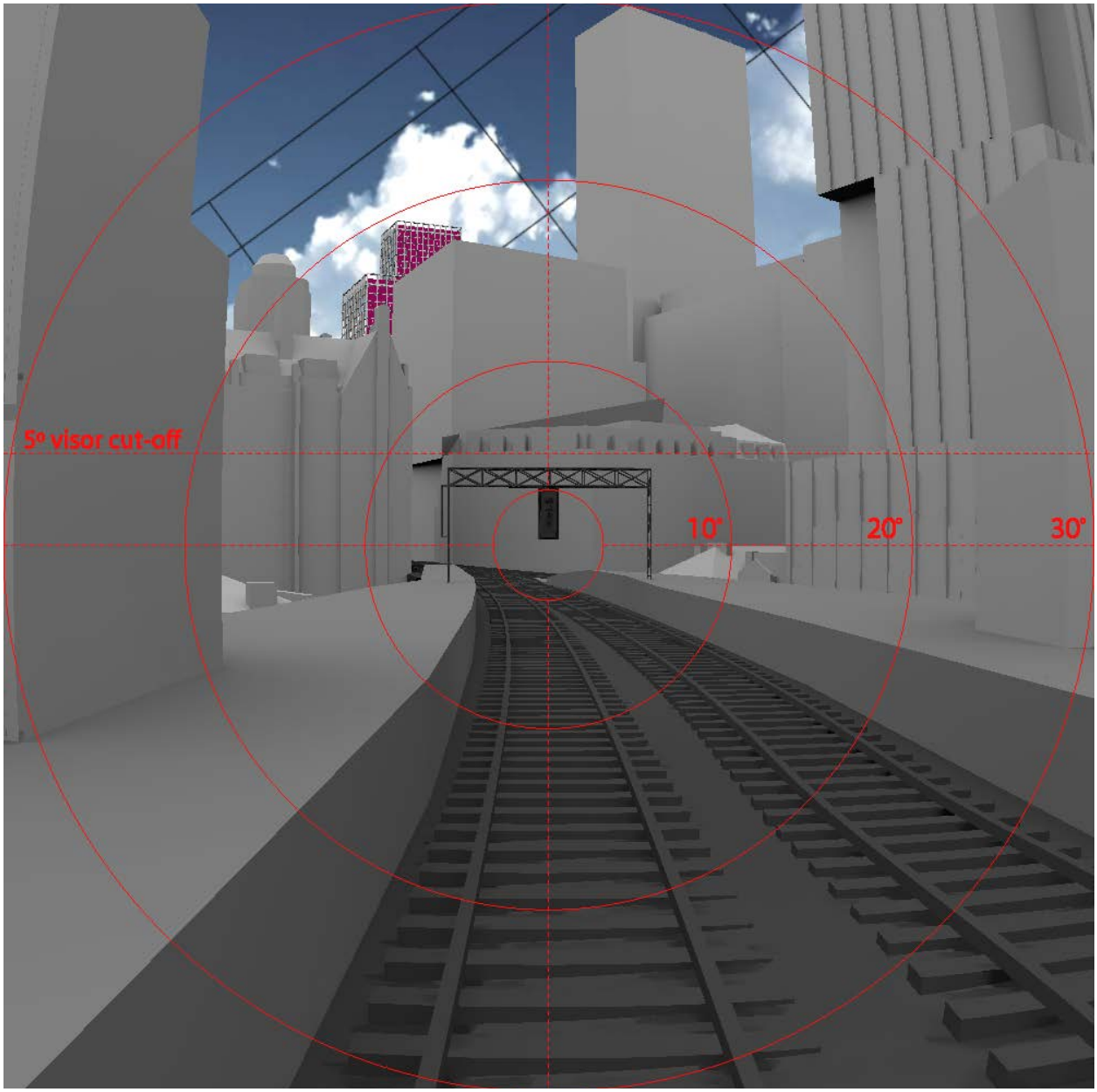
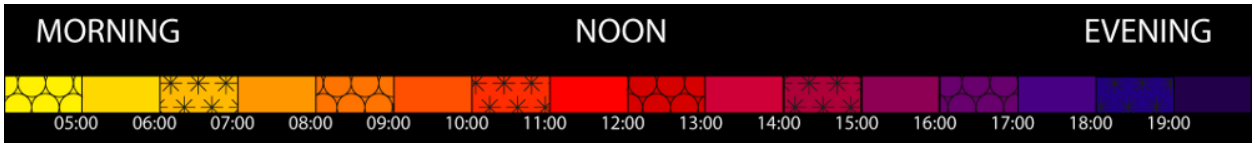


Fig. 06: Solar reflections



60° FIELD OF VIEW: SEASON
EASTBOUND - E_50

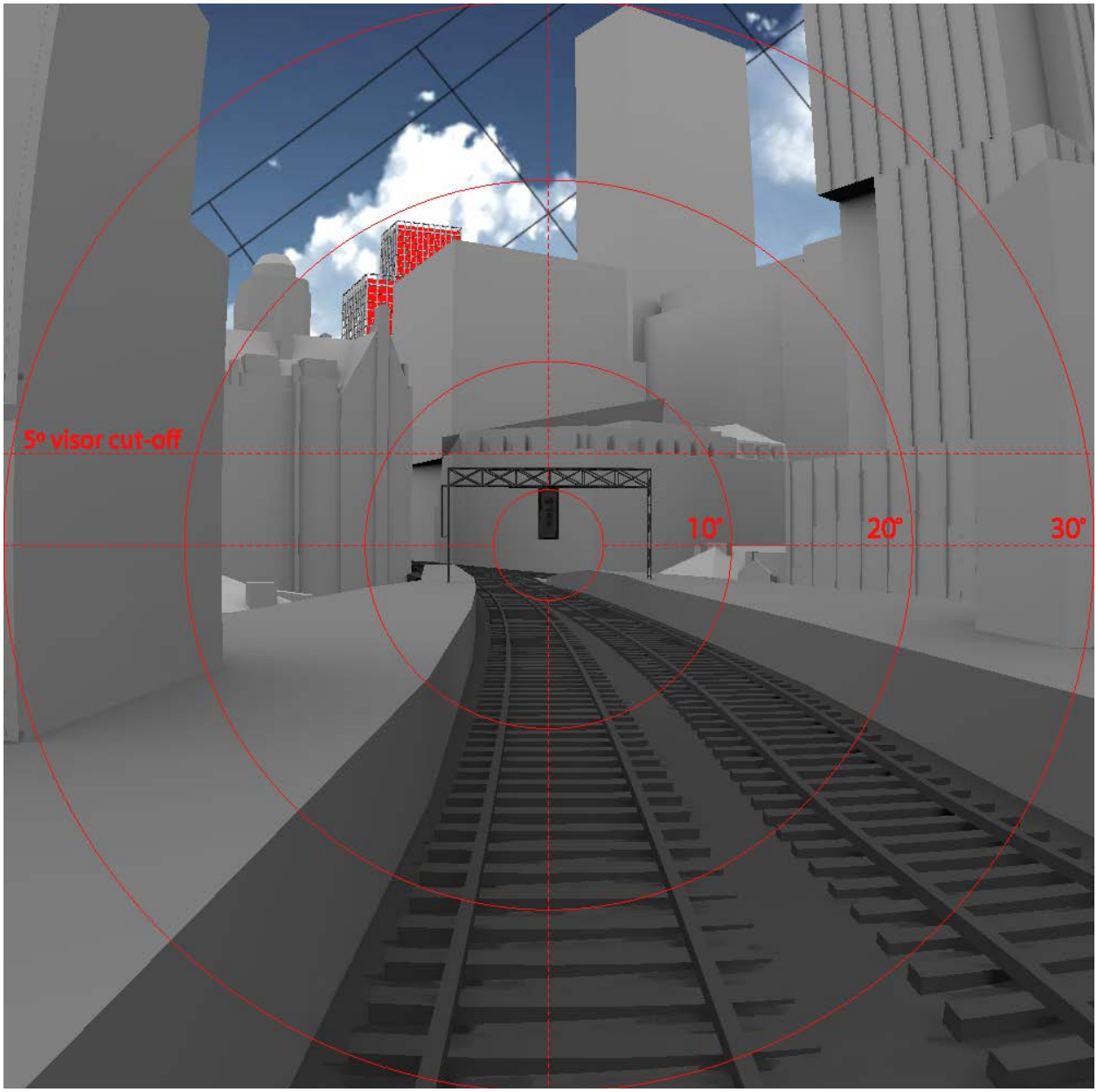


Fig. 07: Solar reflections



60° FIELD OF VIEW: TIME OF DAY
EASTBOUND - E_100

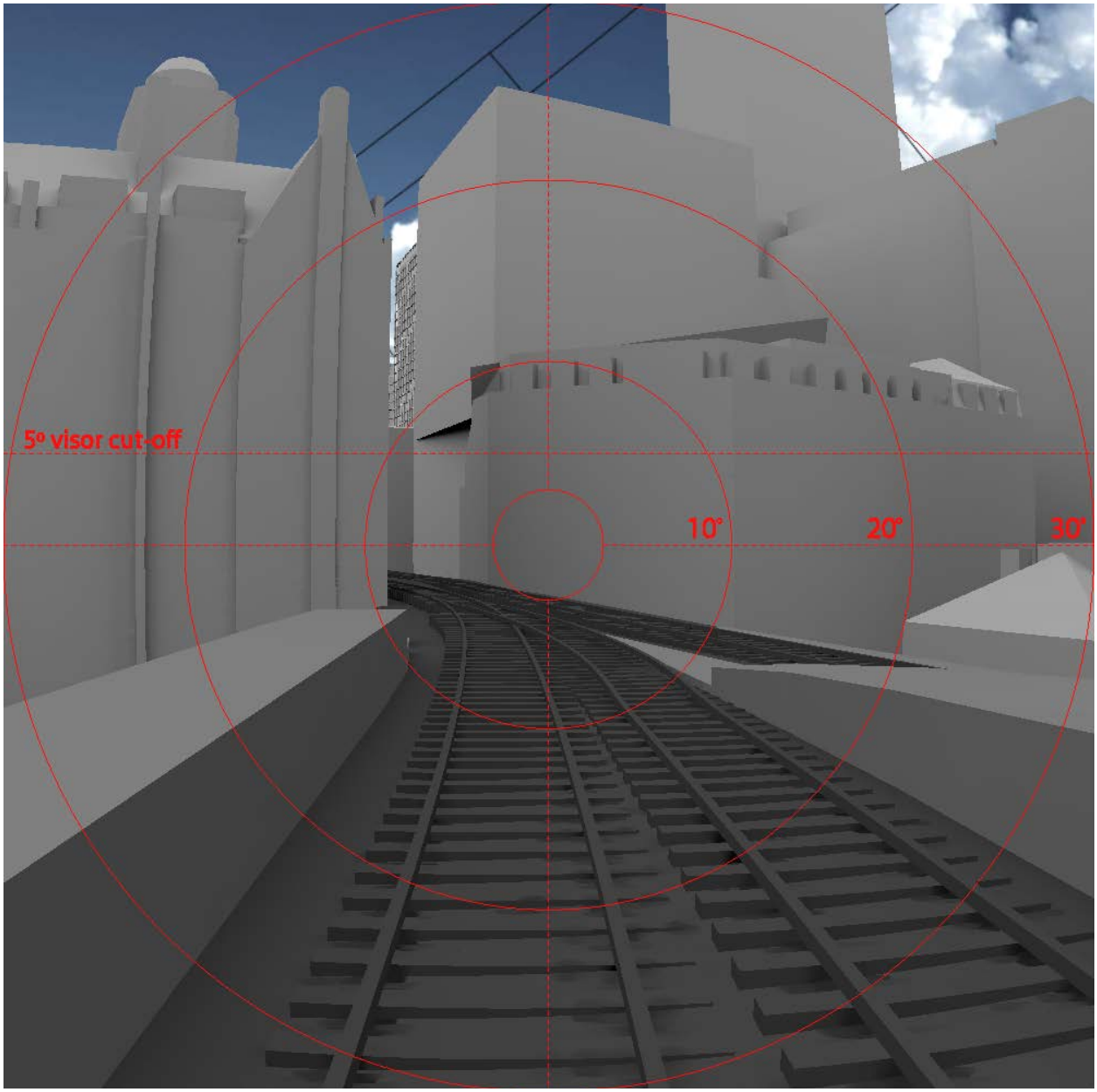
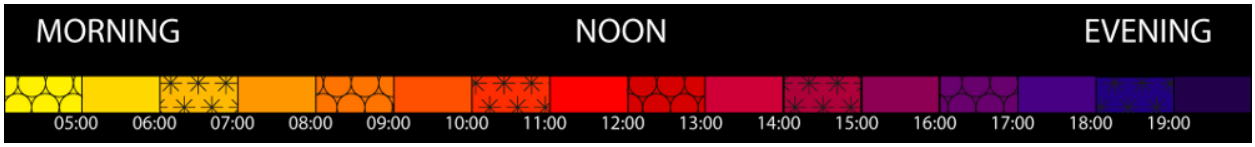


Fig. 08: Solar reflections



60° FIELD OF VIEW: SEASON
EASTBOUND - E_100

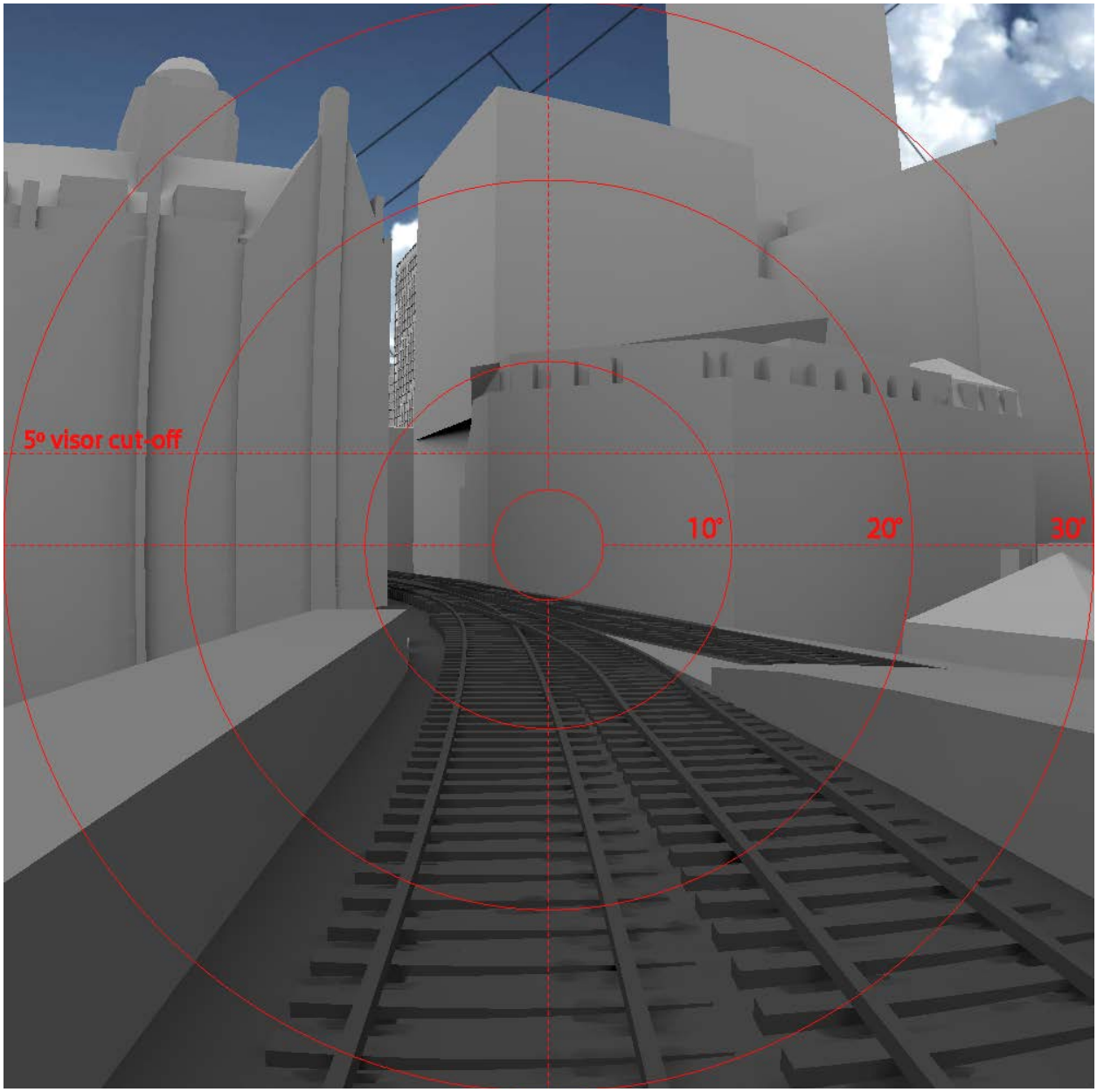


Fig. 09: Solar reflections



60° FIELD OF VIEW: TIME OF DAY
EASTBOUND - E_150

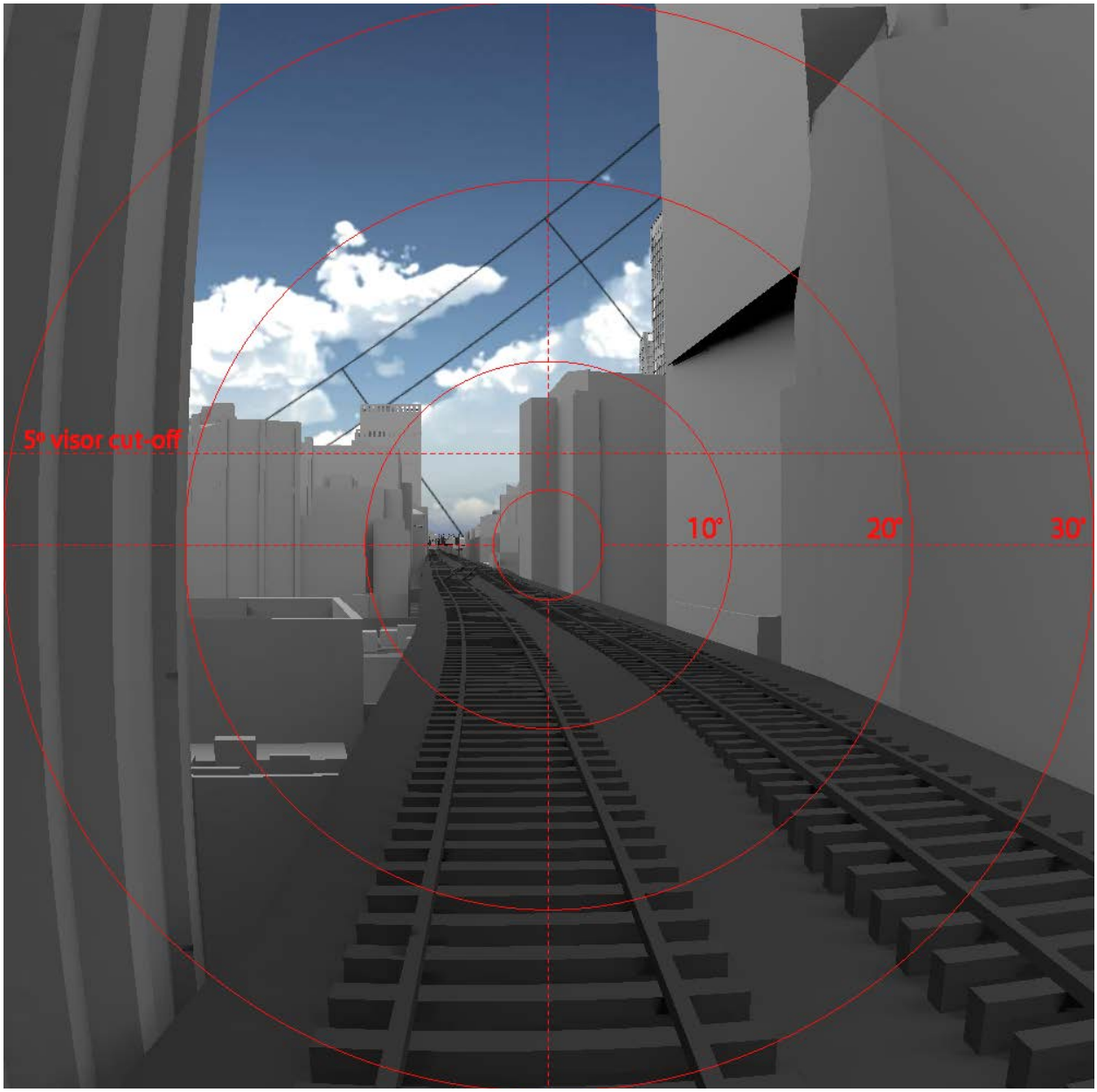
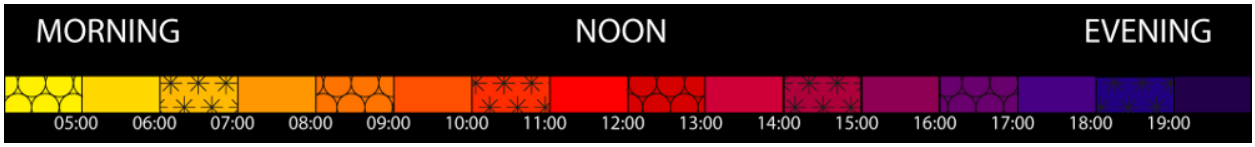


Fig. 10: Solar reflections



60° FIELD OF VIEW: SEASON
EASTBOUND - E_150

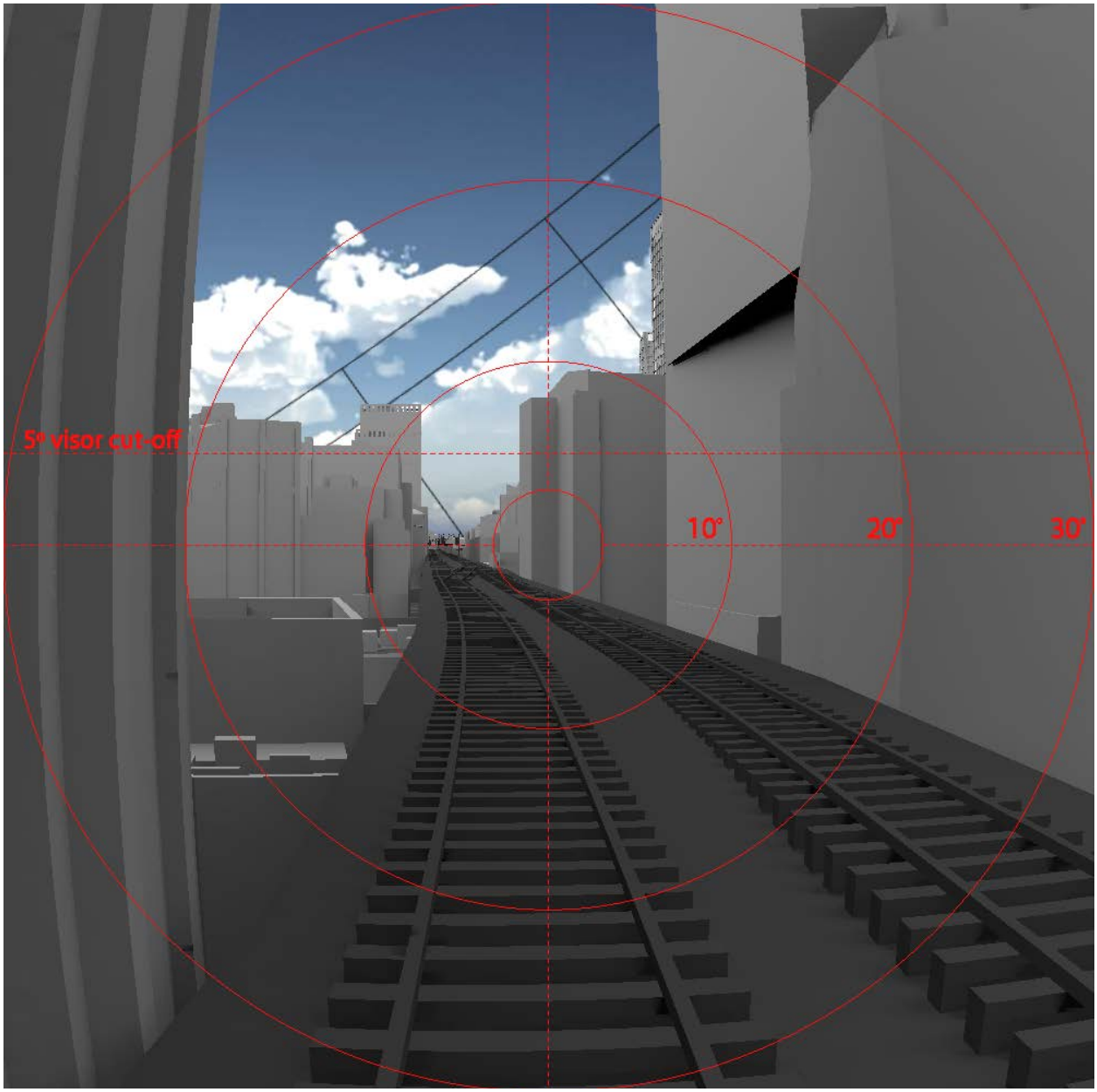


Fig. 11: Solar reflections



60° FIELD OF VIEW: TIME OF DAY
EASTBOUND - E_200

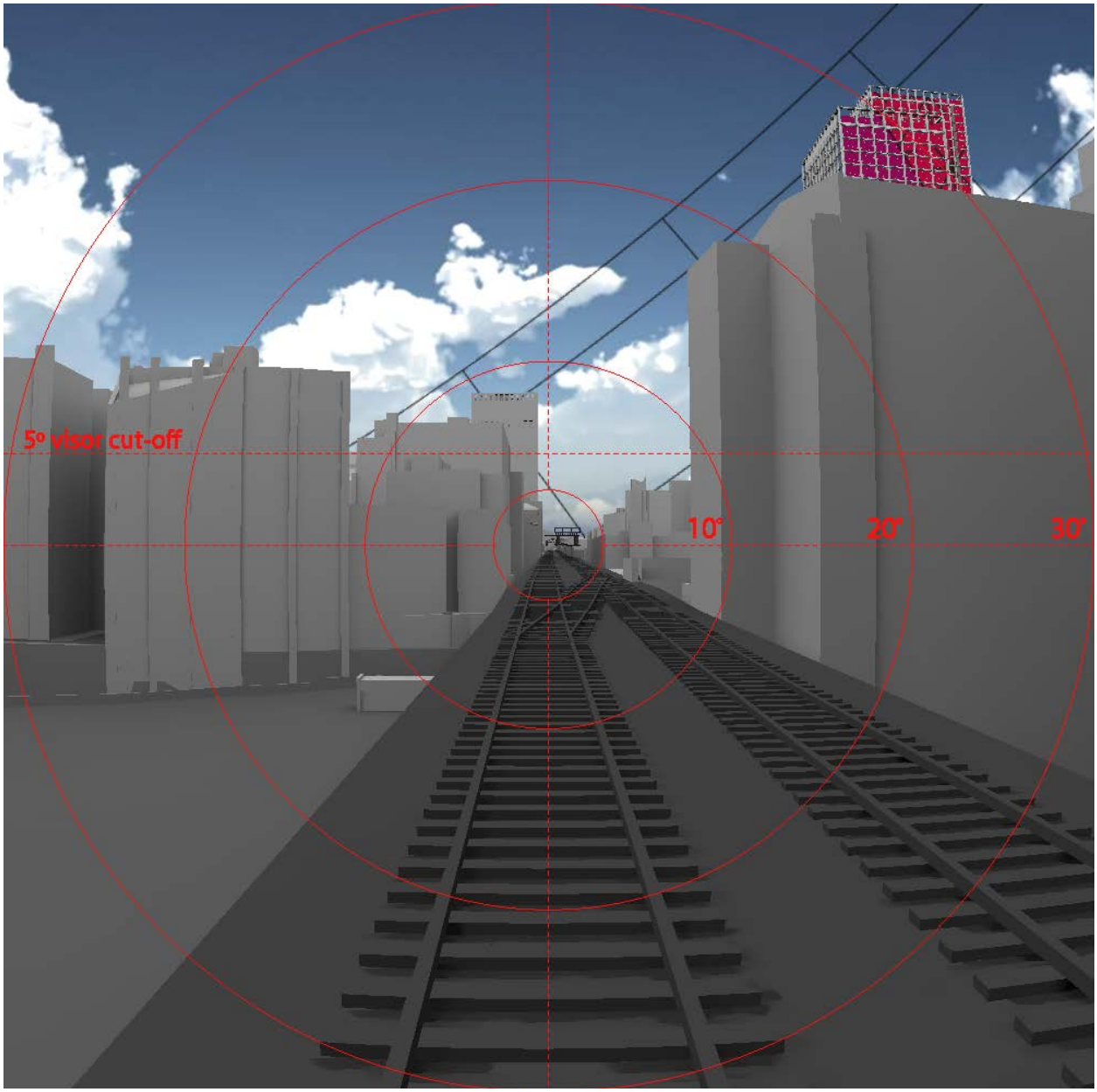
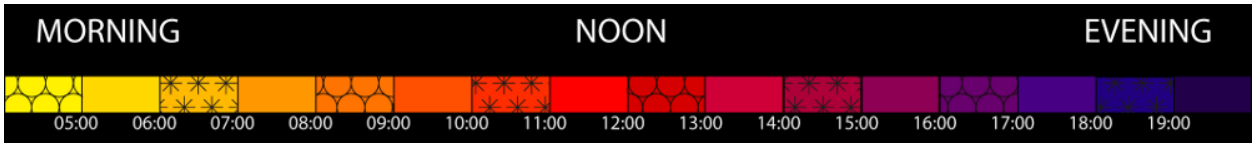


Fig. 12: Solar reflections



60° FIELD OF VIEW: SEASON
EASTBOUND - E_200

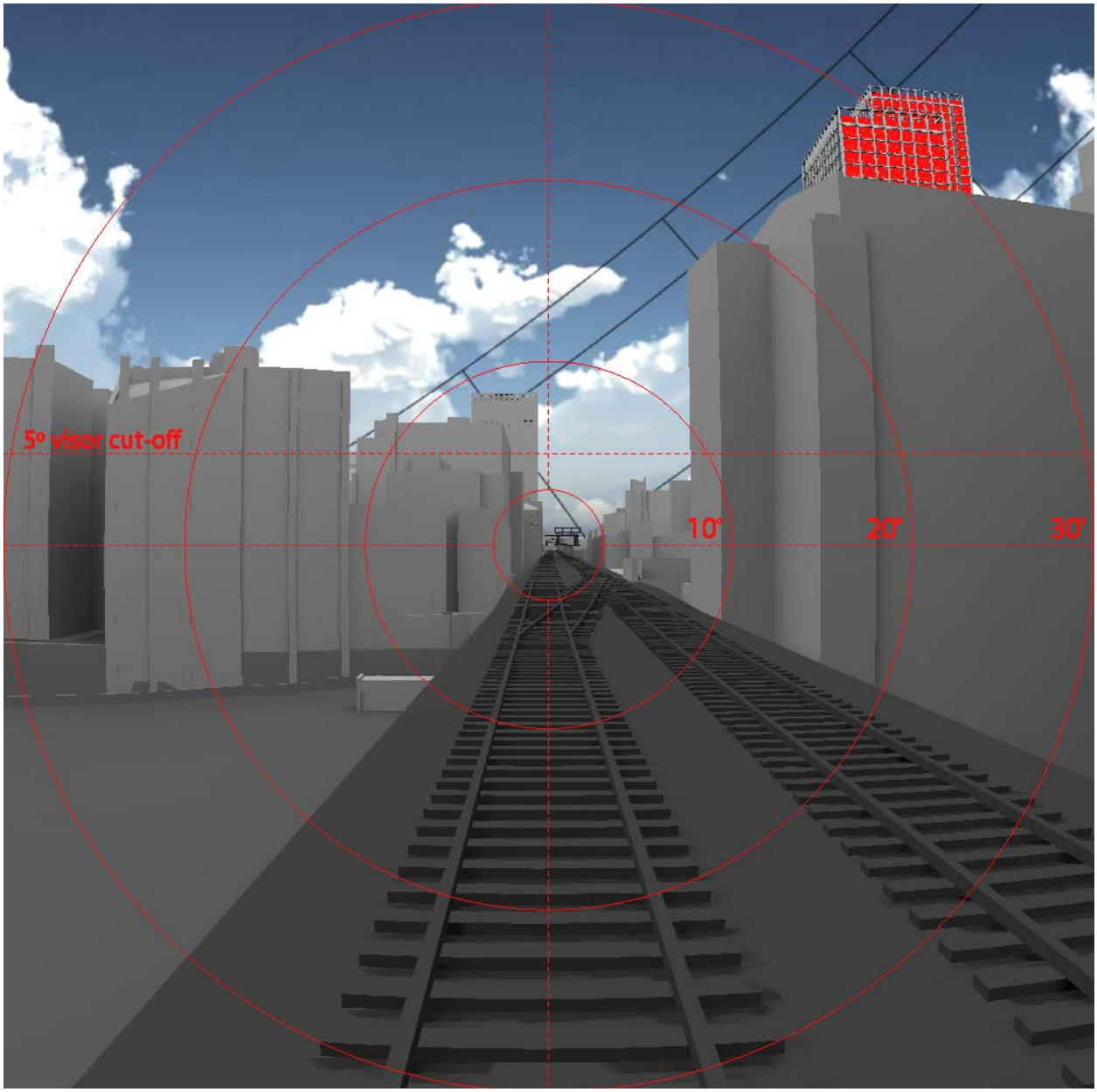


Fig. 13: Solar reflections



60° FIELD OF VIEW: TIME OF DAY
EASTBOUND - E_250

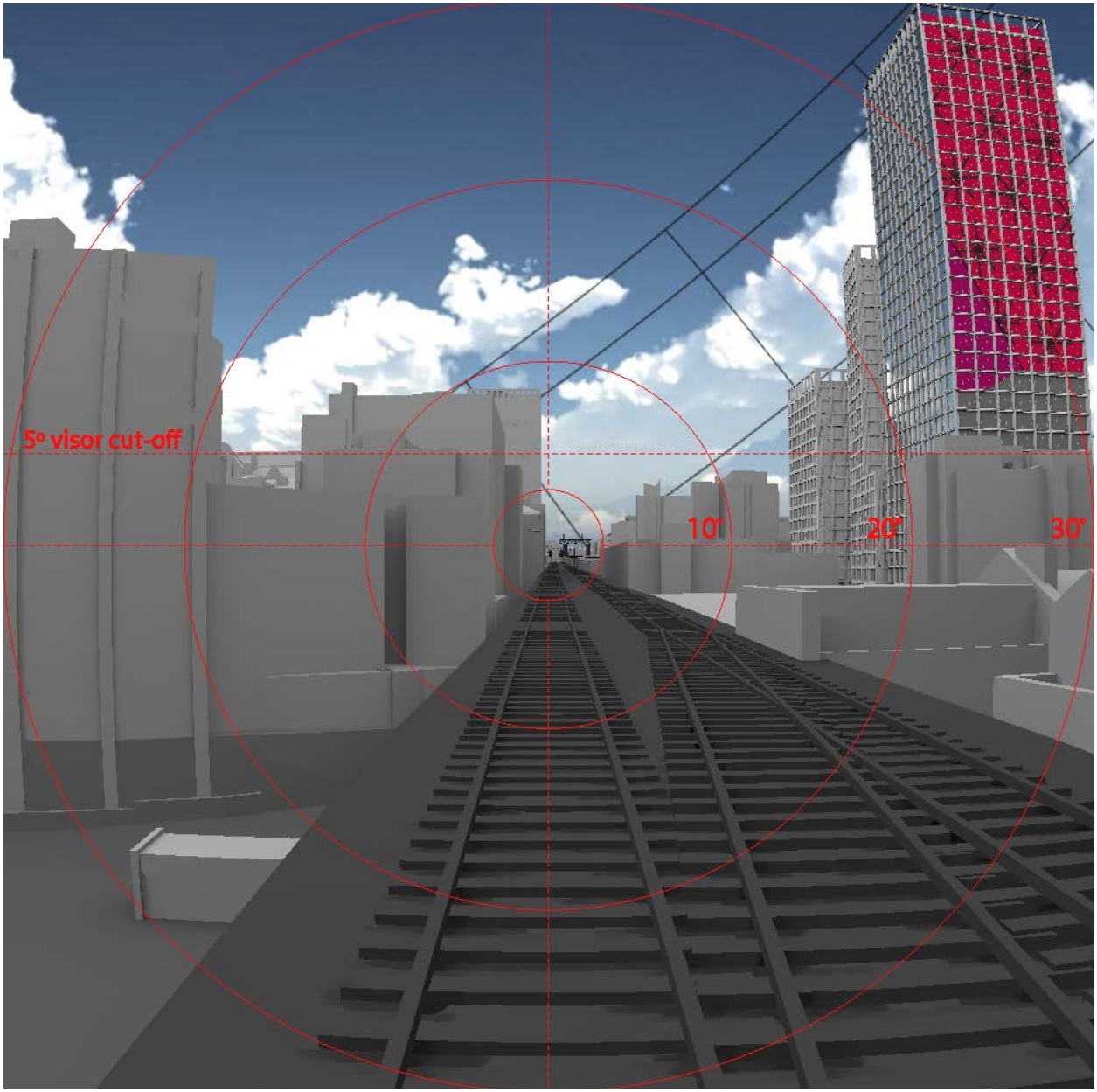
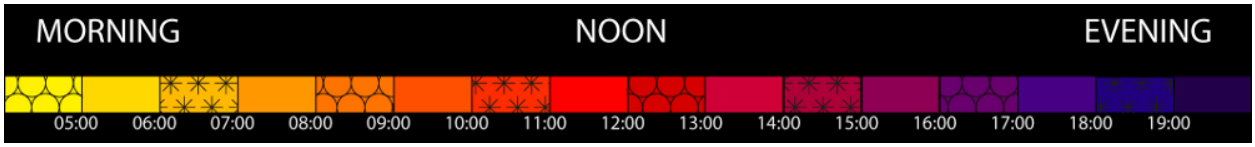


Fig. 14: Solar reflections



60° FIELD OF VIEW: SEASON
EASTBOUND - E_250

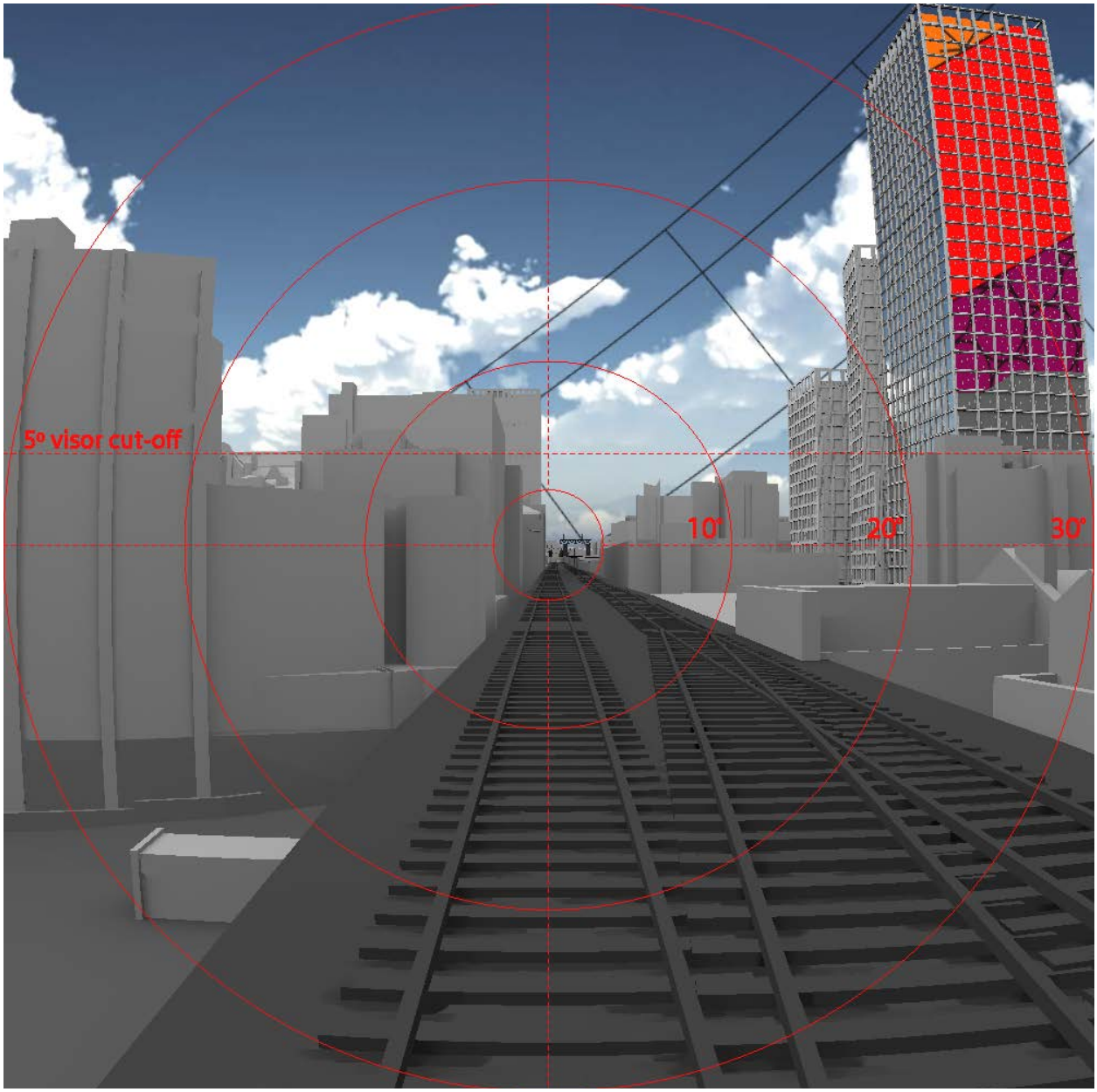


Fig. 15: Solar reflections



60° FIELD OF VIEW: TIME OF DAY
EASTBOUND - E_300

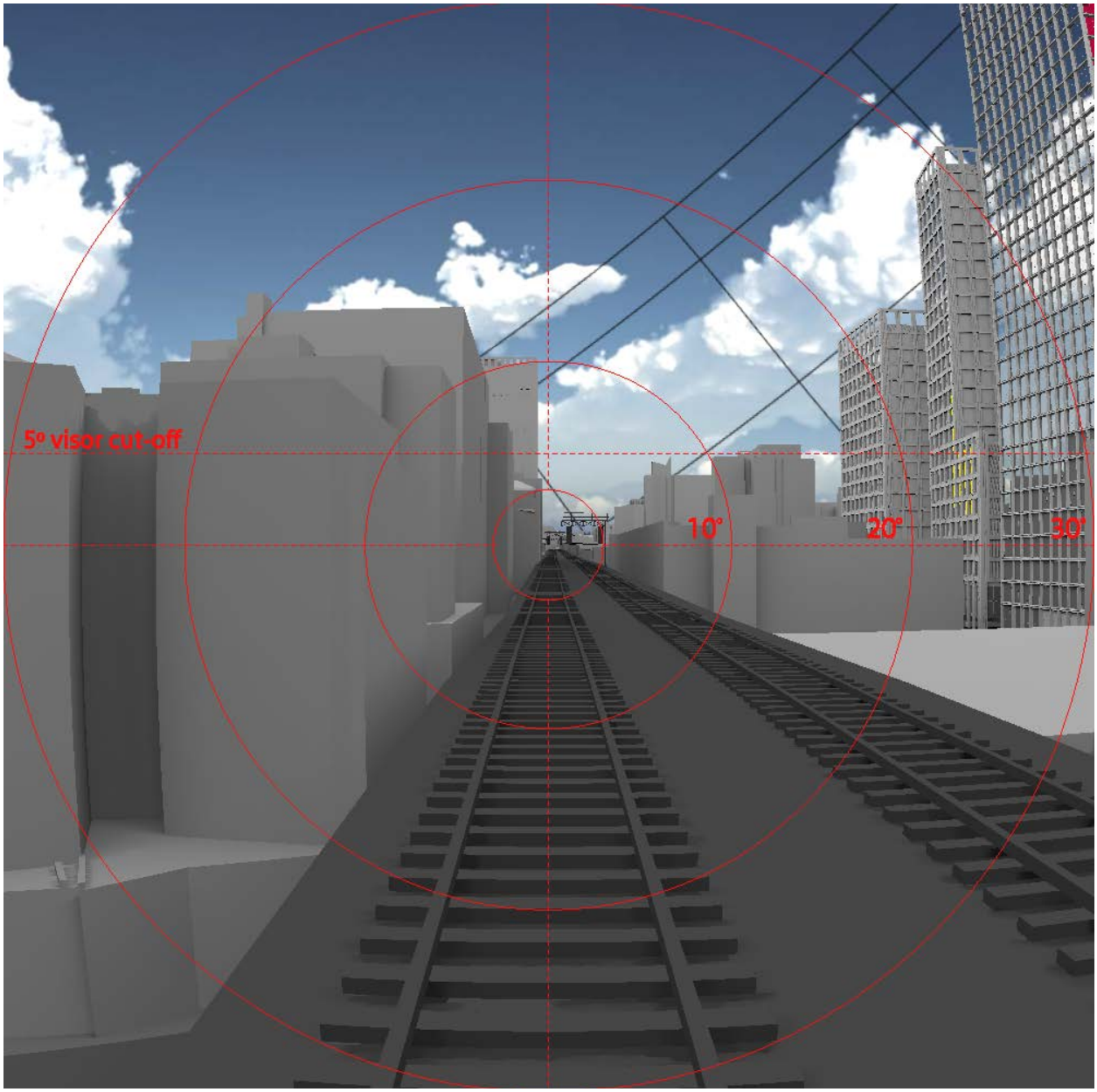
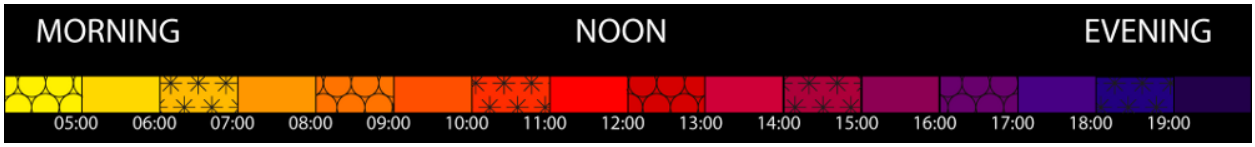


Fig. 16: Solar reflections



60° FIELD OF VIEW: SEASON
EASTBOUND - E_300

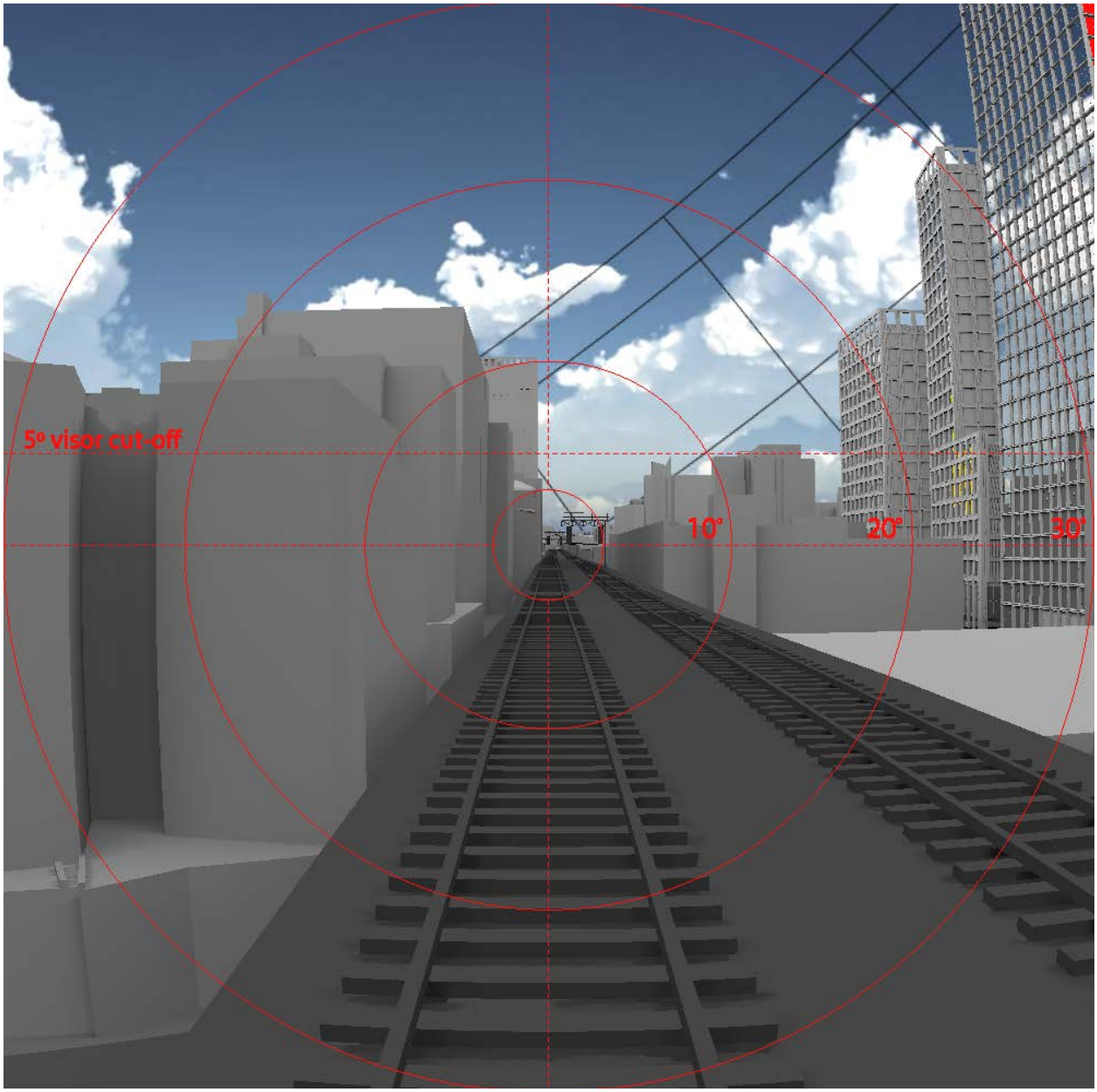


Fig. 17: Solar reflections



60° FIELD OF VIEW: TIME OF DAY
EASTBOUND - E_350

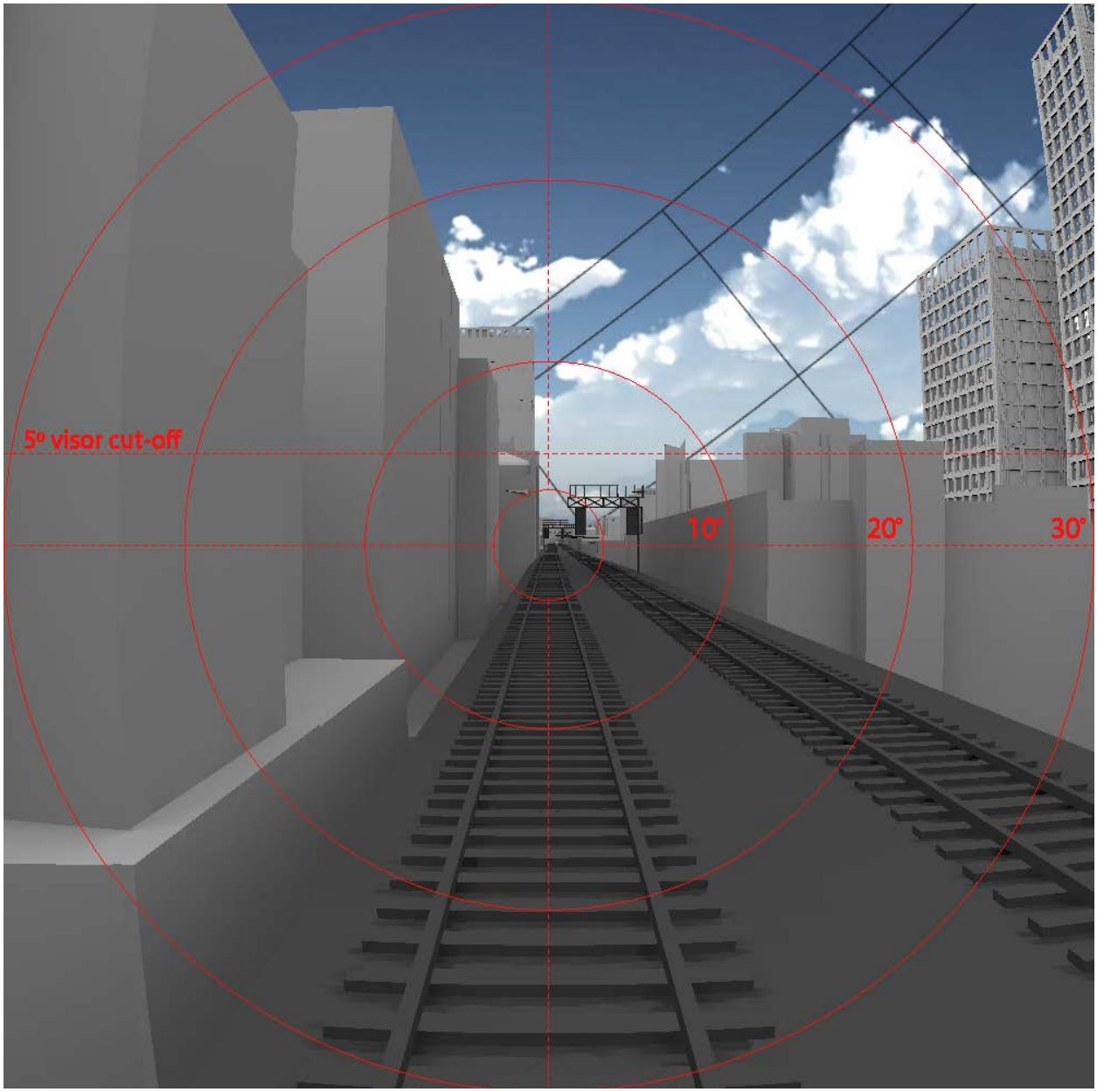
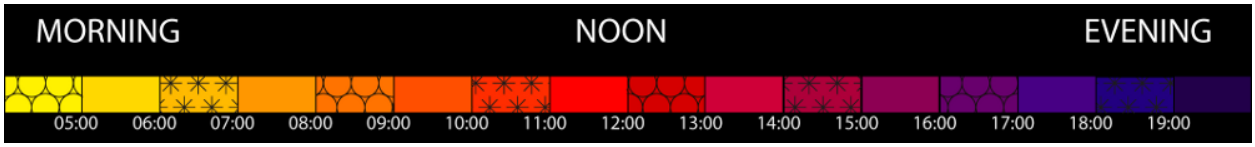


Fig. 18: Solar reflections



60° FIELD OF VIEW: SEASON
EASTBOUND - E_350

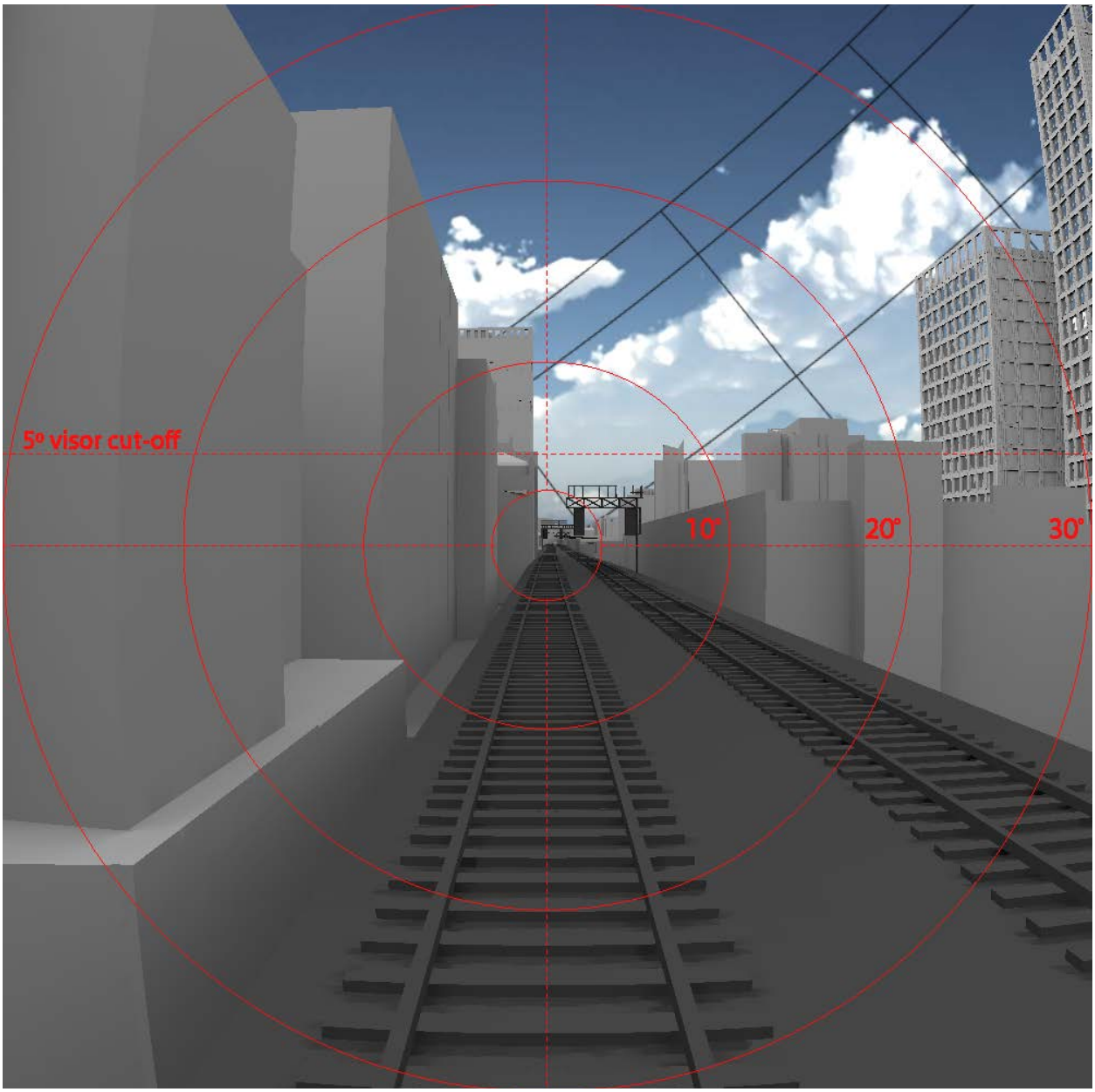


Fig. 19: Solar reflections



60° FIELD OF VIEW: TIME OF DAY
EASTBOUND - E_400

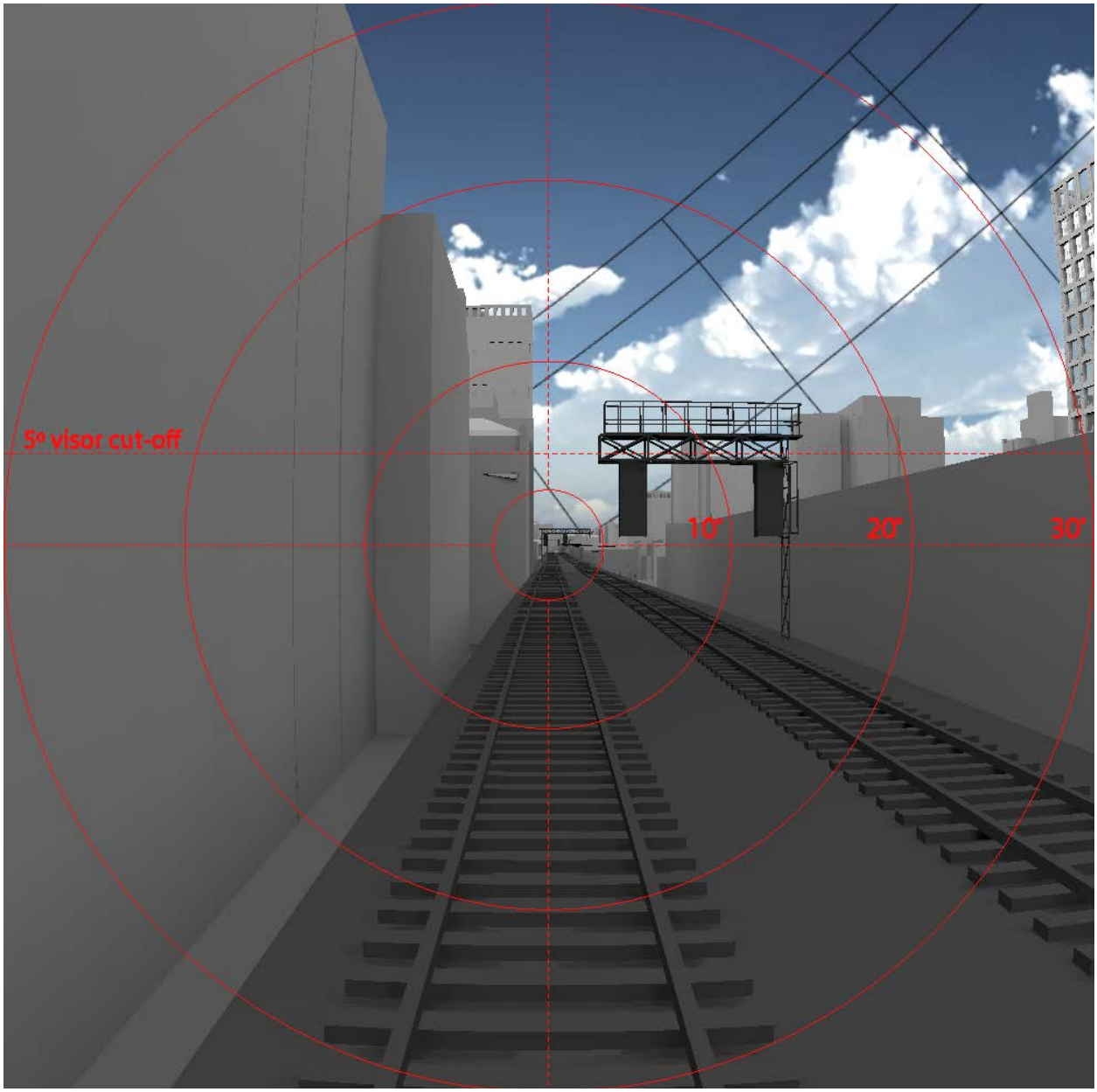
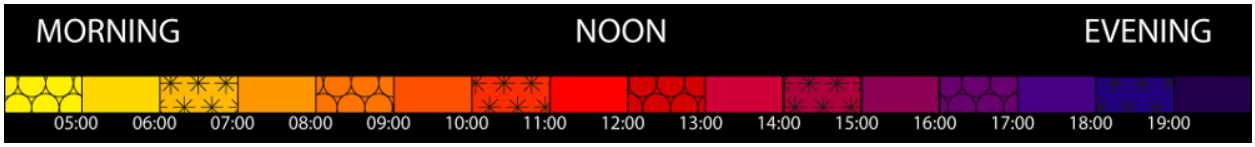


Fig. 20: Solar reflections



60° FIELD OF VIEW: SEASON
EASTBOUND - E_400

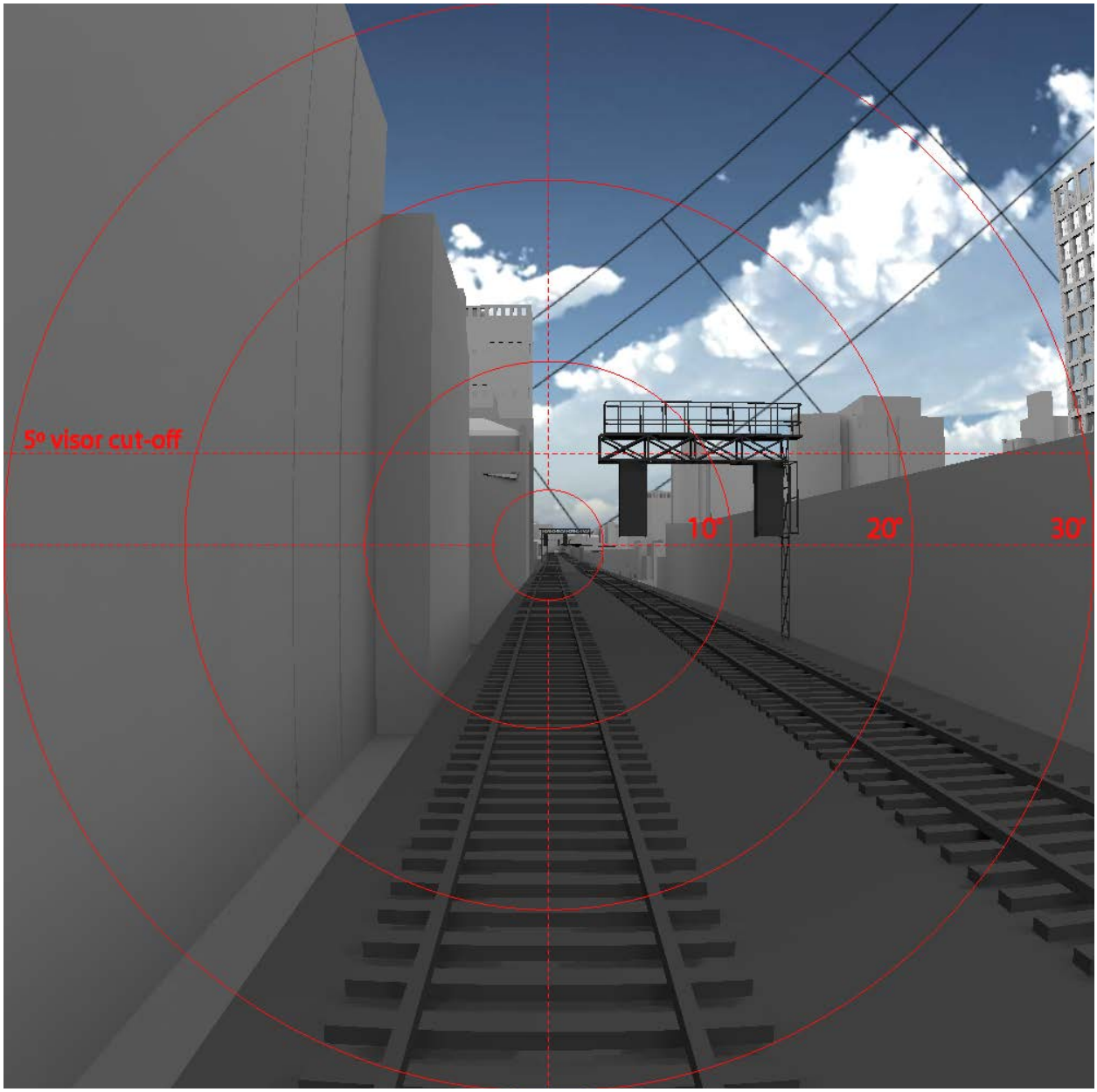


Fig. 21: Solar reflections



60° FIELD OF VIEW: TIME OF DAY
WESTBOUND - W_50

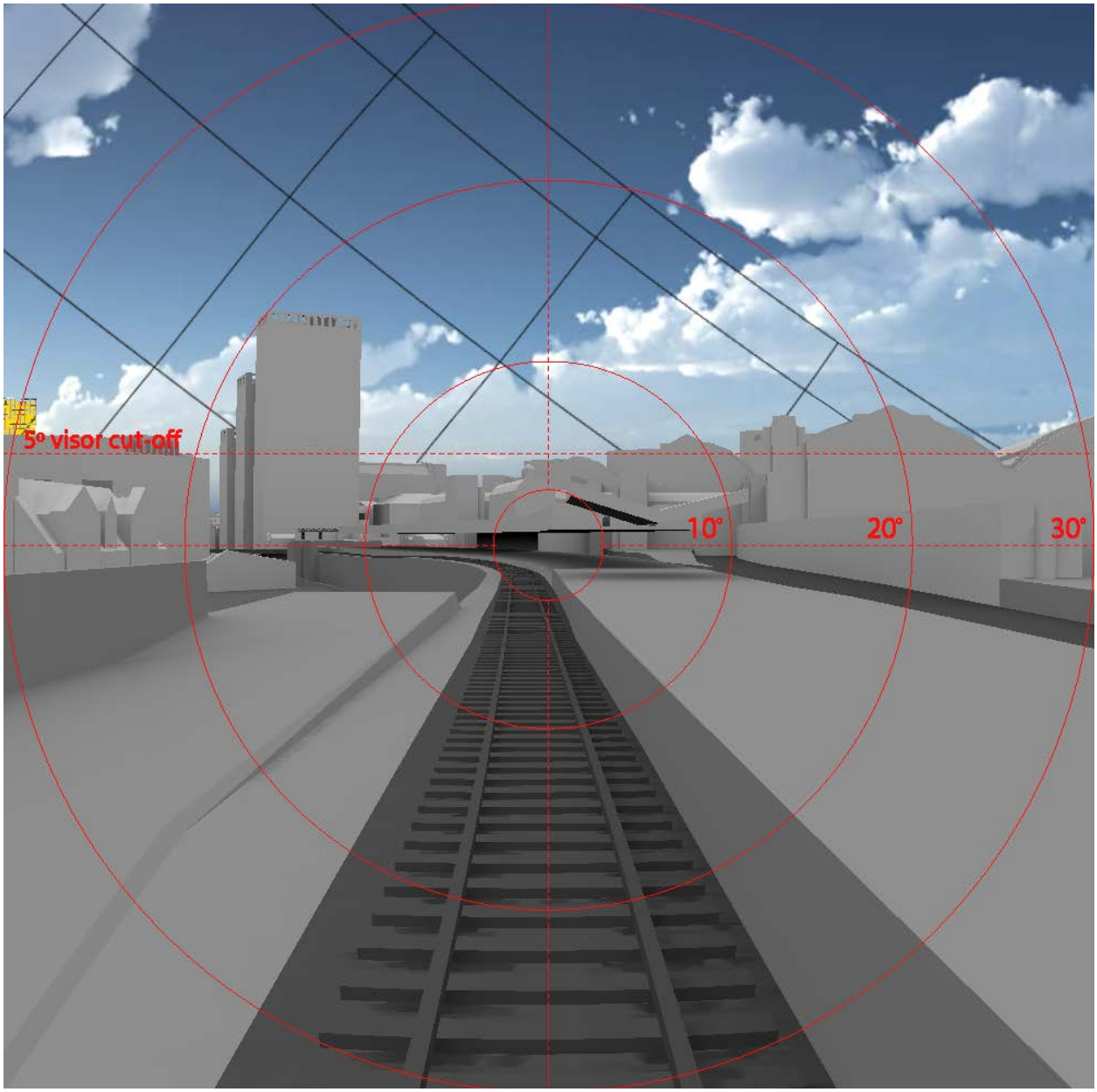
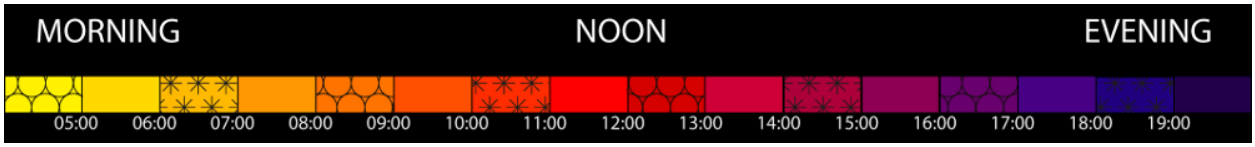


Fig. 22: Solar reflections



60° FIELD OF VIEW: SEASON
WESTBOUND - W_50

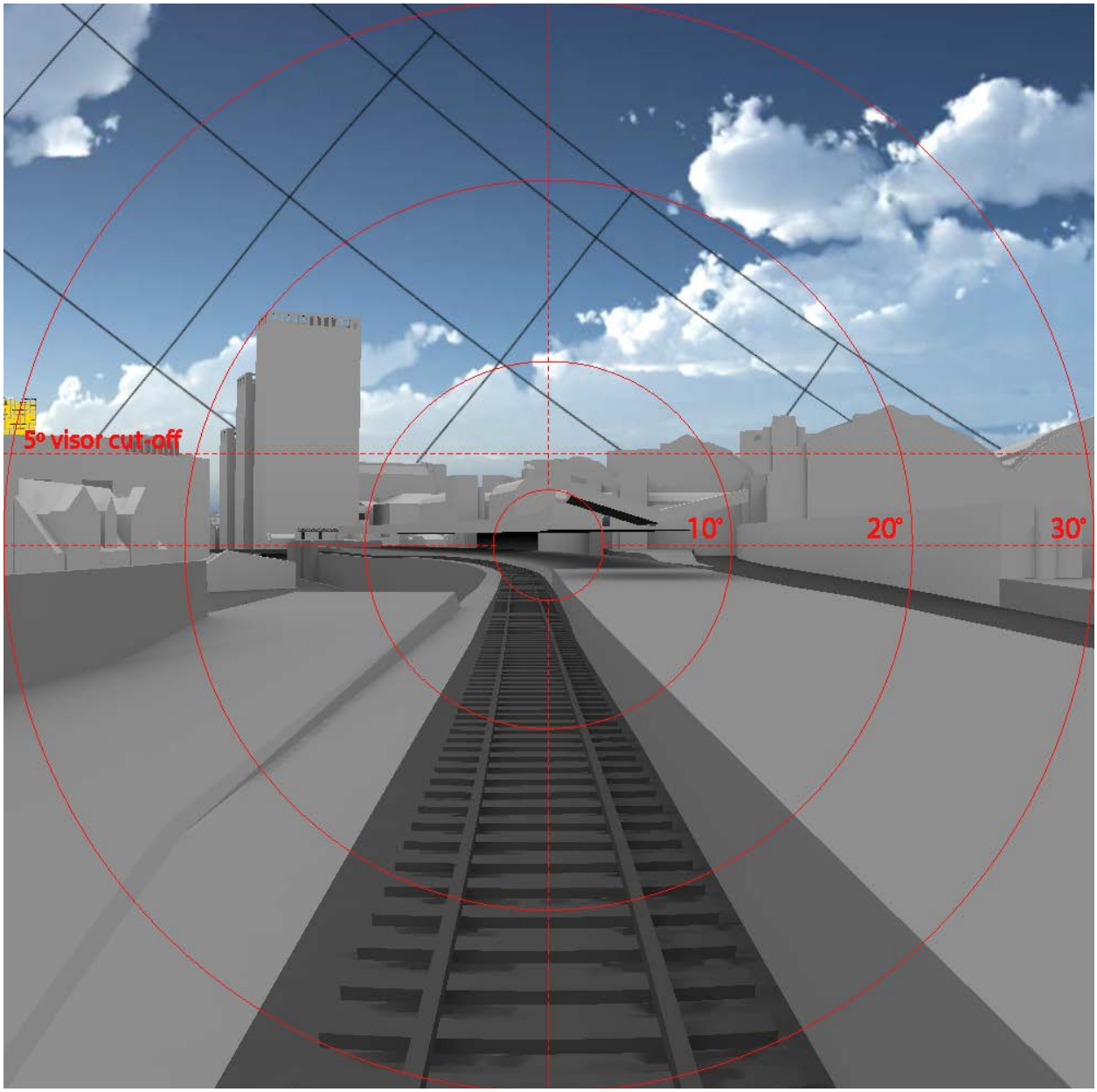


Fig. 23: Solar reflections



60° FIELD OF VIEW: TIME OF DAY
WESTBOUND - W_100

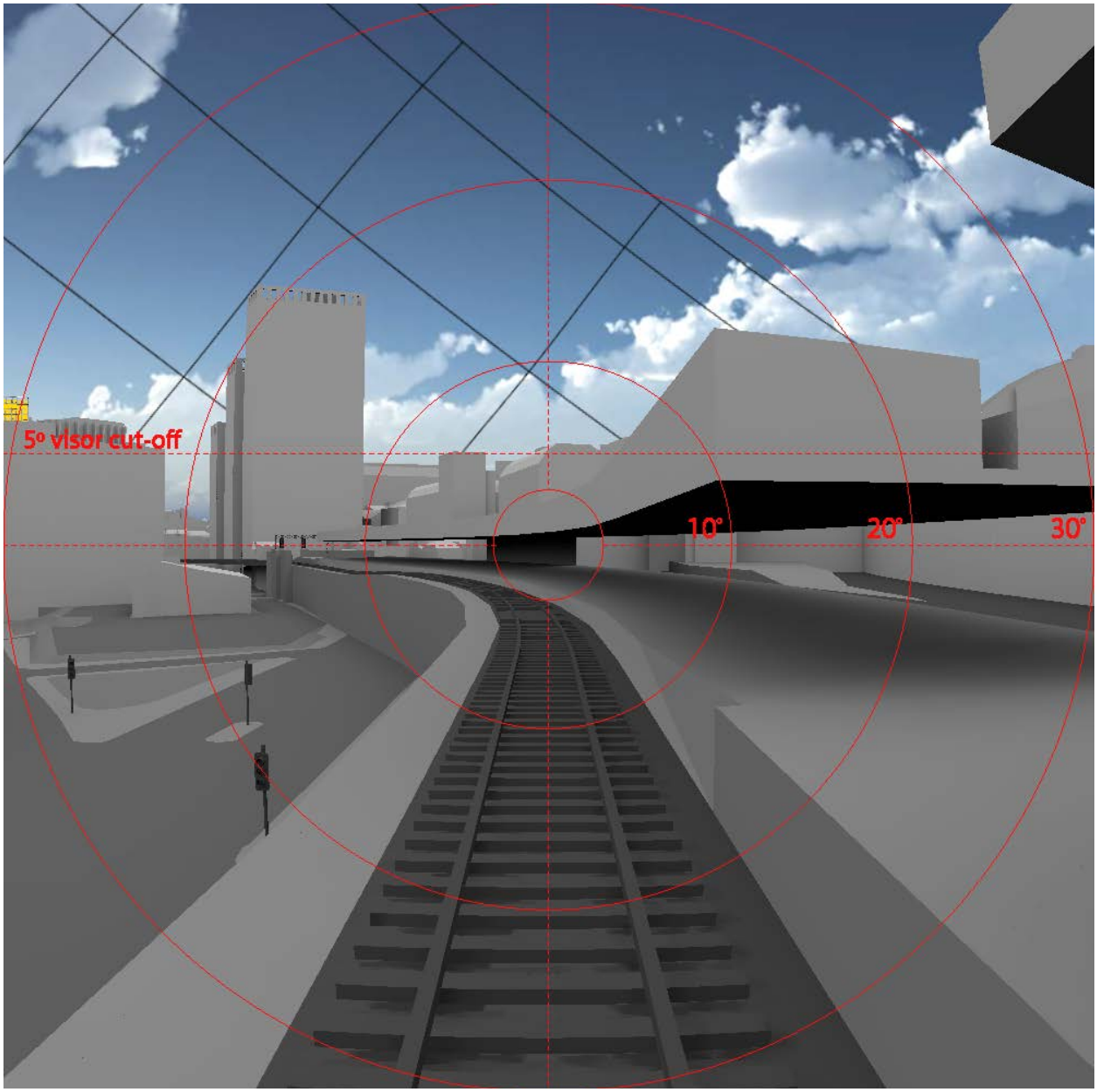
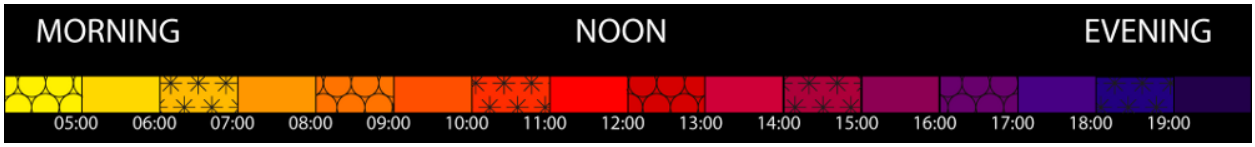


Fig. 24: Solar reflections



60° FIELD OF VIEW: SEASON
WESTBOUND - W_100

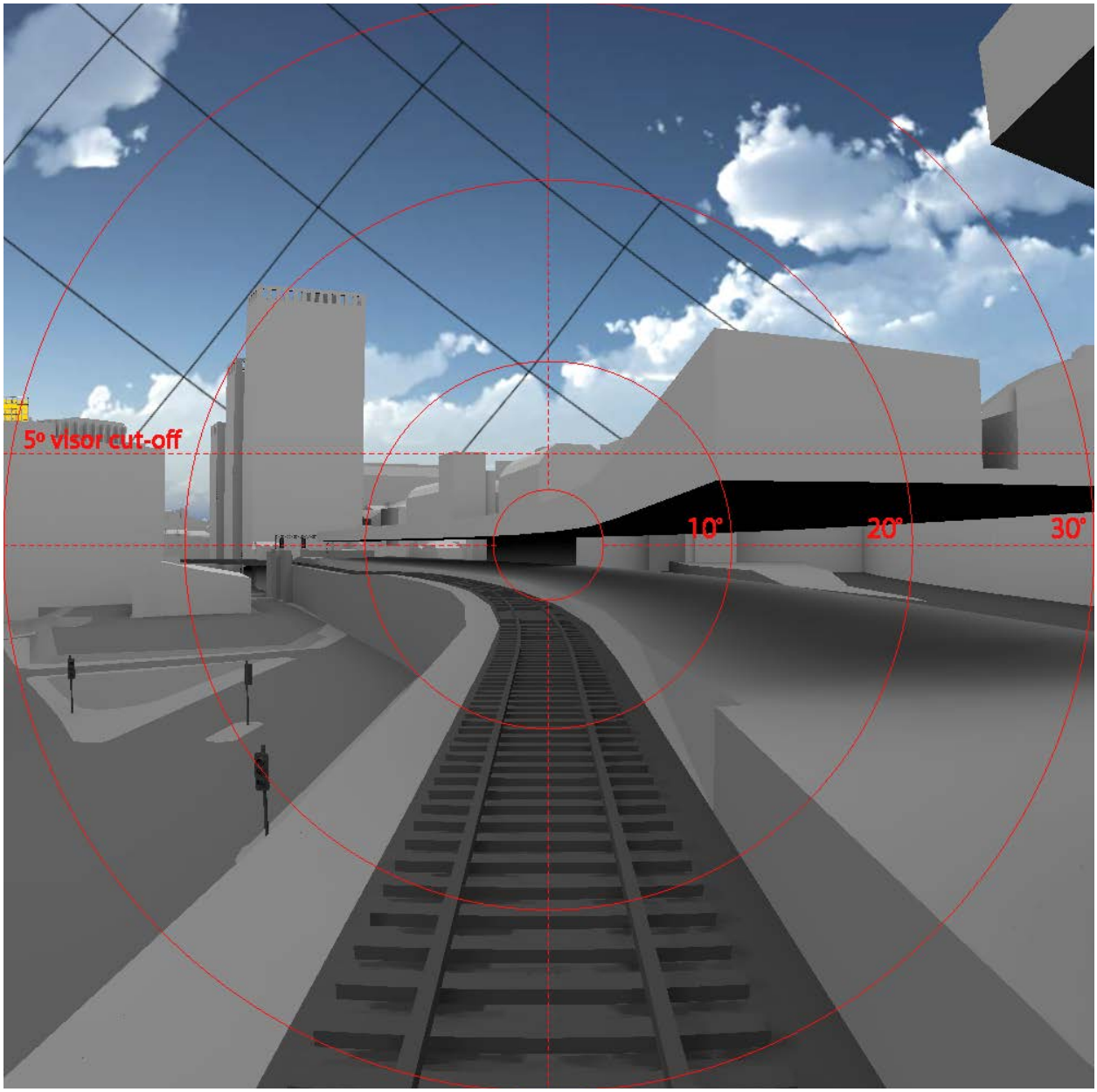


Fig. 25: Solar reflections



60° FIELD OF VIEW: TIME OF DAY
WESTBOUND - W_150

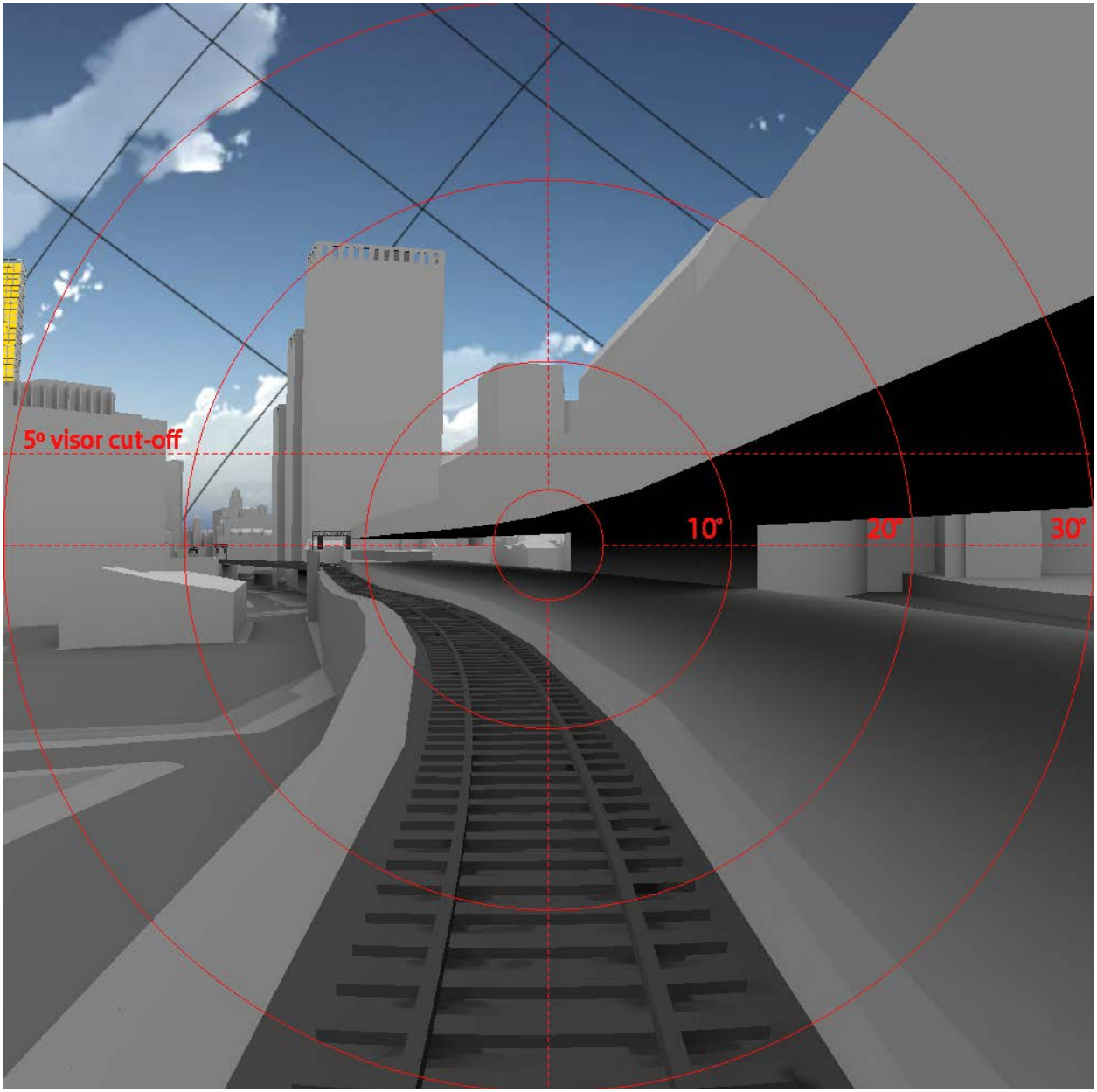
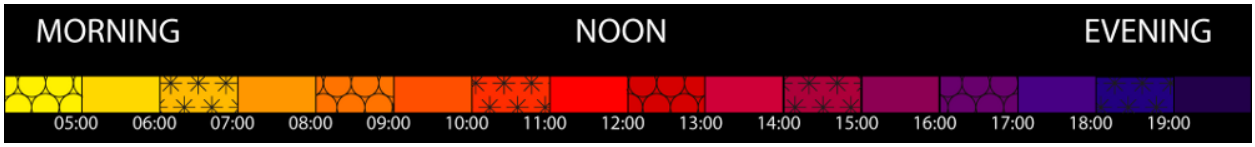


Fig. 26: Solar reflections



60° FIELD OF VIEW: SEASON
WESTBOUND - W_150

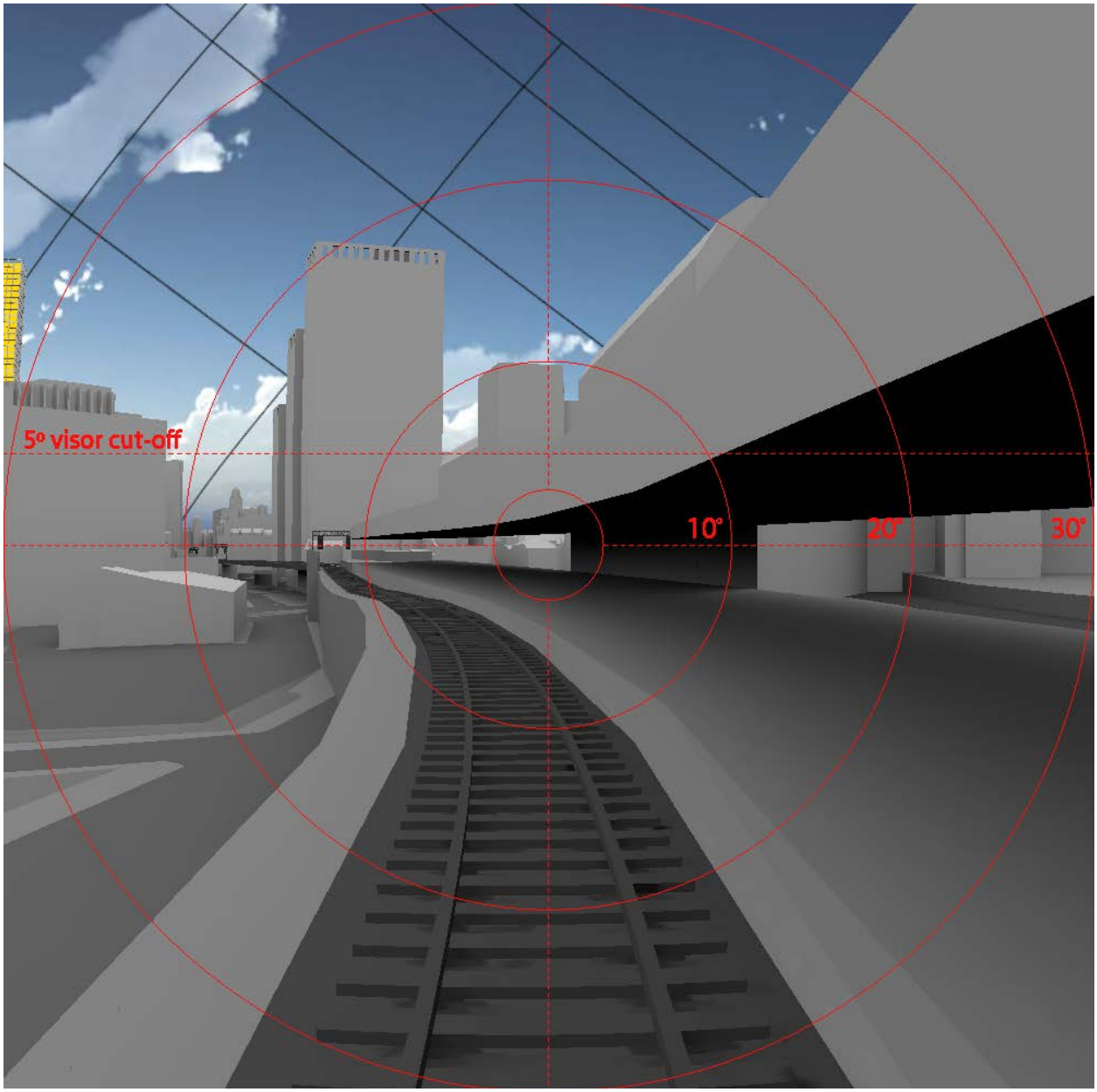


Fig. 27: Solar reflections



60° FIELD OF VIEW: TIME OF DAY
WESTBOUND - W_200

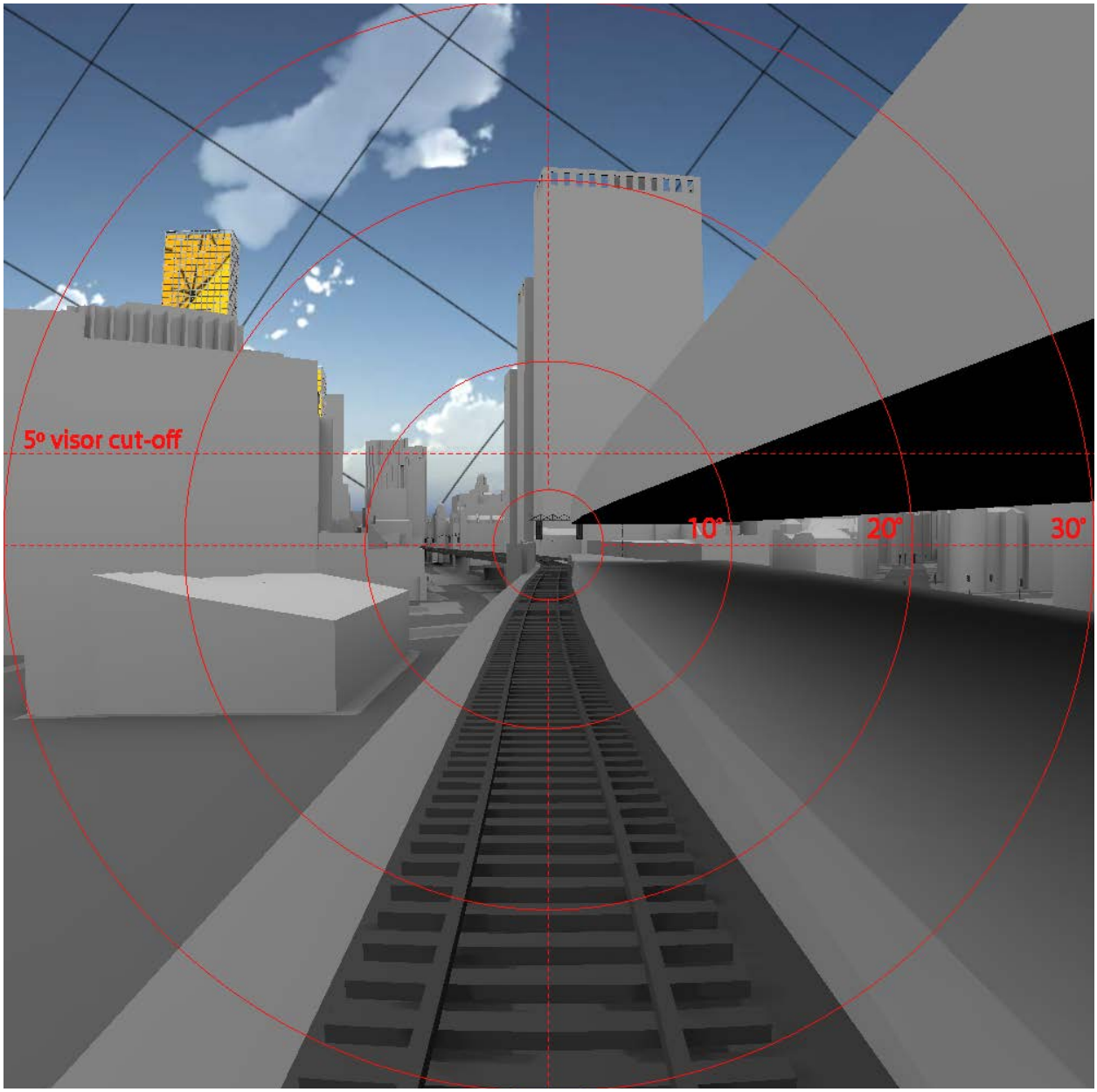
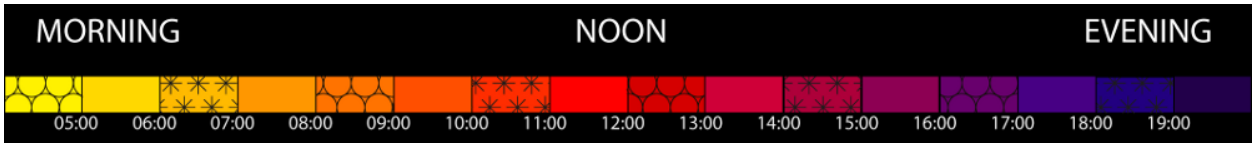


Fig. 28: Solar reflections



60° FIELD OF VIEW: SEASON
WESTBOUND - W_200

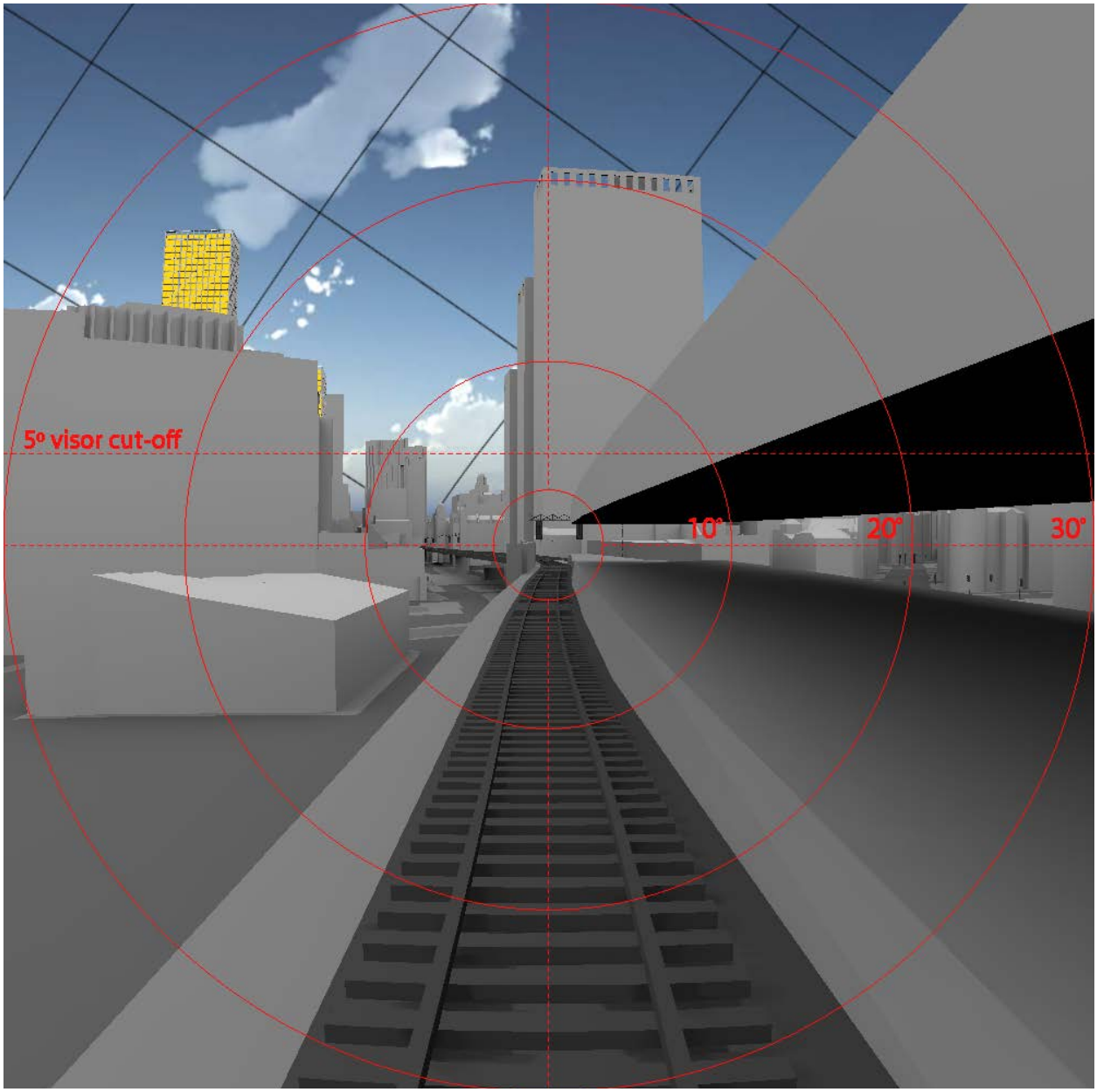


Fig. 29: Solar reflections



60° FIELD OF VIEW: TIME OF DAY
WESTBOUND - W_250

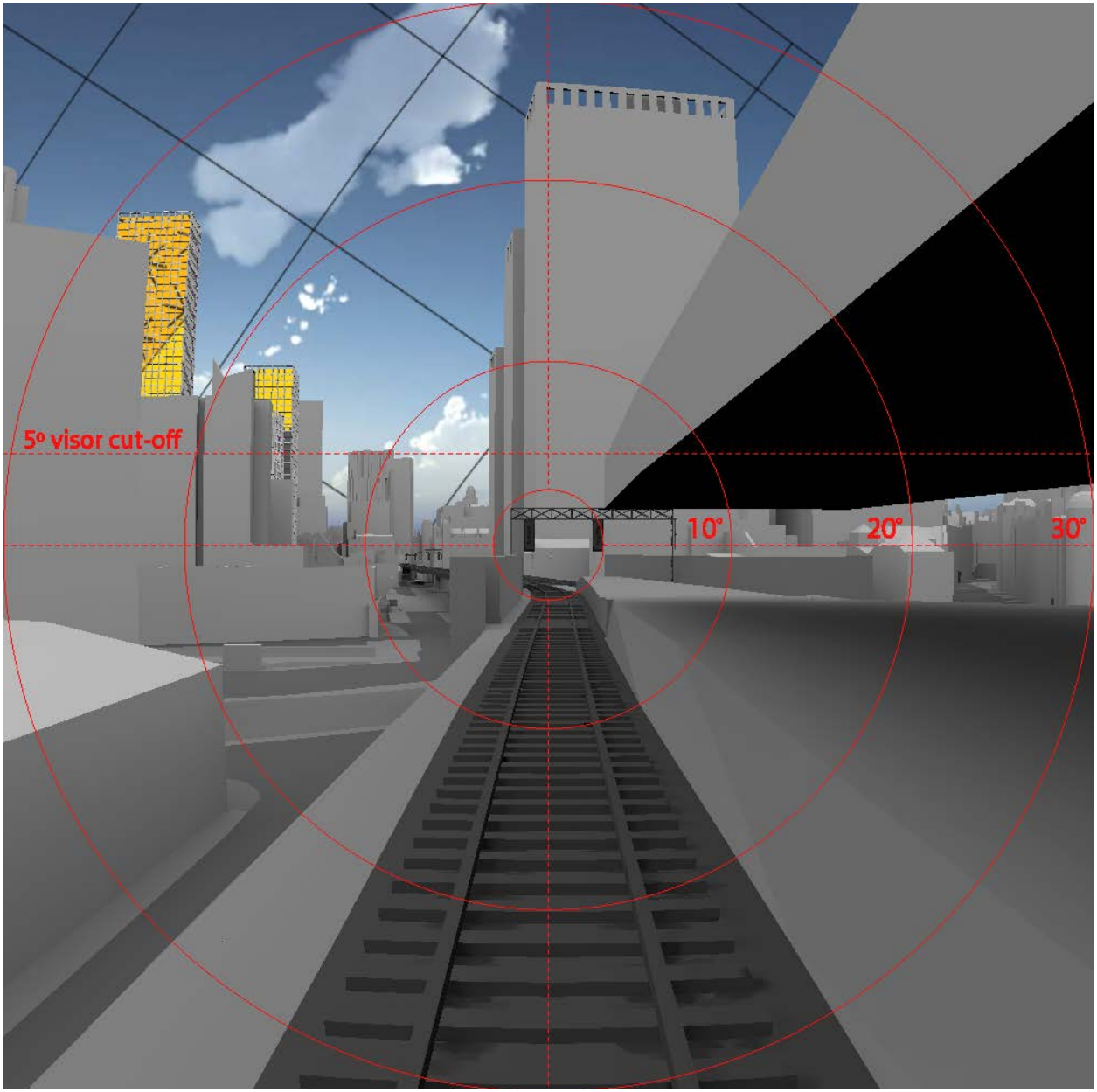
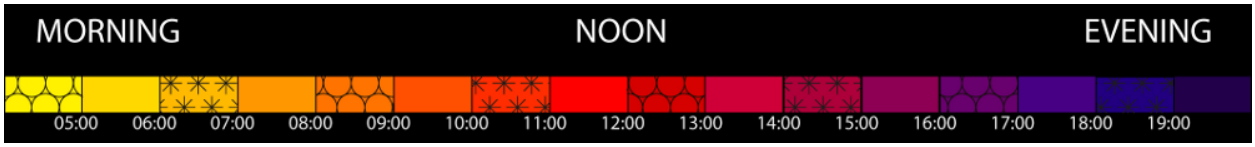


Fig. 30: Solar reflections



60° FIELD OF VIEW: SEASON
WESTBOUND - W_250

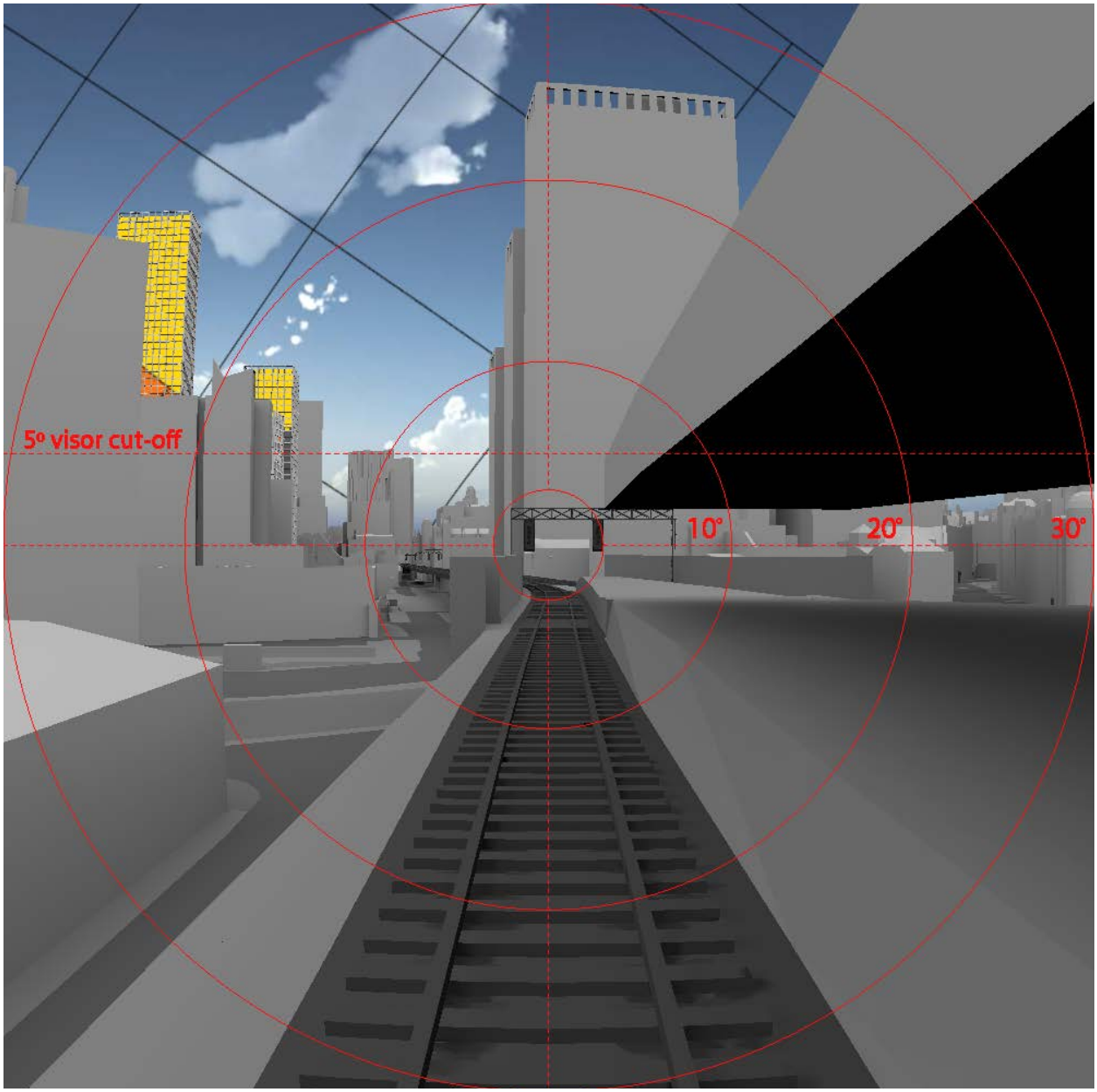


Fig. 31: Solar reflections



60° FIELD OF VIEW: TIME OF DAY
WESTBOUND - W_300

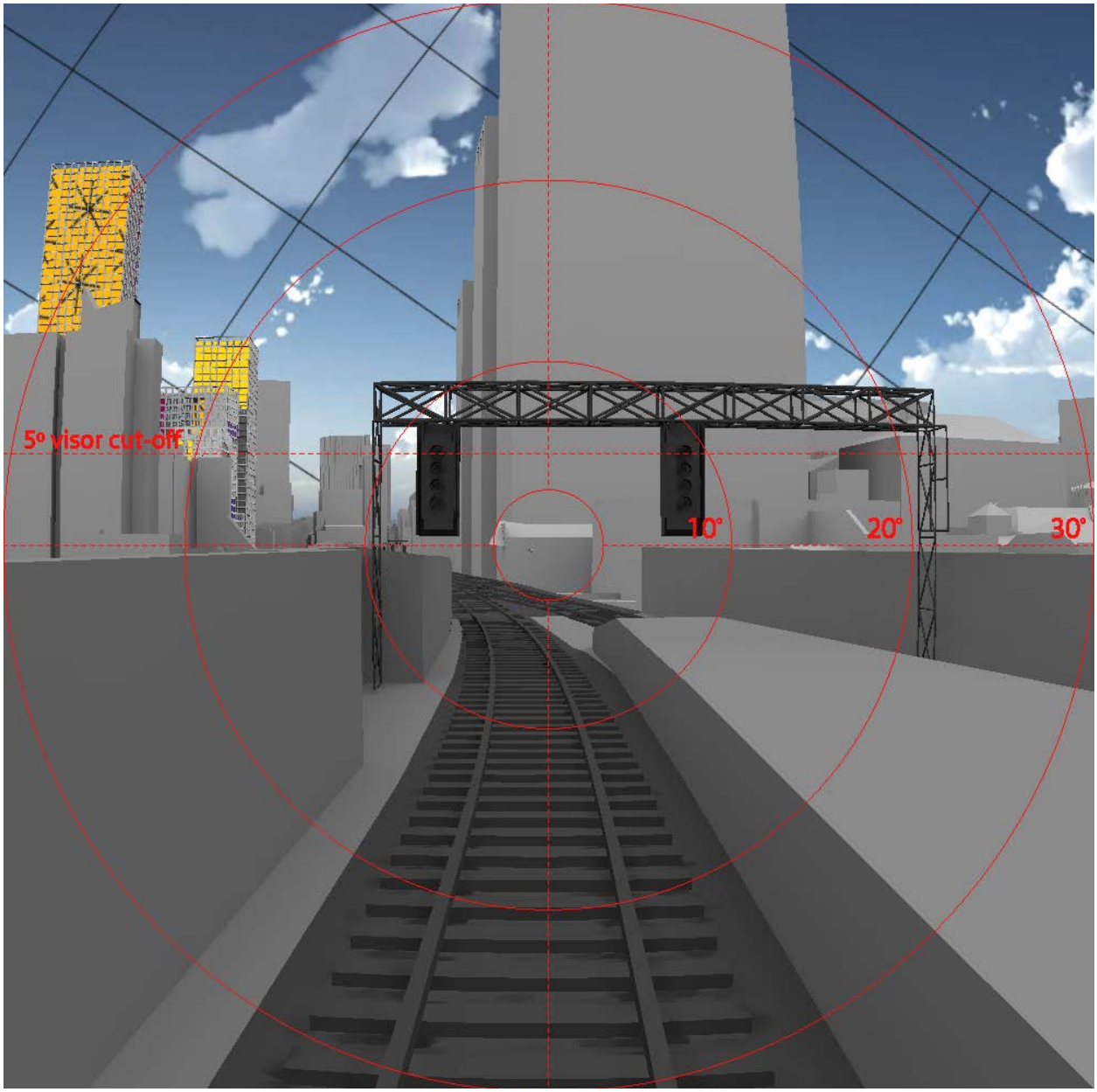
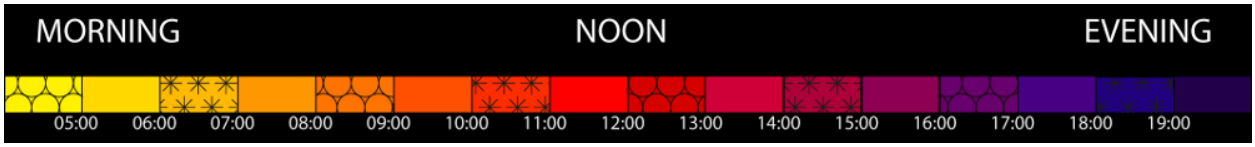


Fig. 32: Solar reflections



60° FIELD OF VIEW: SEASON
WESTBOUND - W_300

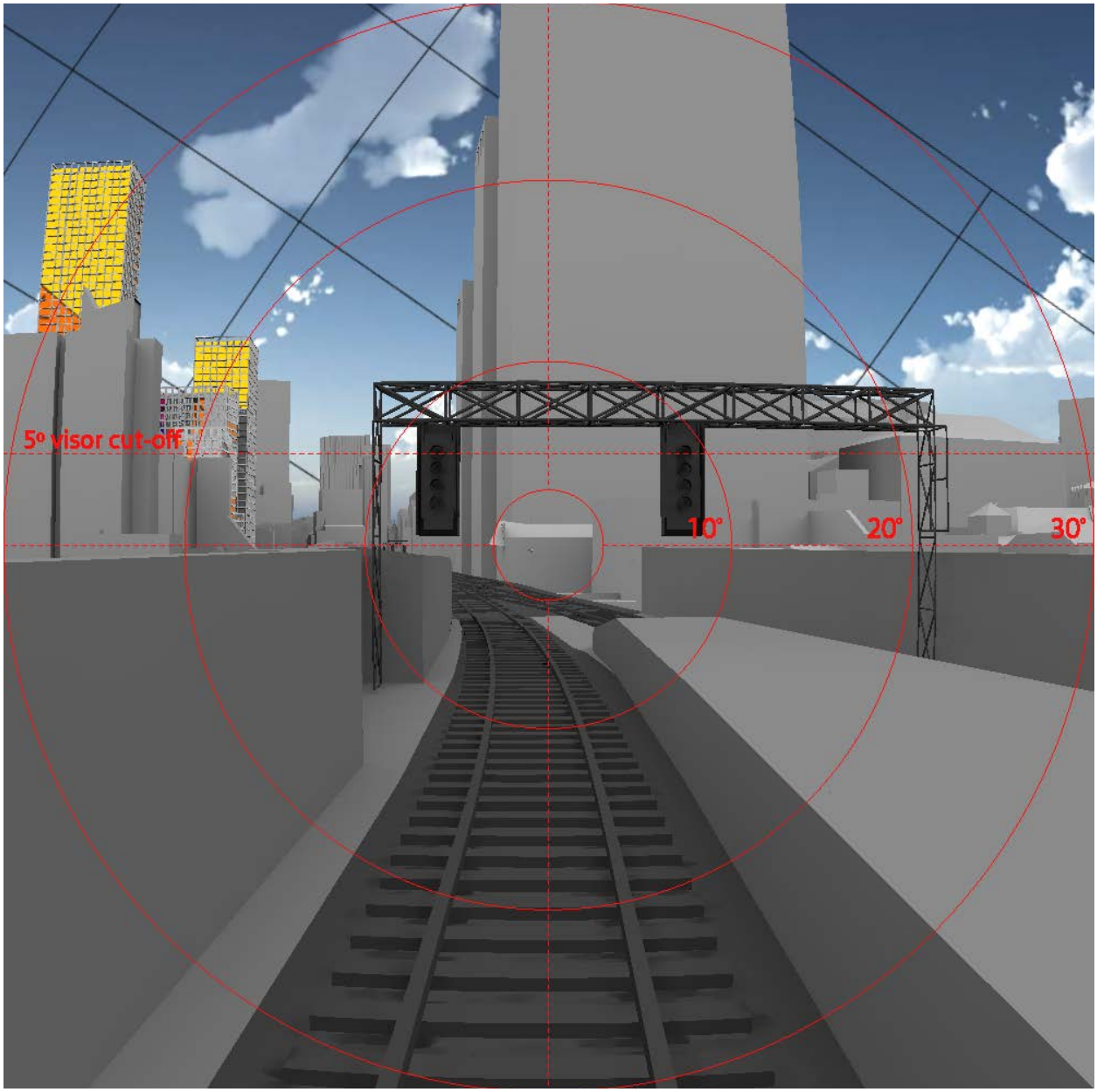


Fig. 33: Solar reflections



60° FIELD OF VIEW: TIME OF DAY
WESTBOUND - W_350

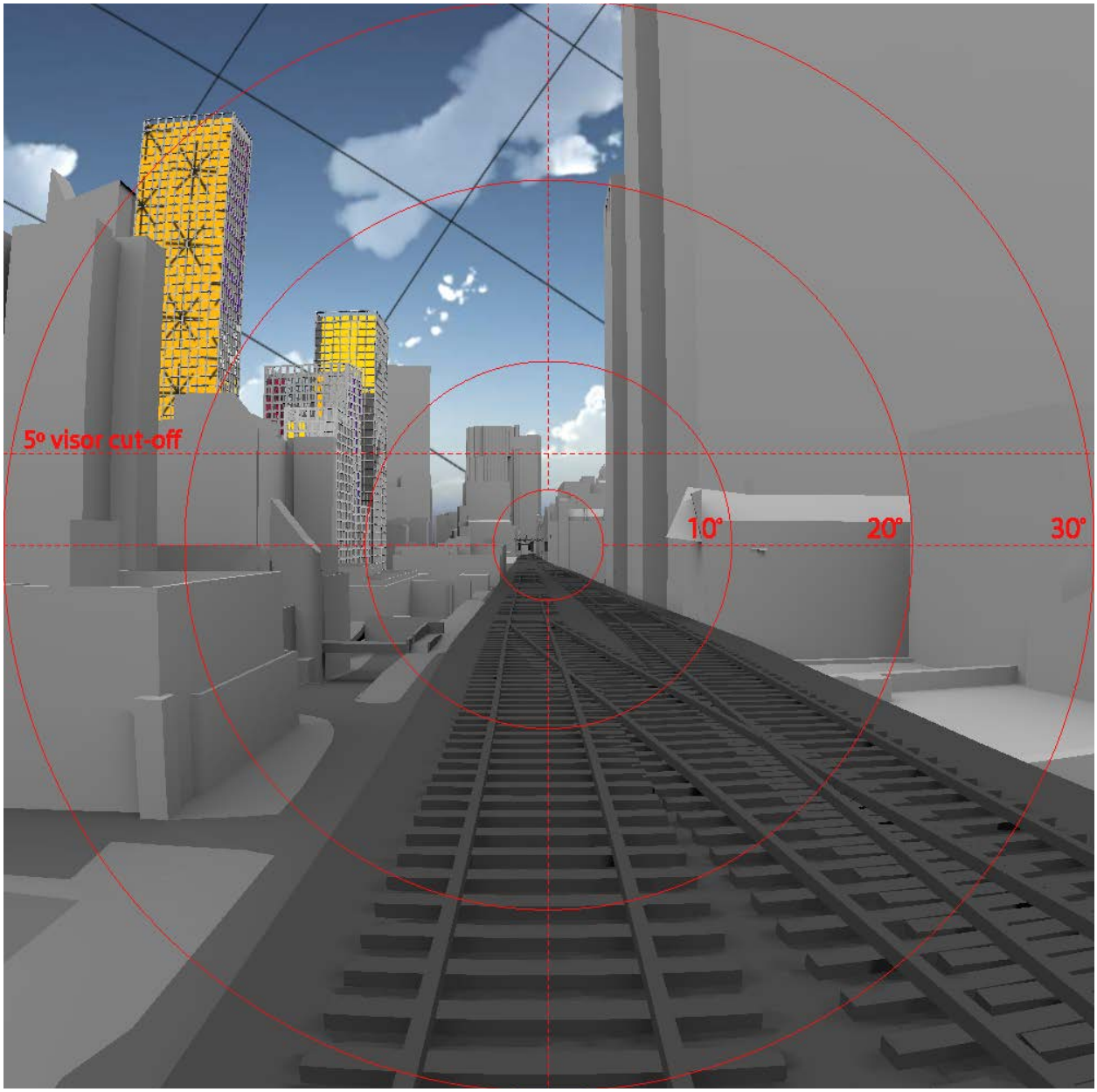
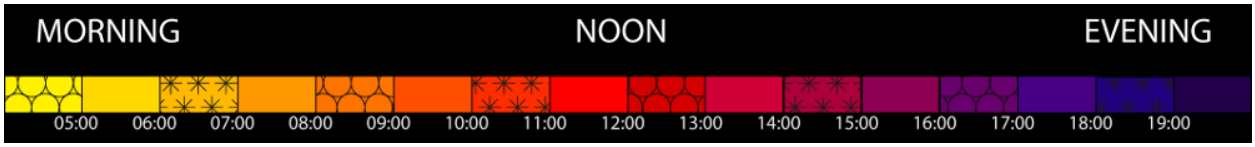


Fig. 34: Solar reflections



60° FIELD OF VIEW: SEASON
WESTBOUND - W_350

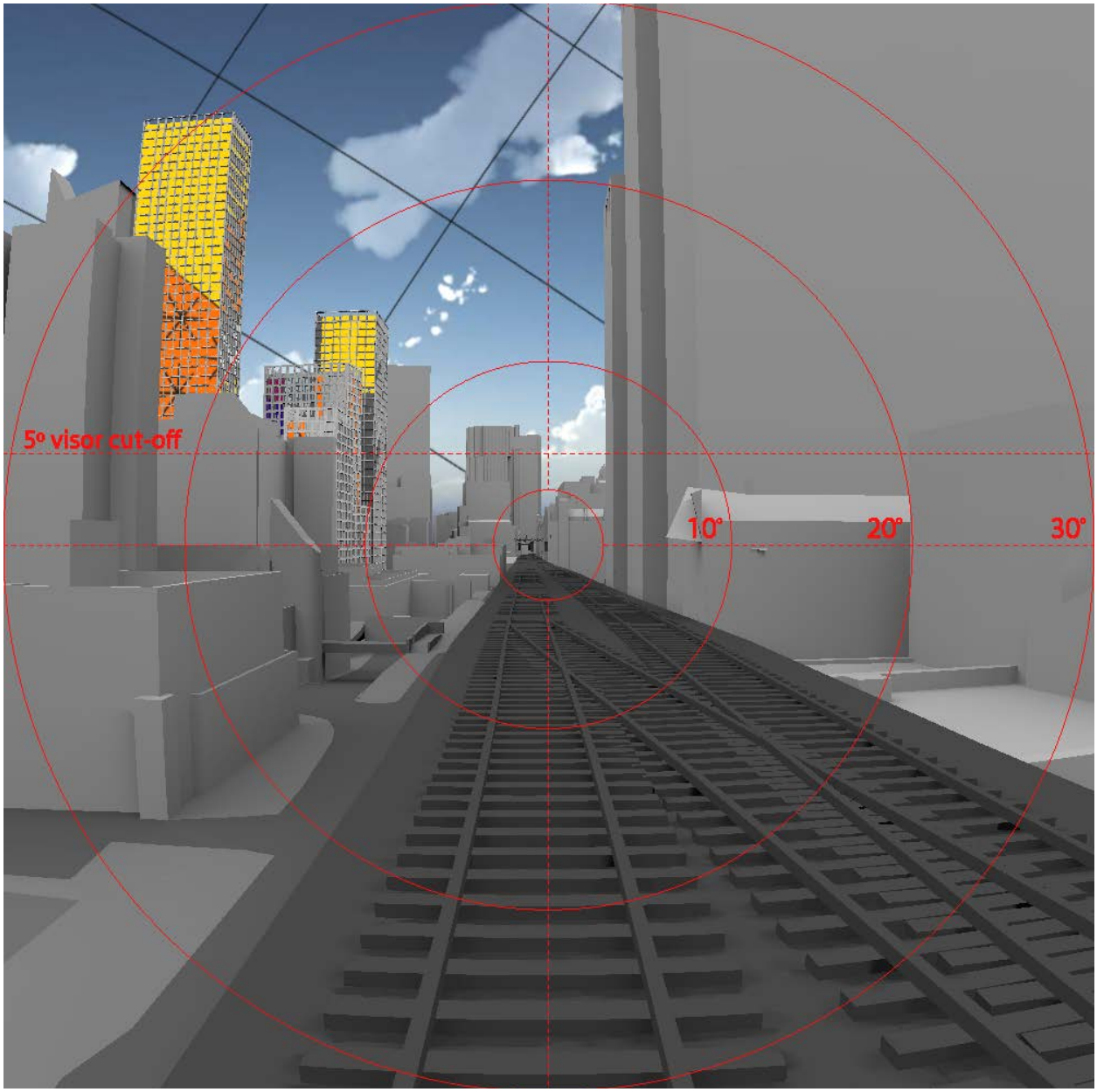


Fig. 35: Solar reflections



60° FIELD OF VIEW: TIME OF DAY
WESTBOUND - W_400

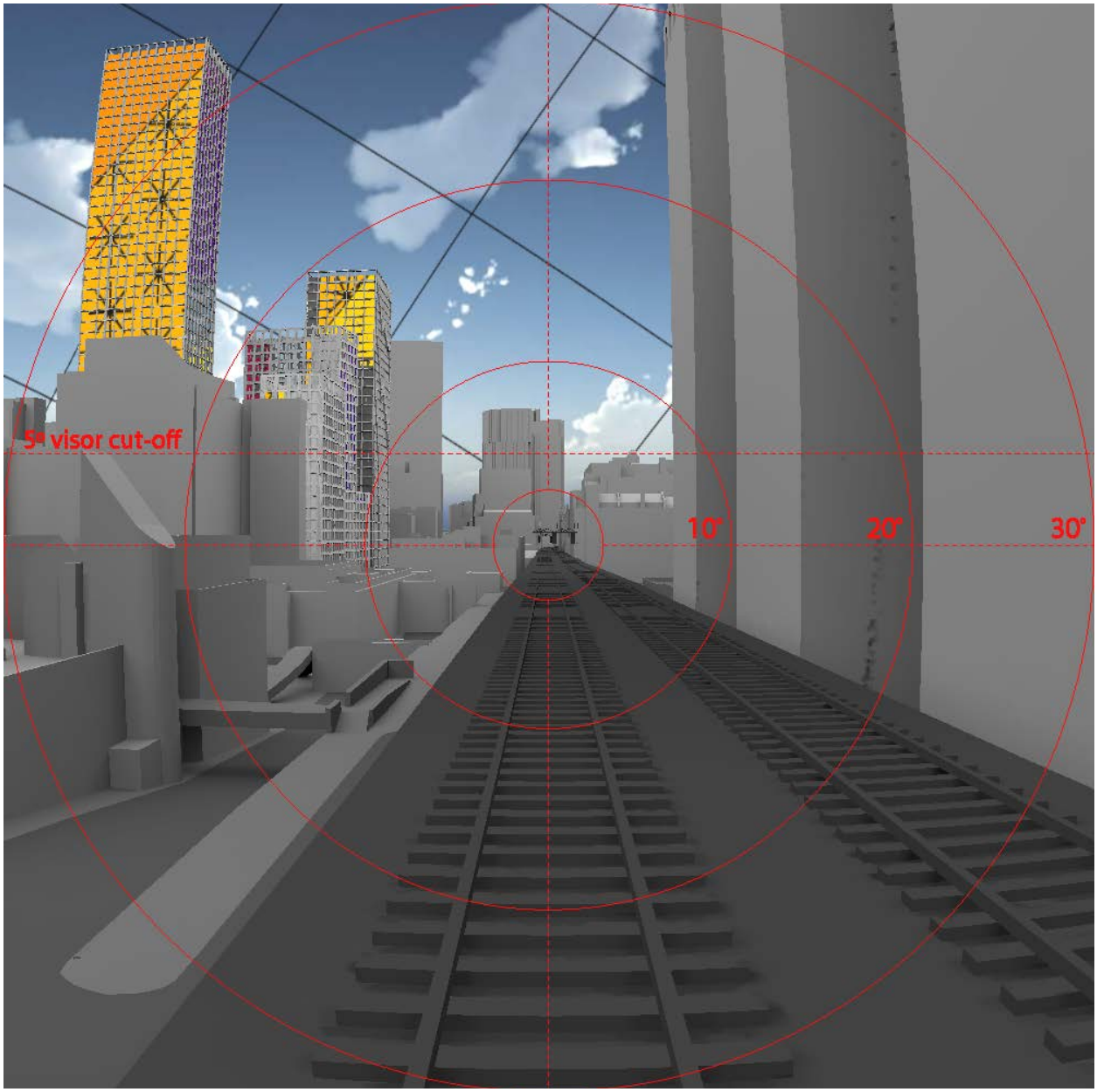
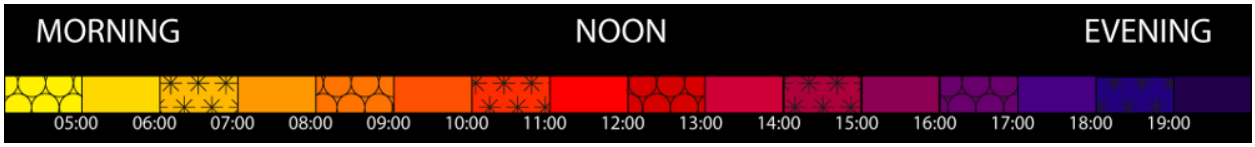


Fig. 36: Solar reflections



60° FIELD OF VIEW: SEASON
WESTBOUND - W_400

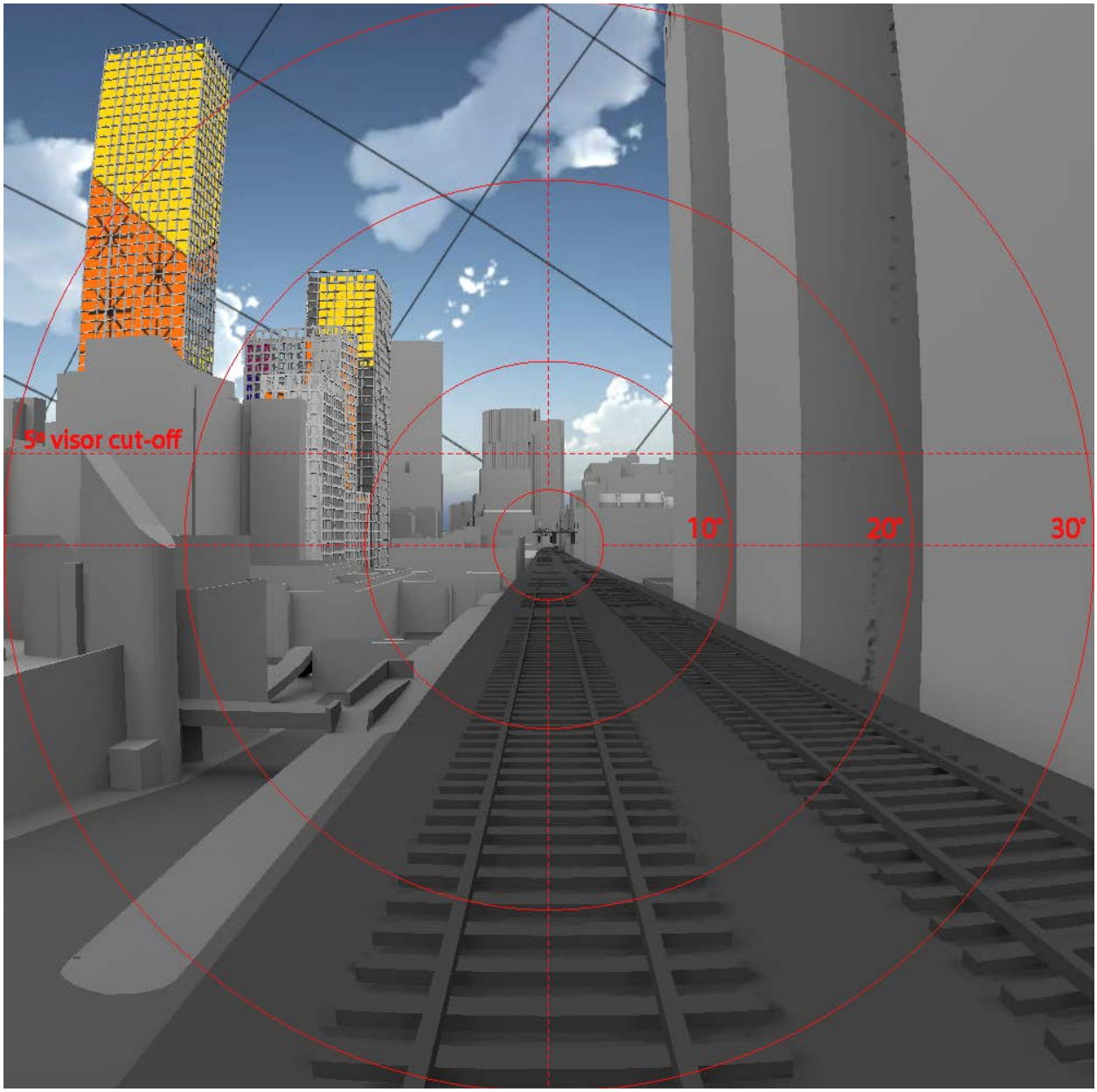


Fig. 37: Solar reflections



60° FIELD OF VIEW: TIME OF DAY
WESTBOUND - W_450

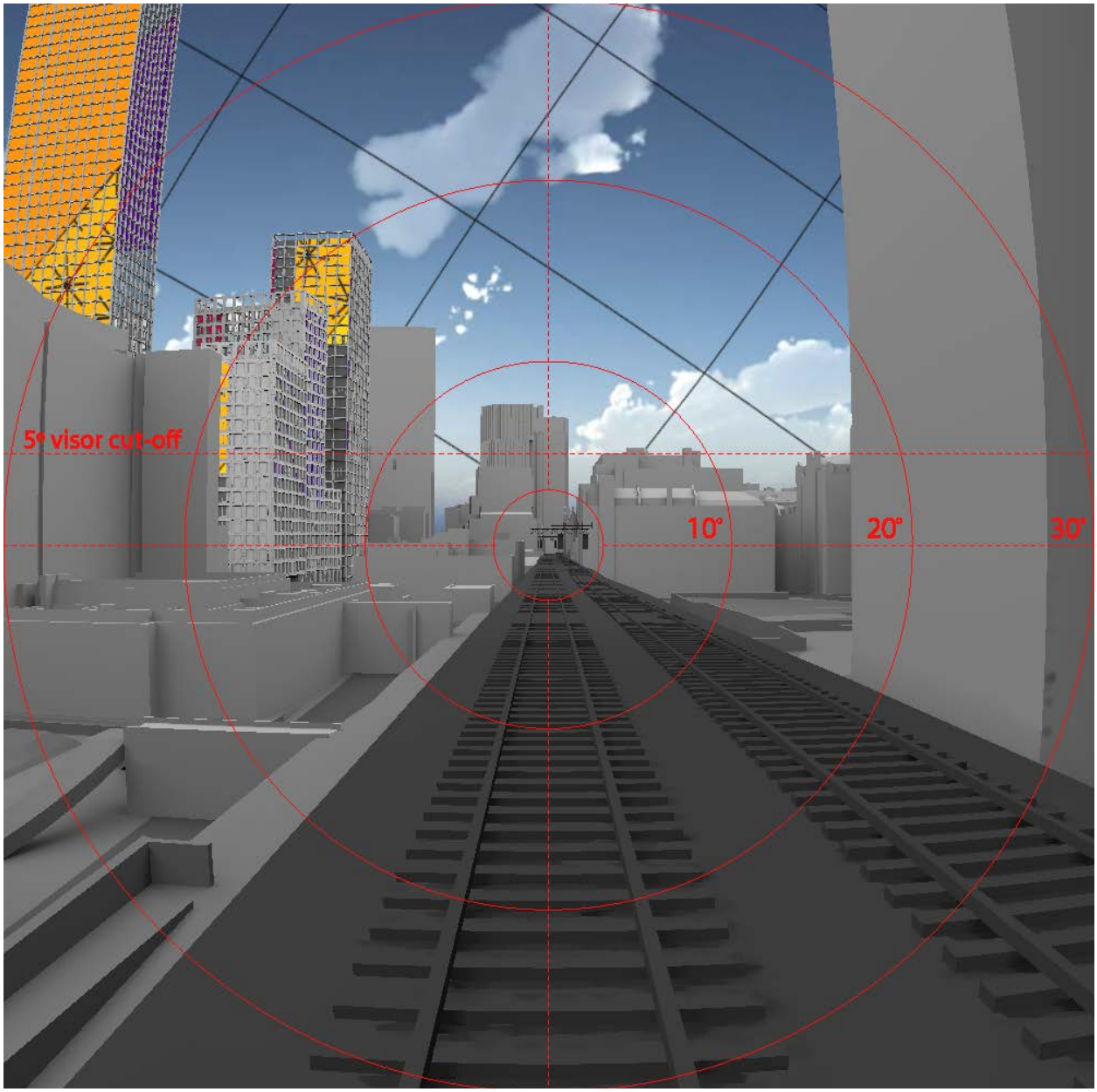
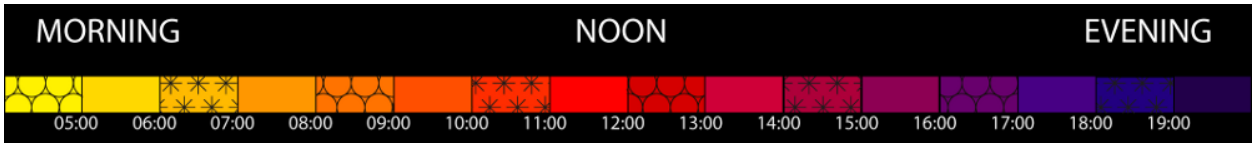


Fig. 38: Solar reflections



60° FIELD OF VIEW: SEASON
WESTBOUND - W_450

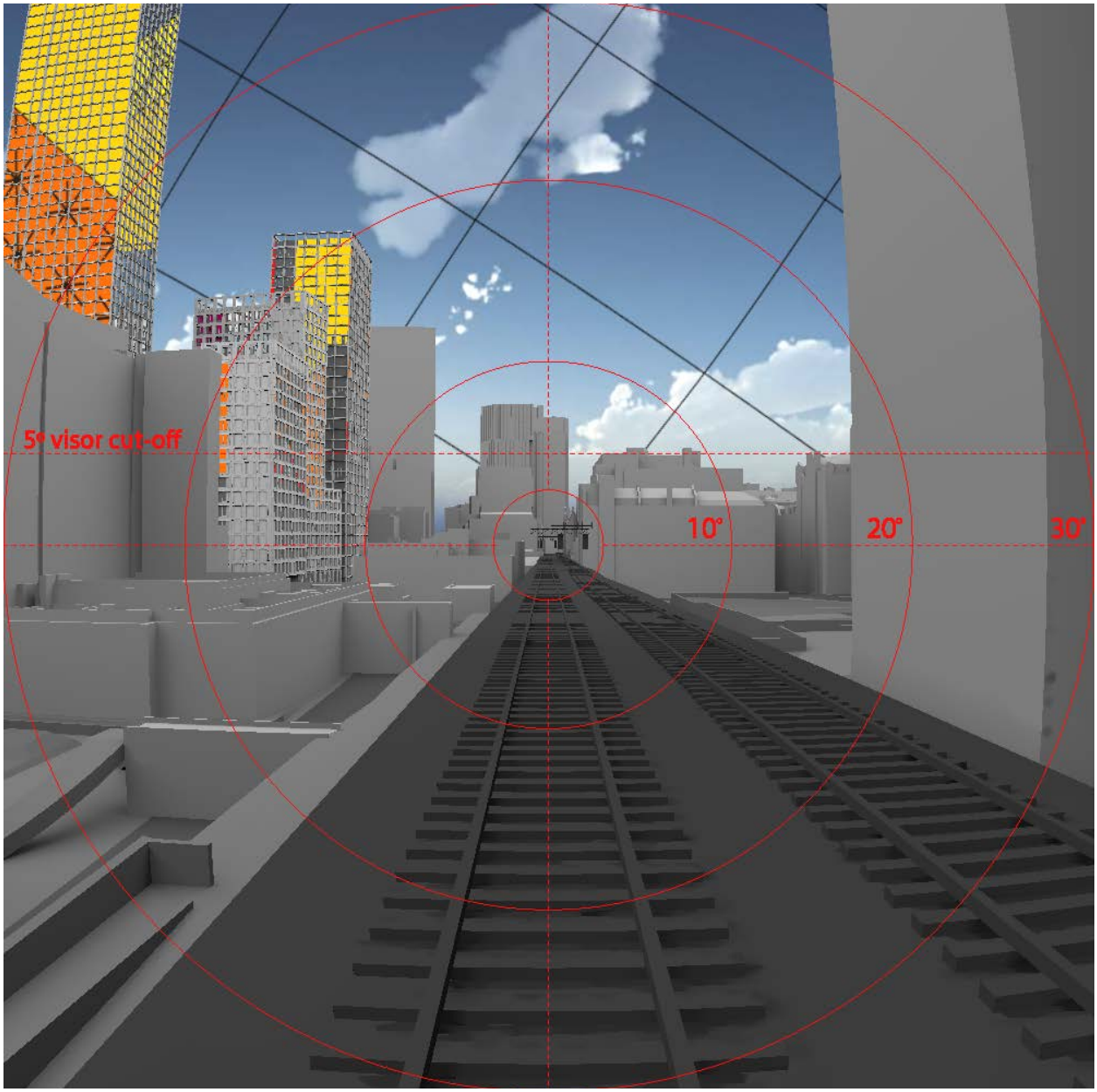


Fig. 39: Solar reflections



60° FIELD OF VIEW: TIME OF DAY
WESTBOUND - W_500

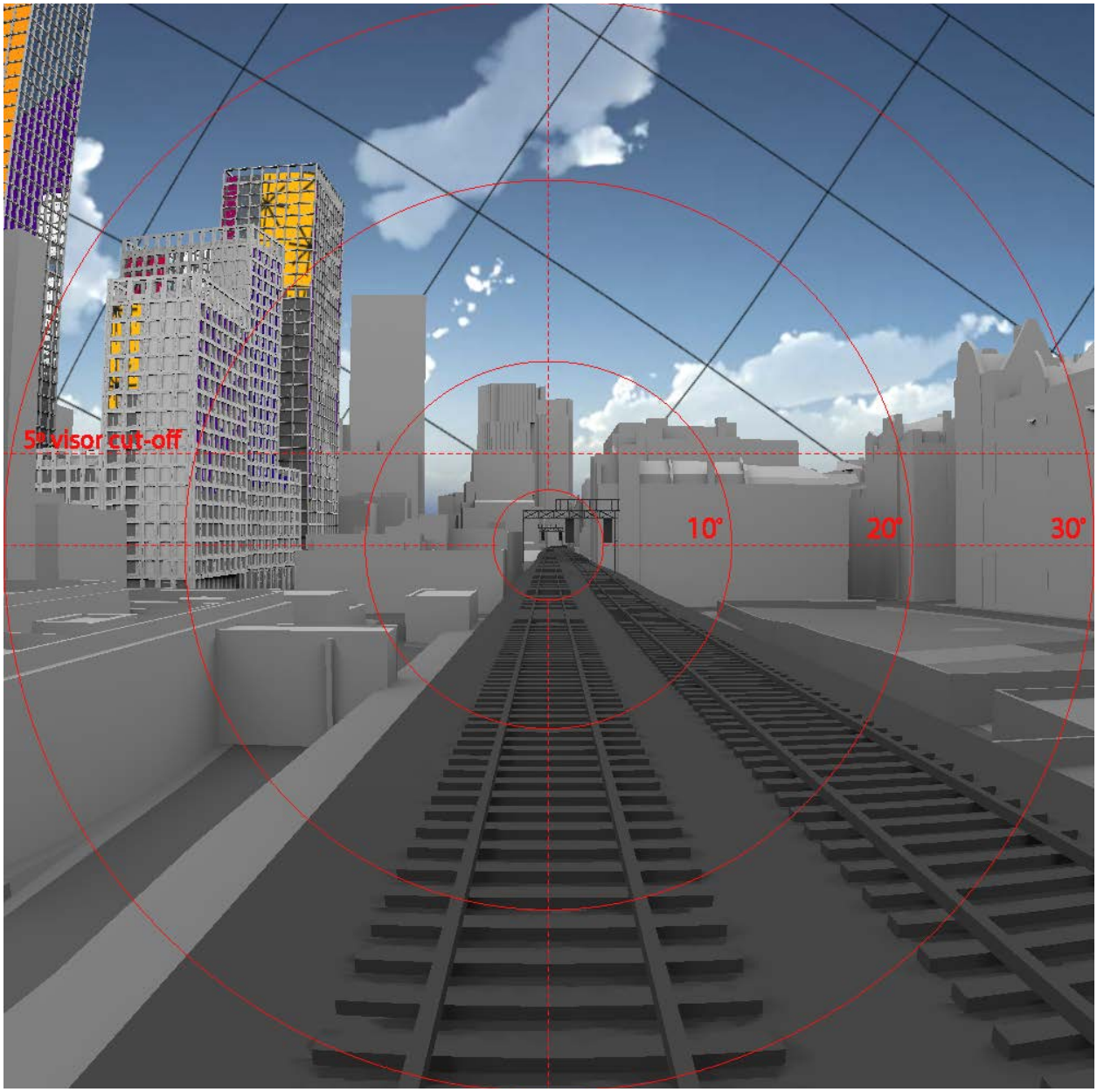
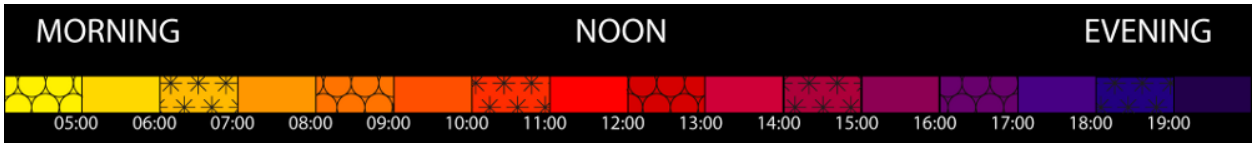


Fig. 40: Solar reflections



60° FIELD OF VIEW: SEASON
WESTBOUND - W_500

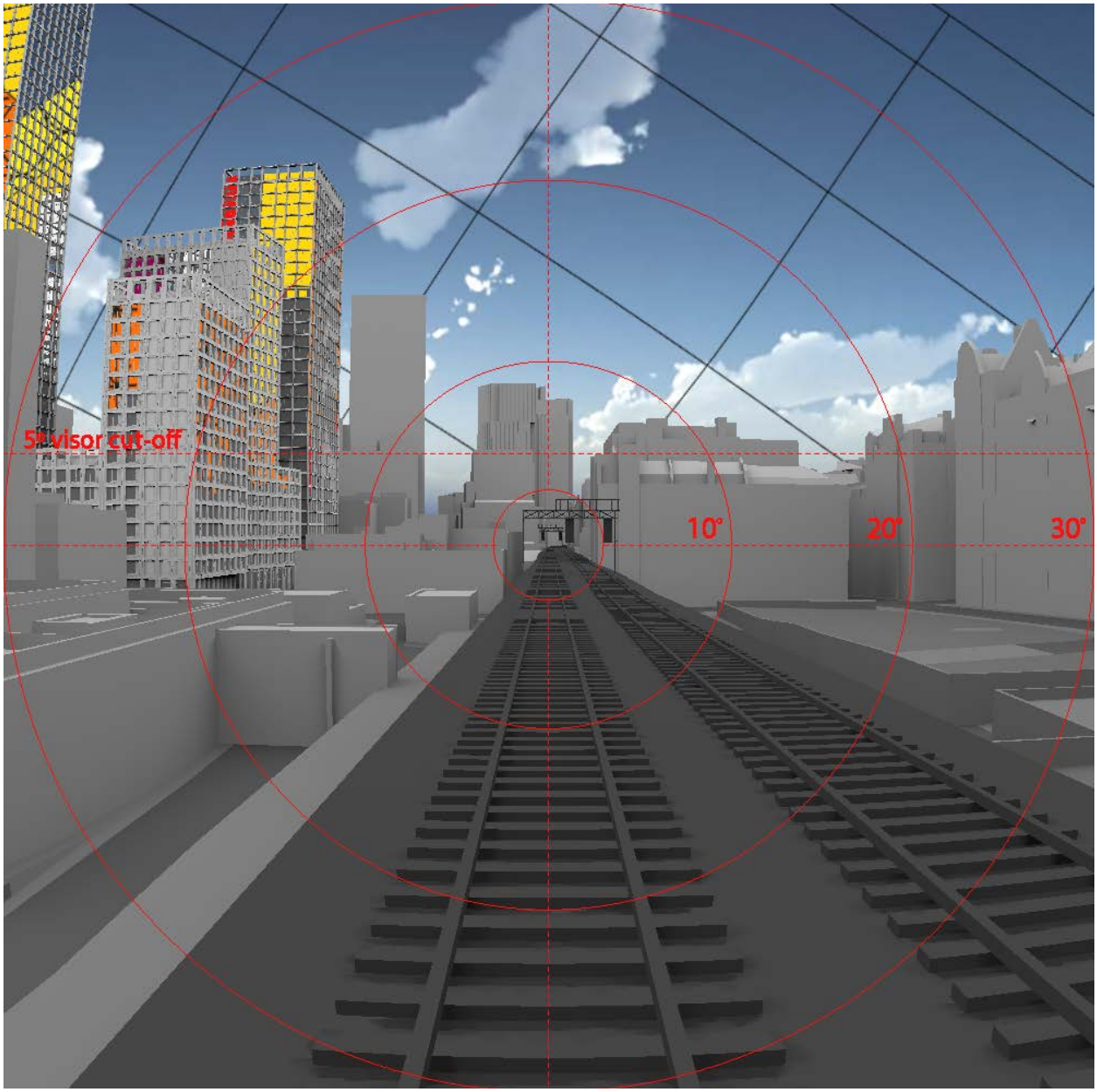


Fig. 41: Solar reflections



60° FIELD OF VIEW: TIME OF DAY
WESTBOUND - W_550

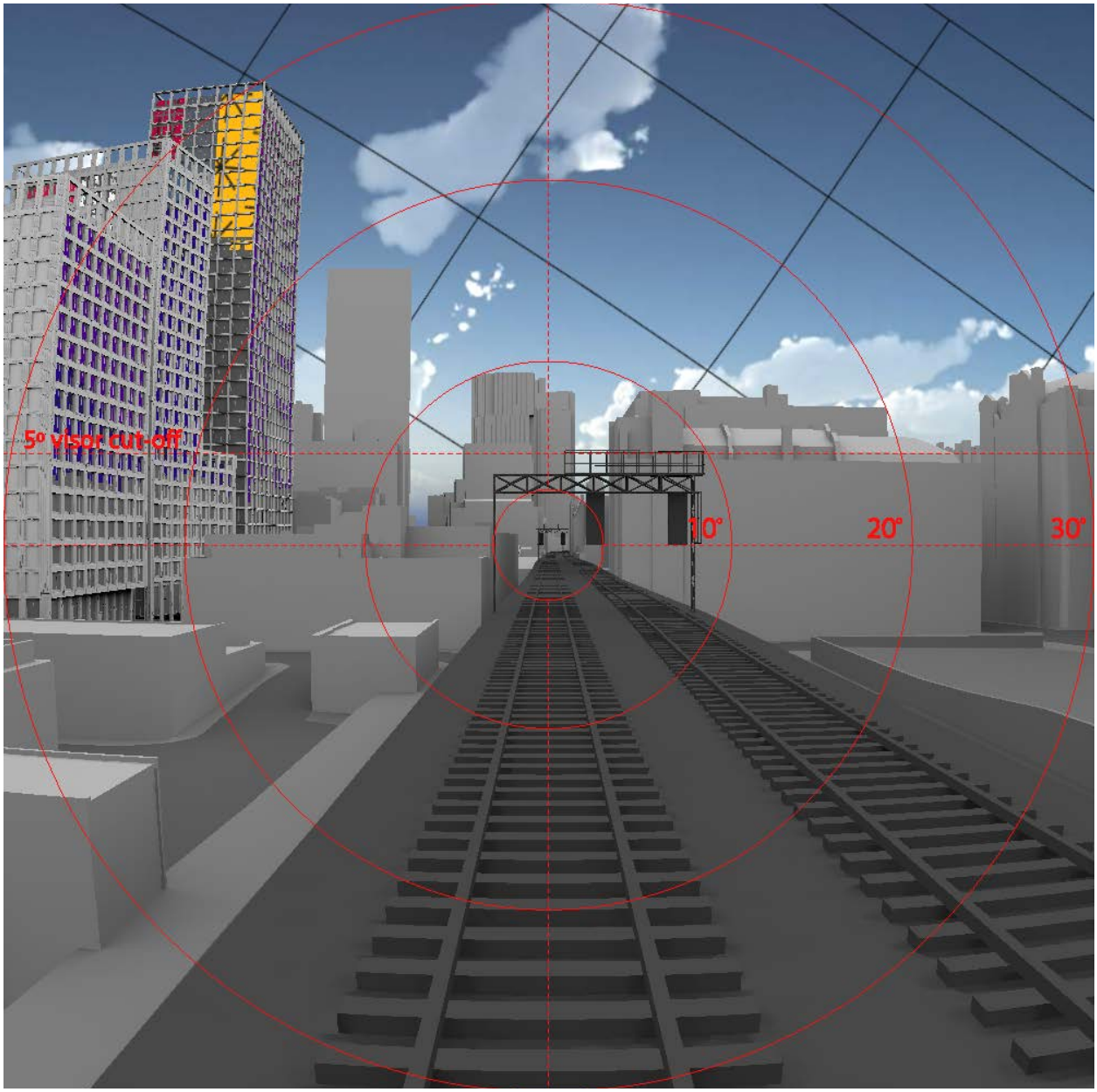
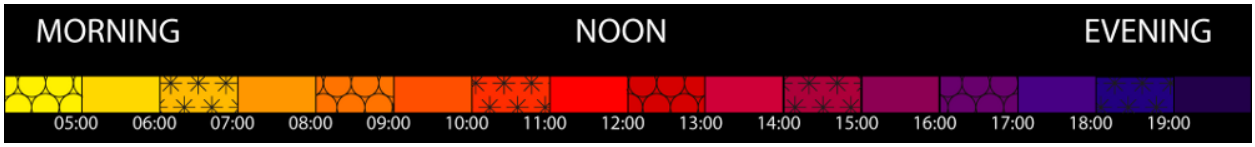


Fig. 42: Solar reflections



60° FIELD OF VIEW: SEASON
WESTBOUND - W_550

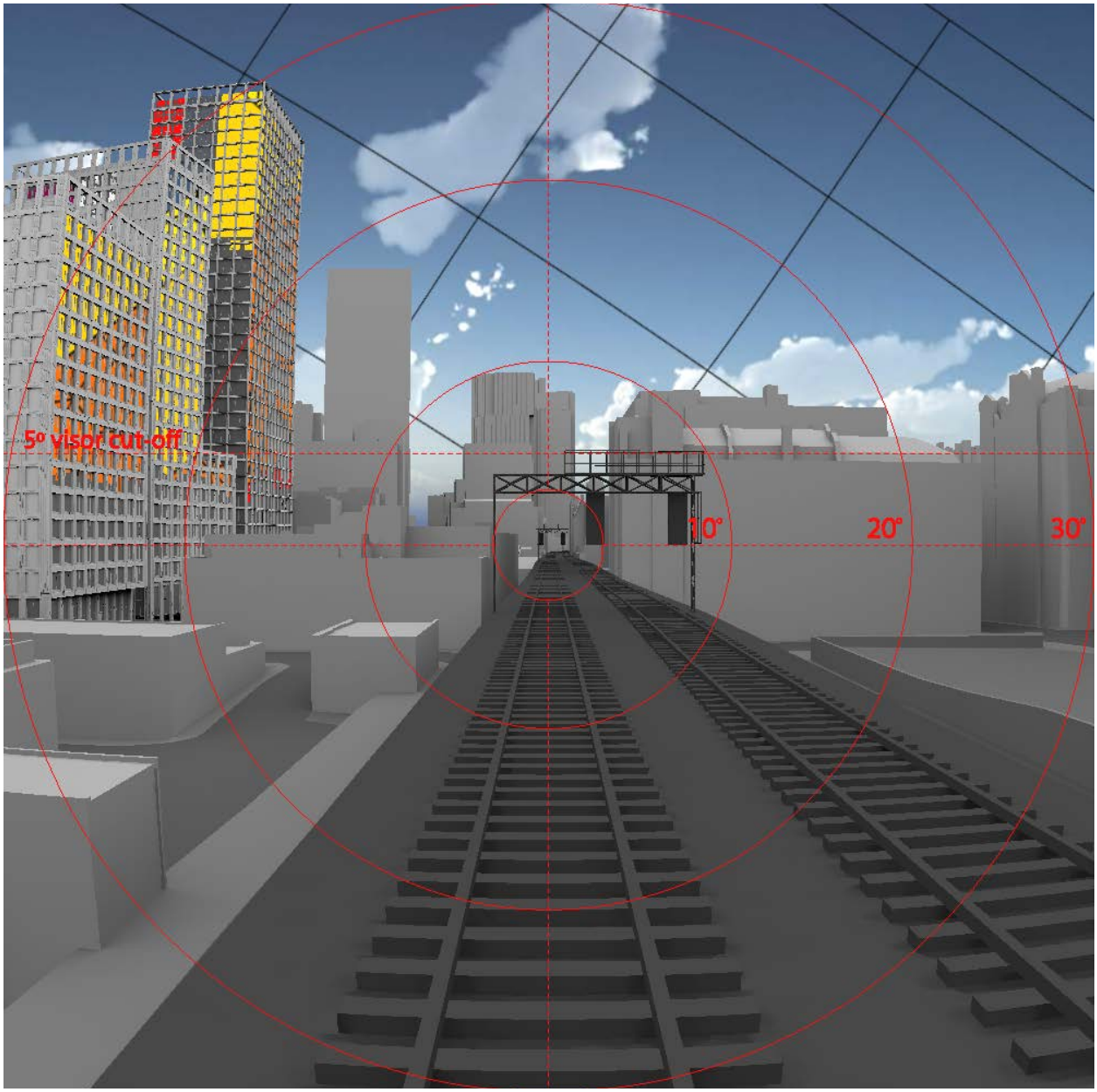


Fig. 43: Solar reflections



60° FIELD OF VIEW: TIME OF DAY
WESTBOUND - W_600

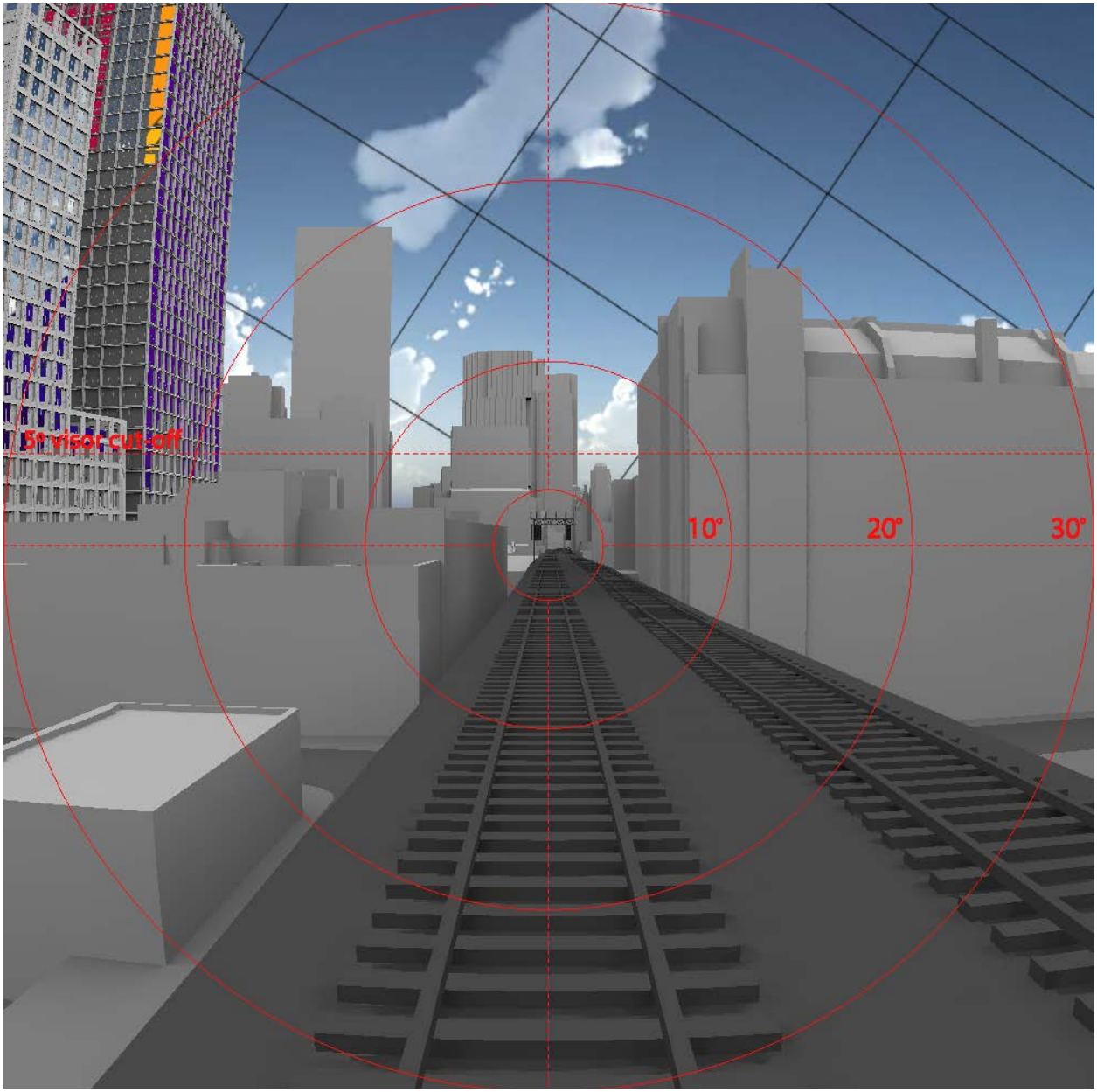
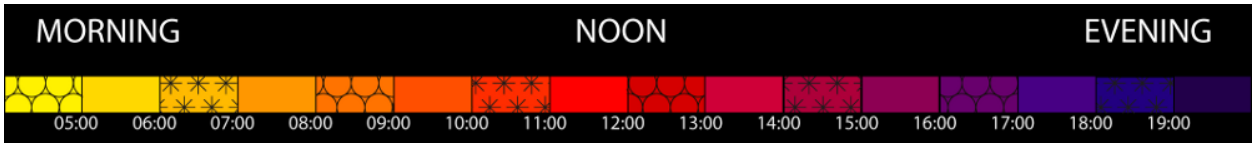


Fig. 44: Solar reflections



60° FIELD OF VIEW: SEASON
WESTBOUND - W_600

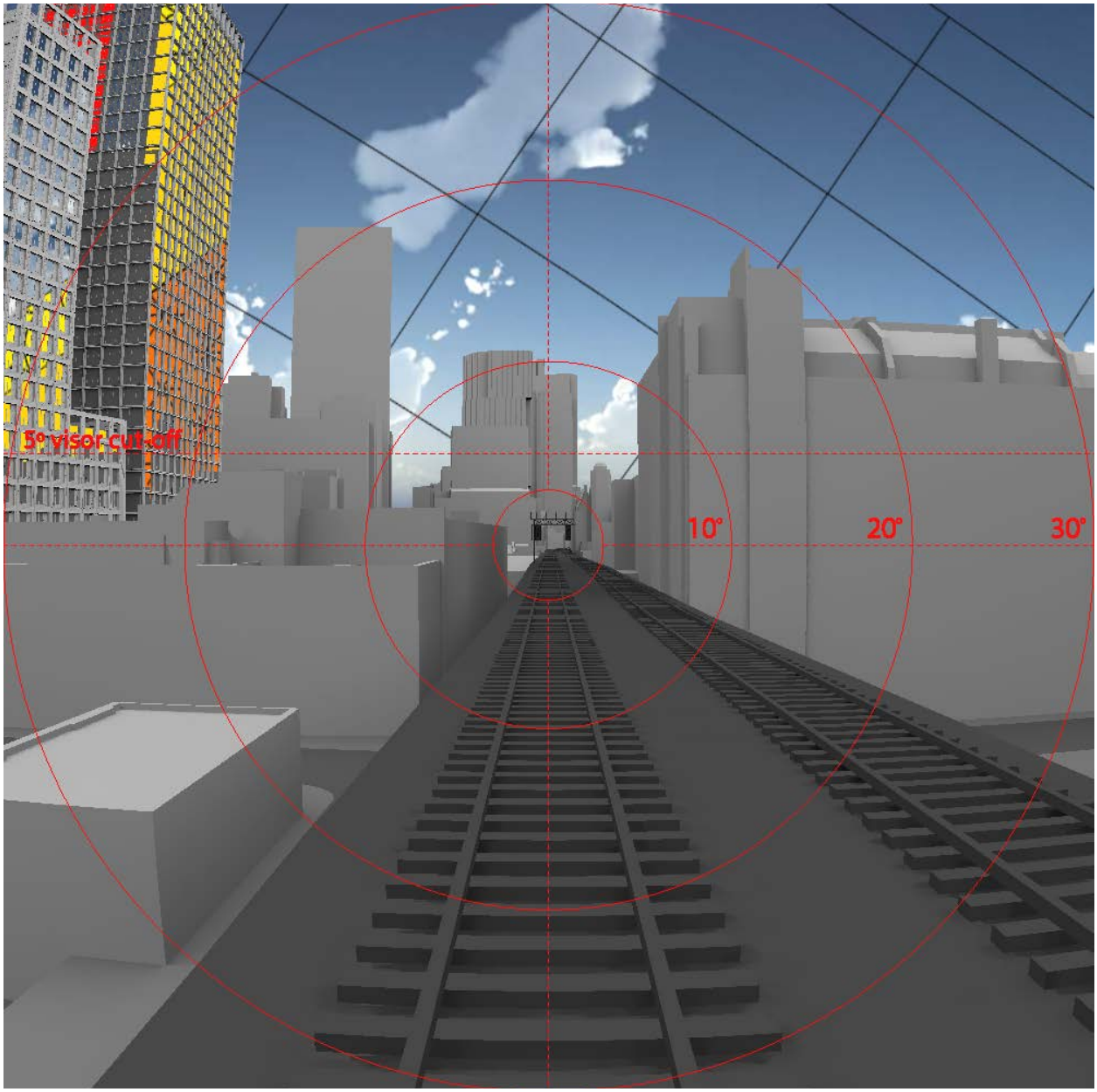


Fig. 45: Solar reflections



60° FIELD OF VIEW: TIME OF DAY
WESTBOUND - W_650

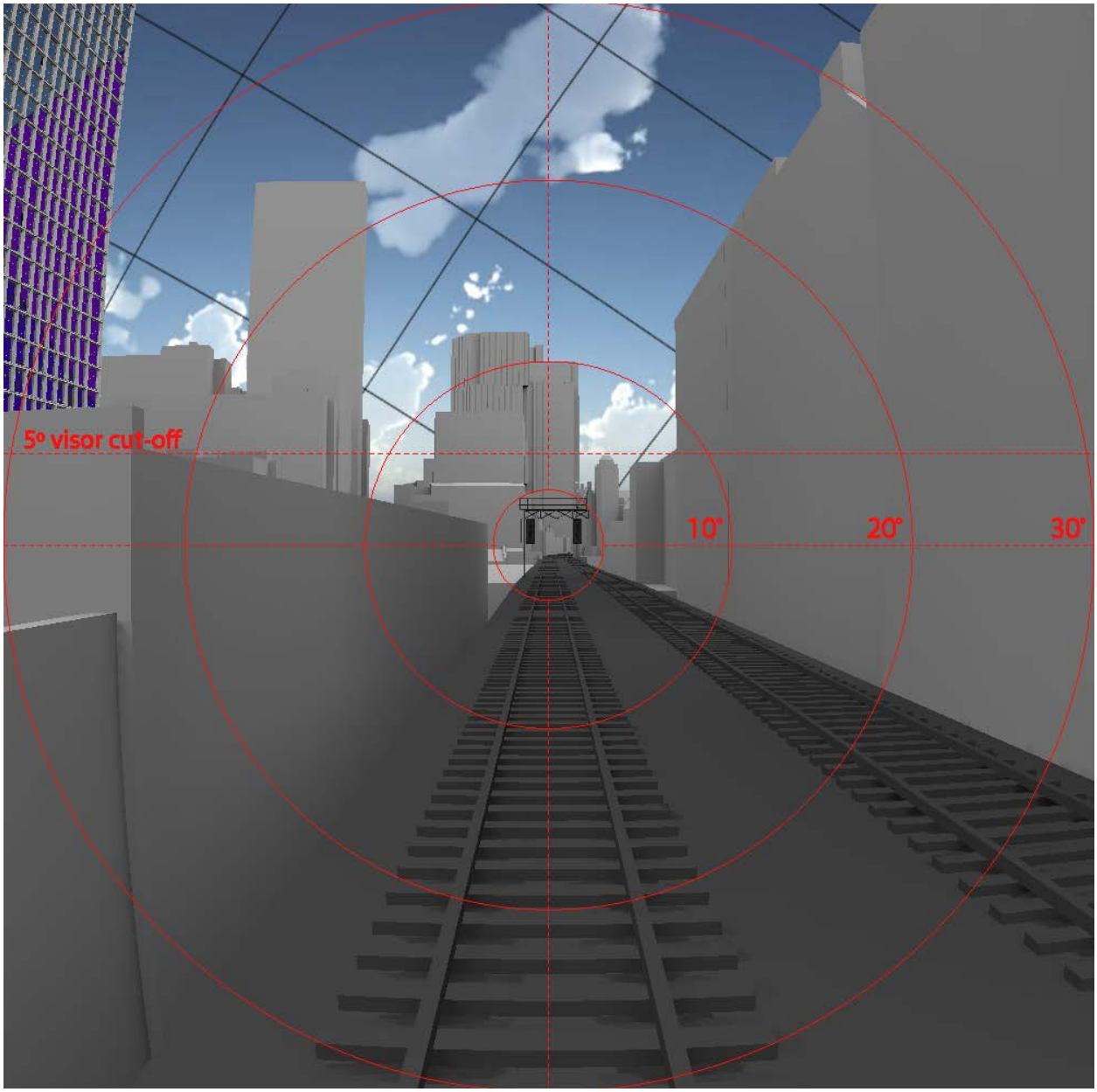
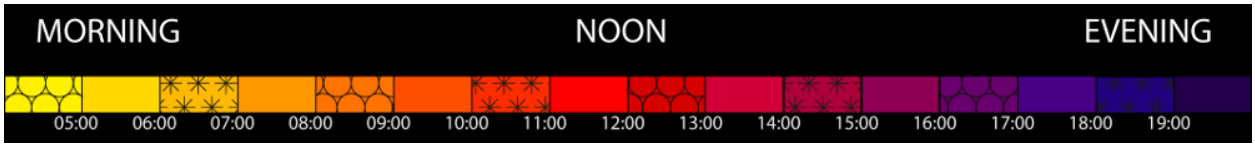


Fig. 46: Solar reflections



60° FIELD OF VIEW: SEASON
WESTBOUND - W_650

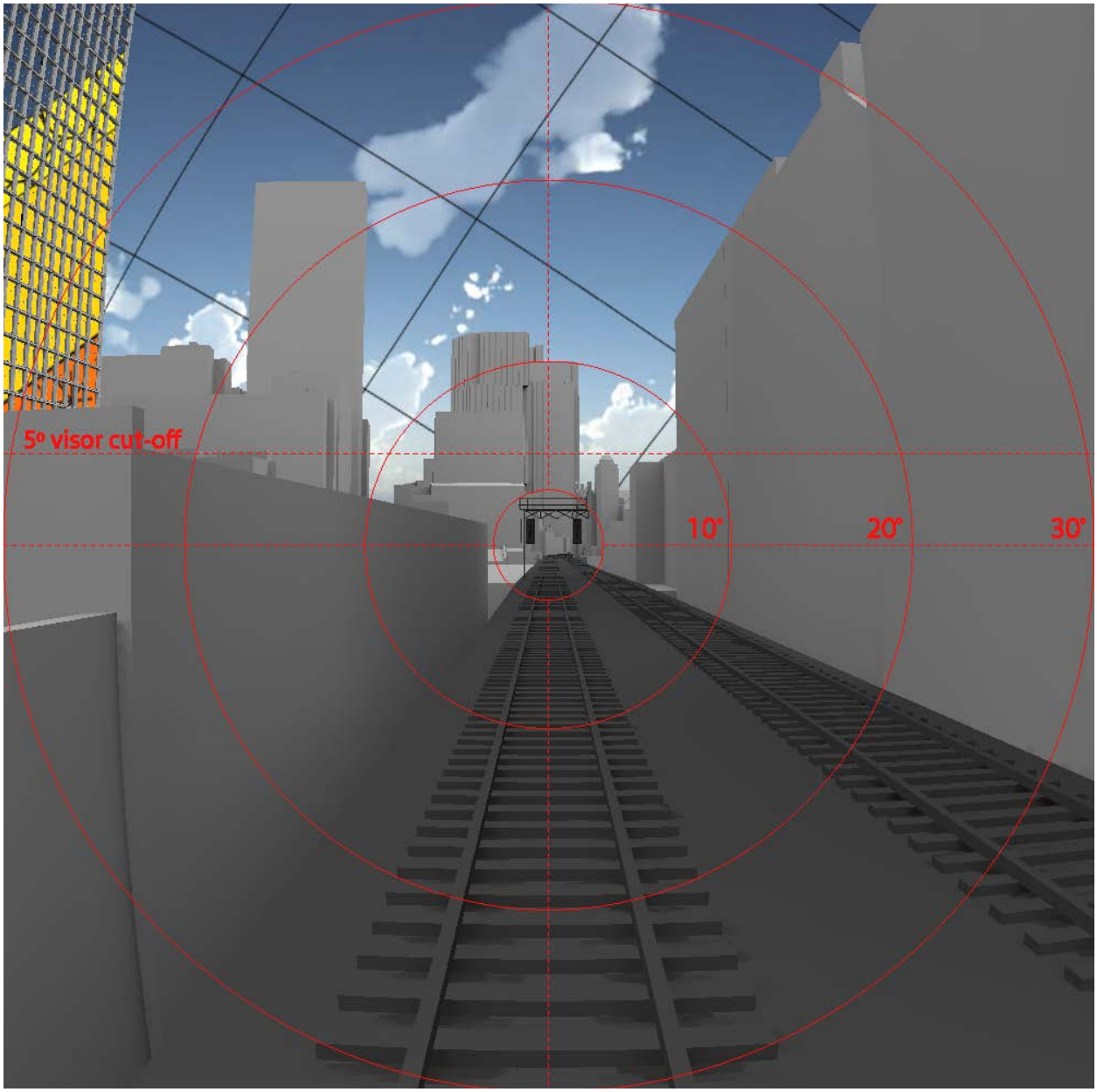


Fig. 47: Solar reflections



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What we do:

Building Surveying
Daylight & Sunlight
Light Obstruction Notices
Measured Surveys
Party Wall & Neighbourly Matters
Rights of Light
Solar PV
Wind Analysis

Where we are:

Belfast
Birmingham
Bristol
Dublin
London
Manchester

GIA SURVEYORS LIMITED incorporated and registered in England and Wales with company number **14032506** whose registered office is at **The Whitehouse, Belvedere Road, London SE1 8GA**

Appendix 15.1: Cumulative Scenario Wind Results

In addition to those Cumulative Projects already identified as part of the baseline, additional CFD configurations were tested including the following Cumulative Projects:

- Sister Plot C (143024/FO/2025), Cumulative Project 1, **Figure 15.1**.
- Charles Street Multi Storey Car Park(Plot H Sister) (143741/FO/2025), Cumulative Project 2, **Figure 15.1**.
- Charles Street (138808/FO/2023), Cumulative Project 3, **Figure 15.1**.
- Upper Brook Street Masterplan (137401/FO/2023), Cumulative Project 6, **Figure 15.1**.
- Faraday Tower (143769/FO/2025), Cumulative Project 27, **Figure 15.1.**
- All Saints Campus Library (143943/FO/2025), Cumulative Project 28, **Figure 15.1.**

Configuration 4: Baseline + Proposed Scheme + 'Cumulative Projects'

A configuration including the Proposed Scheme was tested to inform the assessment of wind effects and the requirements for secondary mitigation.

- Figure 9.13 shows windiest season comfort at the north of the study area for the Baseline + Proposed Scheme + 'Cumulative Projects' configuration.
- Figure 9.14 shows summer comfort at the south of the study area for the Baseline + Proposed Scheme+ 'Cumulative Projects' configuration.
- Figure 9.15 shows strong winds at the south of the study area for the Baseline + Proposed Scheme+ 'Cumulative Projects' configuration.

The inclusion of the Cumulative Projects (i.e. Configuration 4 compared to Configuration 3) would have a negligible impact on conditions on and immediately around the Site.

Thoroughfares & Roadways

Wind conditions for thoroughfares and roadways range between suitable for sitting, standing and leisure walking for Configuration 4 (Proposed Scheme + Cumulative Projects). This is suitable for the intended use.

The sensitivity of thoroughfares and roadways is considered to be medium. The magnitude of change is considered to be negligible. Therefore, there is likely to be a direct, permanent, long-term, residual effect which is considered to be negligible. This is neither considered beneficial or adverse.

Secondary Mitigation or Enhancement

No secondary mitigation or enhancement has been evaluated as part of the assessment.

Residual Effect

In the absence of secondary mitigation the residual effects for thoroughfares and roadways in general is the same as that reported in the pre-mitigation scenario.

Significance

This effect is considered to be **Not Significant**.

Entrances

Wind conditions for all off-site entrances in general (marked "O") are suitable for sitting or standing in the windiest season for Configuration 4 (Proposed Scheme + Cumulative Projects). These entrances would be suitable for the intended use and were also suitable for the intended use in the baseline scenario.

Wind conditions for all principal proposed entrances in general (marked "E") are suitable for sitting and standing in the windiest season for Configuration 4 (Proposed Scheme + Cumulative Projects). These would be suitable for the intended use.

The sensitivity of entrances is considered to be high. The magnitude of change is considered to be negligible. Therefore, there is likely to be a direct, permanent, long-term, effect which is considered to be negligible. This is neither considered beneficial or adverse.

Secondary Mitigation or Enhancement

No secondary mitigation or enhancement is required/has been identified.

Residual Effect

In the absence of secondary mitigation the residual effects for entrances in general is the same as that reported in the pre-mitigation scenario.

Significance

This effect is considered to be **Not Significant**.

Transit Stops

Wind conditions for bus stops on Charles Street, Sackville Street and Princess Street (marked "B") are suitable for sitting or standing in the windiest season for Configuration 4 (Proposed Scheme + Cumulative Projects). This is suitable for the intended use.

The sensitivity of transit stops is considered to be high. The magnitude of change is considered to be negligible. Therefore, there is likely to be a direct, permanent, long-term, effect which is considered to be negligible. This is neither considered beneficial or adverse.

Secondary Mitigation or Enhancement

No secondary mitigation or enhancement is required/has been identified.

Residual Effect

In the absence of secondary mitigation, the residual effects for transit stops is the same as that reported in the pre-mitigation scenario.

Significance

This effect is considered to be **Not Significant**.

Off-Site Amenity

Conditions for the Pariser Building Park (marked "P") are suitable for sitting in summer for Configuration 4 (Proposed Scheme + Cumulative Projects).. This is suitable for the intended use.

Conditions for the Vita Student Circle Square Student Accommodation Public Realm (marked "A1") are suitable for sitting in summer for Configuration 4 (Proposed Scheme + Cumulative Projects). This is suitable for the intended use.

The sensitivity of off-site amenity is considered to be high. The magnitude of change is considered to be negligible. Therefore, there is likely to be a direct, permanent, long-term, effect which is considered to be negligible. This is neither considered beneficial or adverse.

Secondary Mitigation or Enhancement

No secondary mitigation or enhancement is required/has been identified.

Residual Effect

In the absence of secondary mitigation the residual effects for off-site amenity is the same as that reported in the pre-mitigation scenario.

Significance

This effect is considered to be **Not Significant**.

Spill-Out Seating

Conditions for the spill-out seating by the Garratt Pub (marked "S1") are suitable for sitting in summer for Configuration 4 (Proposed Scheme + Cumulative Projects). This is suitable for the intended use.

The sensitivity of spill-out seating is considered to be high. The magnitude of change is considered to be negligible. Therefore, there is likely to be a direct, permanent, long-term, effect which is considered to be negligible. This is neither considered beneficial or adverse.

Secondary Mitigation or Enhancement

No secondary mitigation or enhancement is required/has been identified.

Residual Effect

In the absence of secondary mitigation the residual effects for spill-out seating is the same as that reported in the pre-mitigation scenario.

Significance

This effect is considered to be **Not Significant**.

Public Realm

For Configuration 4 (Proposed Scheme + Cumulative Projects), the proposed public realm within the Site (marked "A2") ranges between suitable for sitting and standing in summer. This is suitable for the intended use.

The sensitivity of public realm is considered to be high. The magnitude of change is considered to be negligible. Therefore, there is likely to be a direct, permanent, long-term, effect which is considered to be negligible. This is neither considered beneficial or adverse.

Secondary Mitigation or Enhancement

No secondary mitigation or enhancement has been evaluated as part of the assessment.

Residual Effect

In the absence of secondary mitigation the residual effects for the proposed public realm is the same as that reported in the pre-mitigation scenario.

Significance

This effect is considered to be **Not Significant**.

Strong Winds

For Configuration 4 (Proposed Scheme + Cumulative Projects), there are no instances of strong winds (exceeding 15m/s for more than 0.025% of the year) at any measurement location.

The sensitivity of strong winds is considered to be high. The magnitude of change is considered to be negligible. Therefore, there is likely to be a direct, permanent, long-term, effect which is considered to be negligible. This is neither considered beneficial or adverse.

Secondary Mitigation or Enhancement

No secondary mitigation or enhancement has been evaluated as part of the assessment.

Residual Effect

In the absence of secondary mitigation the residual effects for strong winds is the same as that reported in the pre-mitigation scenario.

Significance

This effect is considered to be **Not Significant.**