Deloitte.



One North Parade, Manchester

EIA Screening and Scoping Report

August 2025

Contents

1 Introduction 2
2 Site Description 4
3 Proposed Development 10
4 Approach to EIA and Proposed Methodology 12
5 Environmental Disciplines to be Scoped Out of the EIA 21
6 Environmental Statement Chapters 30
Appendices 46
Appendix 1 - Site Location Plans
Appendix 2 - Committed Developments
Appendix 3(a) – Limitations and Assumptions
Appendix 3(b) – Scenarios Tested
Appendix 4 – Environmental Statement Structure
Appendix 5 - Ecology Report: Preliminary Roost Assessment for Bats and Nesting Birds
Appendix 6– Phase 1 Geo-Environmental Assessment
Appendix 7 – Flood Risk Assessment
Appendix 8 – Topographical Survey
Appendix 9 – Archaeology Desk Based Assessment
Appendix 10a – Zone of Visual Influence
Appendix 10b – TVIA Visualisation Methodology
Appendix 11 – Built Heritage
Appendix 12 – TV Reception Survey

1 Introduction

1.1 This Environmental Impact Assessment (EIA) Screening and Scoping Report (the "Report") has been prepared in respect of proposals for the demolition of One North Parade and No.5 Parsonage, and construction of a new 14 storey office (Ground + 13) development (Use Class E(g)), with associated amenity space and ground floor restaurant (Use Class E(b)); highways' works and public realm enhancements("the Proposed Development").

1.2 The Site is bounded by Parsonage Chambers (No. 3 Parsonage), College Land, Parsonage and Parsonage Gardens, ("the Site"). The Site is situated within the Deansgate Ward and the Parsonage Gardens Conservation Area, in Manchester City Centre.

1.3 The Applicant is Beaconsfield Commercial Ltd.

1.4 This Report is submitted to request that Manchester City Council ("MCC") as Local Planning Authority ("LPA") adopts a Scoping Opinion under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 ("the EIA Regulations"). In accordance with Regulation 15, paragraph 2, this Report contains:

- A plan sufficient to identify the land (included at Appendix 1);
- A brief description of the nature and purpose of the Proposed Development;
- An explanation of the likely significant effects of the development on the environment; and,
- Other supporting information considered relevant to the LPA in adopting a robust Scoping Opinion.

EIA Requirements

1.5 The EIA process is the mechanism by which development proposals are appraised in terms of environmental criteria, in addition to socio-economic, engineering, and technical considerations. The EIA process defines the context of the Proposed Development and examines the issues considered relevant to the proposals.

1.6 The purpose of the EIA is to establish the nature of the development and the environment in which it is likely to take place to identify likely significant effects on the environment that may arise; by comparing the existing situation at the start of the work (baseline) with the situation once the proposals are in place.

1.7 The EIA Regulations require that any proposed development falling within the description of a 'Schedule 2 development' within the meaning of the Regulations, will be subject to an EIA where such development is likely to have 'significant' effects on the environment by virtue of such factors as its nature, size or location (Regulation 2(2).

1.8 The Proposed Development falls under the category of "Infrastructure Projects – Urban Development Projects" (Schedule 2, 10, (b)) as described in the Regulations. The applicable thresholds above which EIA is likely to be required are: (i) the development includes more than 1 hectare of urban development which is not dwellinghouse development; or (ii) the

development includes more than 150 dwellings; or (iii) the overall area of the development exceeds 5 hectares.

1.9 The indicative thresholds and criteria state that:

> *"In addition to the physical scale of such developments, consideration should be given to the potential increase in traffic, emissions and noise. EIA is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination".* (Annex: Indicative Screening Thresholds (2015), Planning Practice Guidance: Environmental Impact Assessment)

1.10 The Site covers an area of approximately 0.1 ha. The Proposed Development will result in development that is of significantly greater scale and is markedly different in nature and therefore anticipated to lead to a greater amount and intensity of environmental impacts than the existing situation, which exceeds the threshold in relation to parts (i) listed in Schedule 2, 10, (b) of the Regulations. An EIA is therefore considered appropriate to test the likely significant effects of the Proposed Development.

Purpose of the EIA Screening and Scoping Report

1.11 The process of identifying likely significant effects on the environment which should be addressed by the EIA is termed 'scoping' and the results are presented as a Scoping Report.

1.12 Regulation 15 of the EIA Regulations (2017) sets out the process for obtaining a Scoping Opinion from the relevant planning authority.

1.13 This Scoping Report sets out the approach taken to the topic areas and information that would be contained within the Environmental Statement ('ES'). Statutory consultees are invited to express their views on the proposed scope of the EIA or suggest additional issues which may be considered to be of significance. The views expressed by statutory consultees will then be used by the LPA to inform the formal EIA Screening and Scoping Opinion, in accordance with Regulation 15(4).

1.14 The LPA is requested to respond to the formal request for an EIA Screening and Scoping Opinion within five weeks of registering receipt.

Structure of this Report

- Chapter 2 of this Report provides a Site description and outlines the nature of the Proposed Development.
- Chapter 3 sets out the proposed approach and methodology that an ES would take and who might need to be consulted.
- Chapter 4 provides details of those environmental disciplines to be scoped out of the EIA.
- Chapter 5 sets out the key issues that would be addressed by the EIA.

2 Site Description

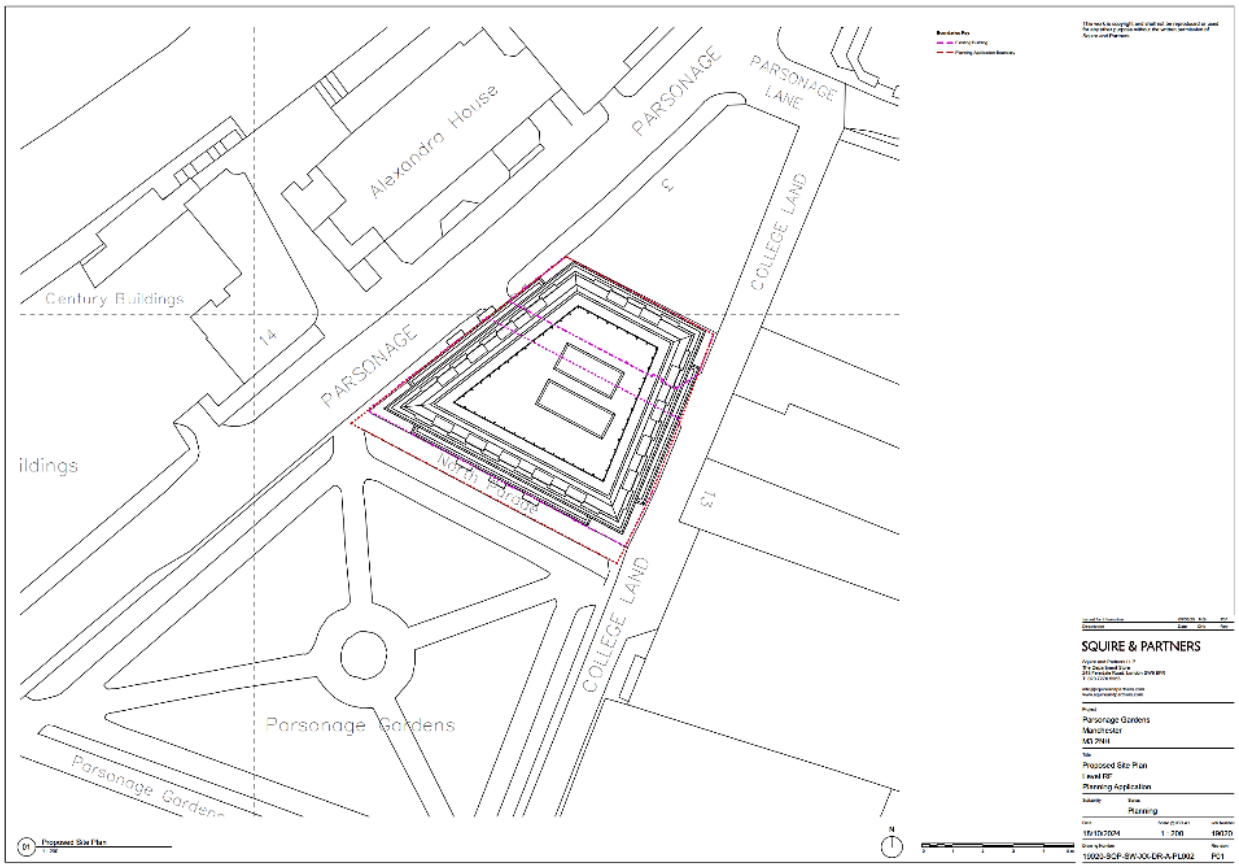
Site Location

2.1 The Site is located entirely within the Parsonage Gardens Conservation Area, in the north west of Manchester City Centre, Approx. 750 m from Manchester Victoria mainline railway station. The Site is also within the area covered by the St Mary's Parsonage Strategic Regeneration Framework (2020).

2.2 The Site is bounded by Parsonage Chambers (No. 3 Parsonage), College Land, Parsonage and Parsonage Gardens. The Site is situated within the Deansgate Ward and the Parsonage Gardens Conservation Area, in Manchester City Centre.

2.3 The Site is identified on the Figure 2.1 below as well as Appendix 1.

Figure 2.1 – Site Location Plan (Source: Squire & Partners)



Surrounding Land Uses

2.4 Immediately adjacent to One North Parade is Parsonage Gardens. Parsonage Gardens was formerly the Site of St Mary's Church which was demolished in 1891 and subsequently maintained as the Parsonage Gardens.

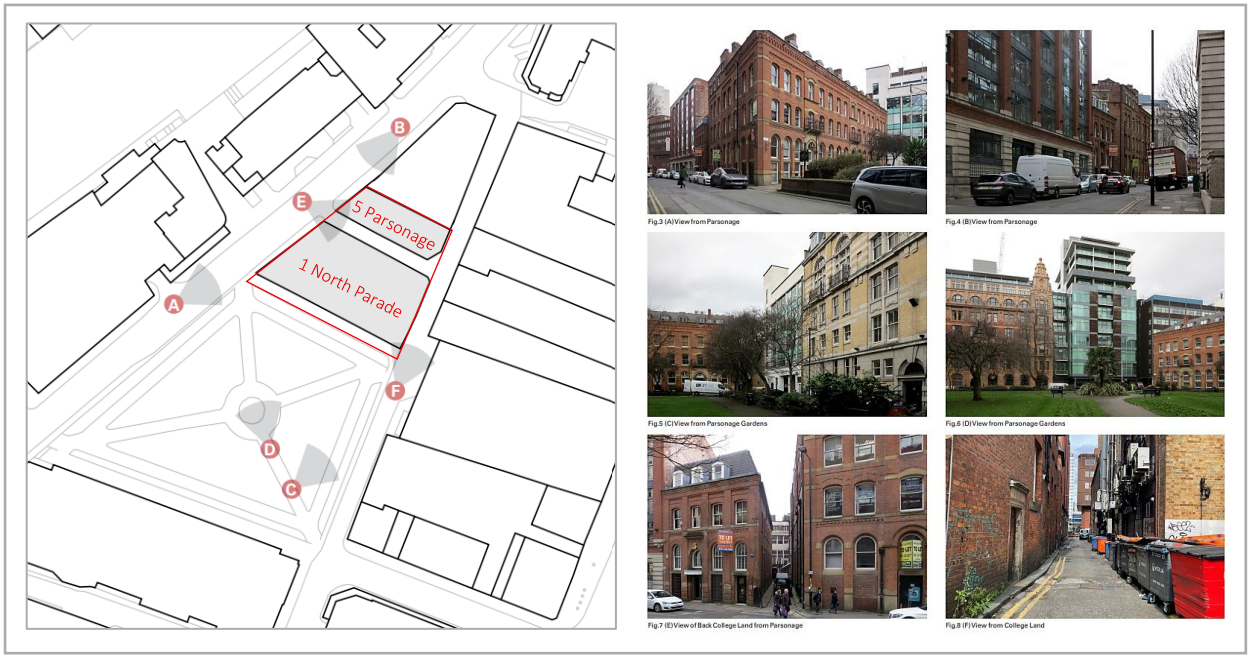
2.5 The St Marys Parsonage SRF area is bound by three prominent routes within the City Centre: Blackfriars Street and Bridge Street, which provide important vehicular routes east-west, connecting Manchester City Centre and Salford; and Deansgate, a principal thoroughfare connecting the northern and southern areas of the City Centre. Trinity Bridge is a footbridge, which forms the south western boundary of the SRF area that passes over the River Irwell, landing outside the Lowry Hotel. The Trinity Bridge provides an important pedestrian connection between Manchester and Salford. To the immediate north beyond No. 3 Parsonage are further commercial uses. To the immediate west lies Century Buildings, this is the closest residential receptor to the Site, with Alexandra House (commercial building) adjacent to Century Buildings.

2.6 The River Irwell and the administrative boundary of Salford borders the SRF area to the west. The east of the SRF area forms part of the wider Primary Shopping Area, which extends eastwards including St Ann's Square and Market Street. To the south is Spinningfields, a commercial district and important financial centre as well as a popular destination for entertainment, culture and shopping.

Site Description

Existing Buildings, Structures and Spaces

Figure 2.2 – Site Photos with existing buildings and structures annotated



2.7 One North Parade is an 1890's brick building of 5 storeys in height and the building was previously used for commercial uses. One North Parade sits on the northern boundary of Parsonage Gardens and its frontage extends between St Mary's Parsonage and Back College Land. The existing, red-bricked building does not currently include any active uses at ground floor. The existing building is not statutorily listed, although does sit within the designated Parsonage Gardens Conservation Area. Further details on the heritage status is highlighted within the 'Heritage' sub section below.

2.8 No. 5 Parsonage Gardens is a three storey building. Both 1 North Parade and No. 5 Parsonage Gardens have historically had large vacancies due to the secondary office nature of the building. However, more recently, the landlord has offered tenants reduced rent to try to maintain occupancy. Whilst this has increased occupancy levels, the approach is not viable due to only flexible short term leases being agreed and the reduced rates failing to generate sufficient profit that would enable reinvestment into the building, in particular the pending statutory requirement for substantial building upgrades to EPC B.

2.9 The existing buildings are divided by Back College Land, which is a private street for 'back of house use'.

2.10 The buildings are respectively 4 and 5 storeys, and both have a lower and upper ground floor, with steps connecting the street level to both levels and both buildings are considered to be in poor condition.

Access and Connectivity

2.11 Two major arterial routes are located close to the Site: Deansgate to the east and runs north to south across Manchester, and Blackfriars Street to the West.

2.12 The Site is currently accessed via Parsonage Gardens and Parsonage.

2.13 The Site is in a highly accessible location via a range of transport modes. Local, regional and national railway services are available from Manchester Piccadilly Station (c.1.5km south-east of the Site) and Oxford Road Station (c.1.3km also south-east from the Site) and Victoria Station (approx. 750m north-west of the Site).

2.14 Market Street is the nearest Metrolink Station, located 700m to the east providing access to local and regional tram services. Bus routes run along Deansgate.

2.15 The Site is within a comfortable and easy walking distance (c.2 mins) to the shops, amenities and facilities within the City Centre, and residential accommodation.

Site Specific Environmental Designations

Air Quality

2.16 The Site is located within the Greater Manchester Air Quality Management Area (AQMA), referring to an area where air pollution levels are, or are likely to, exceed national air quality objectives. This means that the NO2 is monitored, and the Local Authority has a strategy in place to manage and improve air quality in these areas.

Ecology

2.17 Penny Anderson Associates (PAA) was commissioned by Beaconsfield Commercial Ltd to undertake a Preliminary Roost Assessment (PRA) for bats and nesting birds at One North Parade, central Manchester (nearby postcode M3 2NH). This was undertaken in May 2025.

2.18 The Site is located in the north-west of Manchester City Centre. The immediate surroundings are highly urbanised, with a few pockets of recreational parks, including Parsonage Gardens adjacent south of the structures.

2.19 The River Irwell runs c.45m north-west of the Site. The Site is screened from the river by mid-to-high rise structures along St Mary's Parsonage, namely Garden Court and the currently

under-re-development Alexandra House. The two structures subject to the survey are separated by 'Back College Land', a narrow alleyway running between the buildings.

2.20 There are no identified environmental designations included on Site. A Preliminary Roost Assessment for Bats and Nesting Birds has been undertaken and is included within Appendix 5 of this scoping report.

Flood Risk and Drainage

2.21 According to The UK Governments Flood Map (Figure 2.3), the Site is located within Flood Zone 1, defined as having a low probability of flooding, meaning there is a less than 1 in 1000 annual probability of river or sea flooding.

2.22 As with the majority of the Regional Centre, the Site is located within the Conurbation Core Critical Drainage Area, as defined in the Manchester, Salford, Trafford Strategic Flood Risk Assessment (SFRA).

Figure 2.3 – UK Government Flood Map



Heritage

2.23 The Site is situated within the Parsonage Gardens Conservation Area, in Manchester City Centre.

2.24 The existing buildings are not statutorily listed however is considered as a Non-Designated Heritage Asset (NDHA). They are considered to be of medium significance as a contributor to the character and appearance of the Conservation Area, primarily by virtue of their visual contribution to the enclosure of Parsonage Gardens. Both 1 North Parade and 5 Parsonage have Certificates of Immunity (CoI).

- 1 North Parade – CoI (1482041) dated 8 February 2023;
- 5 Parsonage – CoI (1490955) dated 6 February 2025:

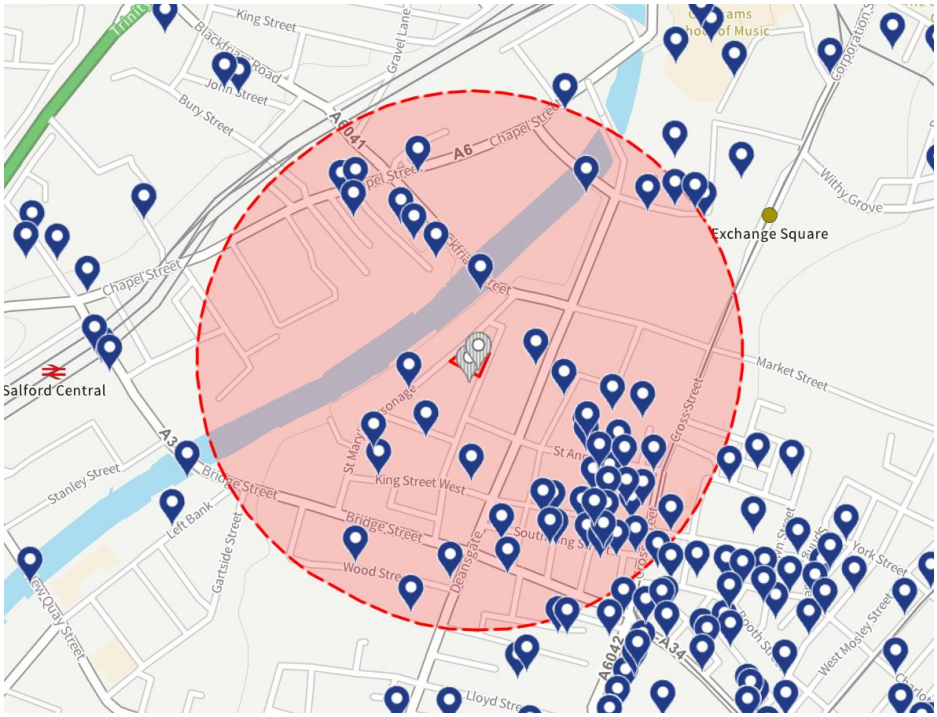
2.25 The CoIs confirm that the buildings will not be granted statutory protection within five years of the date of each certificate. However, the buildings are considered as Non-Designated Heritage

Asset, and their demolition will result in the loss of structures that positively contribute to the character and appearance of the Conservation Area.

2.26 The Site is within close proximity to a number of Listed Buildings, including Kendal Milne (Grade II Listed), Haywards Buildings (Grade II Listed), 3 St Mary's Parsonage (Grade II Listed), Arkwright House (Grade II Listed), Century Buildings (Grade II Listed) and 31 & 33 King Street West (Grade II Listed). A number of these buildings have either been substantially altered since their original listing or hold extant planning permission for alterations to the buildings.

2.27 There are approximately 50 designated listed buildings within a 300m radius of the Site boundary.

Figure 2.4 – Historic England Listed Asset Map



Planning Policy Allocations and Strategic Frameworks

2.28 The Site is located within Manchester City Centre and Greater Manchester Regional Centre, as defined by the 2012 Manchester Core Strategy Proposals Map, as well as Policy JP-Strat2 (City Centre) of Places for Everyone (2024). The City Centre (Core Strategy CC1) is identified as the primary focus for economic development as well as having an increasingly important role in providing high density residential development. The Site also sits within the Regional Centre which has been identified in the Core Strategy Policy EC3 as suitable for employment generating uses.

2.29 As highlighted earlier within this Report the Site is located within the St Mary's Parsonage SRF (2020) which supports the comprehensive repurposing and redevelopment of the Site.

2.30 The SRF seeks to refocus the priorities of the area in order to establish St Mary's Parsonage as a clearly definable and cohesive City Centre neighbourhood, with a distinctive character and sense of place. The proposals set out the ambition to create a commercially led, mixed-use district, set around high quality public space.

2.31 A key underlying principle of the SRF is the retention and celebration of the area's special qualities and assets, including its heritage assets, public spaces and green and blue infrastructure.

2.32 The Site is located within 'Zone 3 North Parade' of the SRF area. Within the SRF it is noted any future development within Zone 3 will need to consider the Parsonage Gardens Conservation Area and the Gardens themselves. In addition, it is recommended for ground floors to include retail, or leisure uses in order to maximise active frontages.

2.33 The SRF notes that the existing One North Parade and No.5 The Parsonage buildings are underutilised and are considered to be of medium heritage significance, as a contributor to the character and appearance of the Conservation Area. However, the SRF has highlighted both One North Parade and No.5 The Parsonage as 'tired-looking buildings no longer fit for purpose.' Therefore, the Site is identified as a development 'Opportunity Site'.

2.34 Paragraph 7.75 of the SRF establishes several key principles that any development on this Site should follow. These guidelines have informed the design approach from the outset.

- Positively contributing to the character and quality of the Parsonage Gardens Conservation Area as a whole;
- Introducing a long term economically viable re-use of the Site;
- Activating Parsonage Gardens and the surrounding streets, acting as a catalyst to further regeneration and investment in the area;
- Re-enforcing the sense of enclosure on the northern edge of Parsonage Gardens;
- Supporting Manchester's zero carbon ambitions and delivering an exemplar of sustainable development;
- Ensuring that any proposals for the Site deliver opportunities and amenities that will benefit local people; and,
- Carefully considering the Site's relationship with the existing residential use at Century Buildings, in terms of impact and amenity. Issues of noise, privacy, sunlight and daylight, for example, will need to be fully assessed and justified as part of any future planning application proposals.

3 Proposed Development

3.1 This Scoping Report is prepared on the basis of the anticipated uses, design intent, and maximum parameters of development that are expected to come forward on the Site.

3.2 The Proposed Development will likely comprise:

- Demolition of the existing buildings on Site
- Development of a ground floor plus 13 storey (c. 89.075m AOD) office building, comprising; c. 9,991 sqm GIA of office space with c. 689 sqm GIA ground floor restaurant/bar commercial space.

3.3 All of the existing buildings and structures within the Site will be demolished to allow for the Proposed Development to take place.

3.4 This EIA Screening and Scoping Request is based on realistic parameters of the Proposed Development. These parameters therefore act as a 'worst case' scenario for EIA assessment purposes. Should these parameters be exceeded or otherwise materially change then the EIA scope would be further reviewed as noted in Chapter 4.

3.5 The proposed maximum parameters for development are set out within Table 3.1, which have been the basis of the analysis as set out in this Report.

Table 3.1 – Development Parameters (last updated 25 Feb. 25)

Measurement / Detail	ONPs Development Parameter	Added 5% buffer for the purpose of the Screening and Scoping Report
Site Area	0.1 ha	
Proposed Development Height	Ground + 13 storeys (89.075m)	Ground + 13 storeys (89.075m)
Maximum Floorspace for office (sqm)	9,991	10.490
Maximum Floorspace for commercial (sqm)	689	723.5
Use	Ground floor commercial (Use Class E) Office development above (Use Class E)	Ground floor commercial (Use Class E) Office development above (Use Class E)
Parking	Maximum number of car parking spaces = 0	Maximum number of car parking spaces = 0

Measurement / Detail	ONPs Development Parameter	Added 5% buffer for the purpose of the Screening and Scoping Report
	Maximum number of cycle spaces = 80 (internal), 16 (external)	Maximum number of cycle spaces = 84 (internal), 17 (external)

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4 Approach to EIA and Proposed Methodology

The Project Team

4.1 Regulation 18, Paragraph 5 (a) of the EIA Regulations (2017) requires the ES to be prepared by competent experts. The Applicant has instructed Deloitte to lead and manage the EIA process. Deloitte has significant experience and expertise in managing the EIA process for similar projects to the Proposed Development and holds the IEMA EIA Quality Mark.

4.2 As part of the Scoping Exercise, technical input to this EIA Screening and Scoping Report has been provided from the members of the project team, set out in Table 4.1.

4.3 All technical assessments in the EIA will be undertaken by a suitably qualified project team to ensure credibility and coordinated by Deloitte. Table 4.1 also sets out details of the proposed EIA Team.

4.4 The following disciplines are proposed to be scoped out of the EIA, as detailed in the Chapter 5:

- Agricultural Circumstances
- Aviation
- Broadband Connectivity
- TV Reception
- Water Resources, Flood Risk and Drainage
- Archaeology
- Ecology
- Socio Economic
- Traffic and Transport
- Air Quality
- Noise and Vibration
- Ground Conditions

4.5 It is proposed that the following disciplines will be scoped into the EIA:

- Townscape and Visual Impact
- Heritage

- Human Health
- Daylight Sunlight and Overshadowing
- Climate Change
- Wind

Table 4.1 Project and EIA Team

Project Team			
EIA Discipline	**Consultant**	**Qualifications**	**Scoped In/Out**
EIA Coordinator	Deloitte	MRTPI, MPlan, MSc, BA (Hons) PEIMA, IEMA Quality Mark Registered	N/A
Planning	Deloitte	MRTPI, MPlan, MSc, BA (Hons) PEIMA, IEMA Quality Mark Registered	N/A
Construction	Munnelly group	N/A	N/A
Architecture and Design	Squire and Partners	N/A	N/A
Agricultural Circumstances	N/A	N/A	Out
Water Resources, Flood Risk and Drainage	Renaissance	CEng MIStuctE	Out
TV Reception	Pager Power	MSc	Out
Archaeology	Civic Heritage	BA (Hons)	Out
Ecology	Penny Anderson Assoicates Ltd	MSc, BSc (Hons), ACIEEM	Out
Socio-Economics	Ekosgen	BSc, MSc IED	Out
Ground Conditions	Renaissance	CEng MIStuctE	Out
Traffic and Transport	Curtins	MEng (Hons) MCIHT BSc (Hons) MSc FCIHT TPP	Out
Air Quality	Miller Goodall	BASc IES IAQM	Out
Noise and Vibration	Miller Goodall		Out
Climate Change	CWC	BSc MSc CIBSE Low Carbon Consultant Lv 5 BRE Accredited Proefssional BRE BREEAM Assessors OCDEA Passive Haus Designer	In

Project Team			
		LCA Qualified	
Townscape and Visual Impact	Chris Burnett Associates	BSc, BLD, CMLI	In
Heritage	SLHA	BA (Hons) MA (Hons) MSc IHBC	In
Daylight/Sunlight/Overshadowing	GIA	LLB (Hons)	In
Wind	GIA	MEng PHD	In
Human Health	Enfusion	BSc MSc Cenv FIEMA	In

Approach to Scoping

4.6 This Report aims to provide the LPA with sufficient information to inform a clear and agreed scope for the EIA and ensure a robust assessment of likely significant environmental effects arising from the Proposed Development.

4.7 The Scoping exercise has taken account of the proposed construction activities, operational characteristics of the Proposed Development, relevant planning policy, knowledge of the Site, and the professional opinion of the project team.

4.8 This EIA Screening and Scoping Report seeks to establish the overall framework for the EIA in relation to the environmental topics and associated likely significant effects that will be subject to detailed assessment. However, iterative re-scoping will continue as the design and strategy is refined, plans and principles are developed, and additional technical survey work informs the final design for the Proposed Development. Any deviation between the scope of effects considered within this EIA Screening and Scoping Report and the ES will be clearly communicated in the ES.

4.9 This Report considered firstly whether technical disciplines should be "Scoped In" or "Scoped Out" of the EIA. Based on the information available at the time of writing, where the Proposed Development is not considered to give rise to likely significant effects on the environment, it is scoped out and will not be considered within the ES. Where disciplines are scoped out, a standalone technical assessment will be submitted with the planning application where relevant to the proposals.

4.10 In summary, each consultant has provided an executive summary with reference to any background studies; including any consultation which has taken place; and key conclusions/justification of why disciplines are to be scoped out.

4.11 In addition, for those disciplines which are sought to be scoped in, consultants have provided a headline summary of:

- Baseline data.
- Assessment methodology for the likely significant effects.
- Limitations and assumptions (included at Appendix 3(a)).

4.12 Scenarios to be tested are set out in full in Appendix 3(b) alongside a matrix outlining which scenarios are to be tested for each discipline.

4.13 The following statutory consultees should be consulted through the EIA Screening and Scoping process:

- MCC –Local Planning Authority; Conservation and Heritage; Environmental Health; Flood Risk; Highways; Tree Officer (Technical Officers);
- Transport for Greater Manchester (MCC Highways);
- Environment Agency (EA);
- Greater Manchester Police Secure by Design;
- Historic England;
- Greater Manchester Archaeological Advisory Service;
- Natural England;
- NATS
- Greater Manchester Ecological Unit; and,
- United Utilities.

4.14 Early consultation with a number of the above statutory consultees has already been undertaken in order to inform specifics of the design of the Proposed Scheme and to ensure early engagement to ascertain their views on likely significant effects, baseline data collection and appropriate assessment methodologies. The outcomes of those early consultations are reflected in this EIA Screening and Scoping Report.

Structure and Scope of the ES

4.15 The ES will comprise two volumes; Volume 1 would set out the findings with respect to each of the environmental disciplines that have been examined as part of the EIA. Volume 2 will include all the supporting documents and technical appendices relating to the chapters. A Non-Technical Summary (NTS) of the ES will also be produced and form a standalone document.

4.16 Overall, the information presented in the ES will be provided in accordance with Schedule 4 of the EIA Regulations (2017) and will include:

- A description of the Proposed Development;
- An outline of the reasonable alternatives studied and reasons for selecting the chosen option;
- A description of the aspects of the environment likely to be significantly affected by the Proposed Development;

- A description of the likely significant effects of the Proposed Development on the environment, including direct and in-direct and in-combination impacts;
- A description of the measures envisaged to prevent, reduce and where possible offset any significant adverse effects on the environment; and
- A non-technical summary.
- An indication of any difficulties encountered by the Applicant in compiling the required information.

4.17 The proposed structure of each ES Chapter (Volume 1) is included at Appendix 4. This is considered to be a robust approach and aligns with the EIA Regulations (2017).

EIA Boundary

4.18 The geographical coverage of the EIA will be determined by a number of factors including:

- The physical extent of work;
- The nature of the baseline environment, including the location of sensitive receptors;
- The distance over which effects will be significant; and
- The presence and type of "pathways" along which impacts may be spread.

EIA Methodology

4.19 The introductory chapters of the ES will provide the following information:

- An introduction to the ES in a legislative and site specific context;
- Description of the Site and Proposed Development;
- Alternatives considered and project design evolution;
- EIA methodology;
- Construction methodology and programme;
- Stakeholder engagement;
- ES structure; and
- Details of the EIA project team.

4.20 The EIA would assess both the construction and operational phases of the Proposed Development.

4.21 Each ES chapter would follow the headings set out below to ensure the final document is transparent, consistent, and accessible. A reference list will also be provided as relevant with each ES chapter. This is considered to be a robust approach and aligns with the EIA Regulations (2017).

Introduction

4.22 This Chapter will introduce the assessment discipline and the purpose for which it is being undertaken.

Legislative and Policy Context

4.23 This Chapter will include a summary of national, regional and local policy and guidance of relevance to the environmental discipline and assessment. Relevant legislation will be summarised where applicable.

4.24 In addition, preparation of each ES chapter will consider relevant local and regional, social and economic policies. This will include (but may not be limited to):

- MCC Core Strategy (2012) and 2024 addendum
- St Mary's Parsonage Strategic Regeneration Framework (2020)
- Guide to Development in Manchester – Supplementary Planning Document and Planning Guidance (2007)
- Places for Everyone – Greater Manchester Combined Authority (2024)
- National Planning Policy Framework (2024)
- Assessment Methodology and Significance Criteria

4.25 This Chapter will provide an explanation of methods used in undertaking the technical study with reference to published standards, guidelines and best practice. The application of significance criteria will also be discussed.

4.26 It will also outline any difficulties encountered in compiling the required information.

Baseline Conditions

4.27 This will include a description of the environment as it is currently and as it is expected to change if the project were not to proceed (i.e. 'do-nothing' scenario). The method used to obtain this information will be clearly identified. Baseline data will be collected in such a way that the importance of the particular subject area to be affected can be placed in its context and surroundings so that the effects of the proposed changes can be predicted.

Identification and Evaluation of Likely Significant Effects

4.28 This Chapter will identify the likely significant effects on the environment resulting from the Proposed Development.

4.29 The significance of an environmental effect is determined by the interaction of magnitude and sensitivity, whereby the effects can be positive or negative. The criteria to be used in carrying out this process are detailed below. Where relevant, individual consultants may use a variation of the criteria, and this will be clearly explained within the methodology of each chapter.

4.30 The development will take place in one phase, with demolition to take place followed by the re-development of the Site.

4.31 As a rule, and to ensure consistency across disciplines, developments that are already under construction are considered to form part of the Baseline and those subject to planning permissions or otherwise identified within the committed developments are considered as part of the cumulative analysis.

4.32 The proposed scenarios to be tested are detailed in full within Appendix 3(b).

Prediction of Impact Magnitude

4.33 The methodology for determining the scale or magnitude of change caused by the impact is set out in Table 4.4. The below table represent a standard methodology which all disciplines shall follow unless stated otherwise within Chapter 6. Where the standard methodology is not followed, a discipline specific methodology is detailed within Chapter 6 of this Report.

Table 4.2: Standard Methodology for Assessing Magnitude of Change

Magnitude of Change	Criteria for assessing magnitude of change caused by an impact
Major	Total loss or major/substantial alteration to key elements/features of the baseline (pre-development) conditions such that the post development character/composition/attributes will be fundamentally changed.
Moderate	Loss or alteration to one or more key elements/features of the baseline conditions such that post development character/composition/attributes of the baseline will be materially changed.
Minor	A minor shift away from baseline conditions. Change arising from the loss/alteration will be discernible/detectable but not material. The underlying character/composition/attributes of the baseline condition will be similar to the pre-development circumstances/situation.
Negligible	Very little change from baseline conditions. Change barely distinguishable, approximating to a 'no change' situation.

Prediction of Receptor Sensitivity

4.34 The sensitivity of a receptor is based on the relative importance of the receptor using the scale set out in Table 4.3. The below table represent a standard methodology which all disciplines shall follow unless stated otherwise. Where the standard methodology is not followed, a discipline specific methodology is detailed within Chapter 6 of this Report.

Table 4.3: Standard Methodology for Determining Sensitivity

Sensitivity	Examples of receptor
High	The receptor/resource has little ability to absorb change without fundamentally altering its present character or is of international or national importance.
Moderate	The receptor/resource has moderate capacity to absorb change without significantly altering its present character or is of high importance.
Low	The receptor/resource is tolerant of change without detriment to its character, is of low or local importance.

Assessment of Effect Significance

4.35 Effect significance will be calculated using the matrix in Table 4.4. This illustrates the interaction between impact magnitude and receptor sensitivity. The duration of the affect will also be considered and whether it is permanent or temporary.

Table 4.4: Effect Significance Matrix

Magnitude	Sensitivity High	Moderate	Low
Major	Major Adverse/Beneficial	Major - Moderate Adverse/Beneficial	Moderate - Minor Adverse/Beneficial
Moderate	Major - Moderate Adverse/Beneficial	Moderate – Minor Adverse/Beneficial	Minor Adverse/Beneficial
Minor	Moderate – Minor Adverse/Beneficial	Minor Adverse/Beneficial	Minor - Negligible
Negligible	Negligible	Negligible	Negligible

Mitigation Measures

4.36 Adverse effects will be considered for mitigation and specific measures will be put forward, where practicable. Mitigation measures considered may include modification of the project, compensation and the provision of alternative solutions as well as pollution control. The extent of the mitigation measures and how these will be effective will be discussed. Where the effectiveness is uncertain or depends upon assumptions about operating procedures, data will be introduced to justify the acceptance of these assumptions.

4.37 It should be noted that a distinction will be made between 'additional' mitigation and 'embedded' mitigation. The significance will be assessed, and an initial conclusion reached prior to the consideration of any additional (add-on) mitigation and identifying of residual harm.

4.38 The approach to mitigation will follow best practice guidance, which suggests a hierarchical approach whereby effects are avoided, and if not, they are minimised and/or compensated.

4.39 Clear details of when and how the mitigation measures were carried out, or will be carried out, are to be given within the ES. When certainty of impact magnitude and/or effectiveness of mitigation over time exists, monitoring programmes will be proposed to enable subsequent adjustment of mitigation measures, as necessary.

4.40 The opportunity for enhancement measures will also be considered where appropriate.

Cumulative Effects

4.41 Two types of cumulative effect will be assessed:

- Type 1 Cumulative effects - are the interactions between effects of the construction and development works on a single receptor.
- Type 2 Cumulative effects - are those that arise from incremental changes caused by other past, present or reasonably foreseeable projects together with the development proposals and associated works.

4.42 An assessment of the cumulative effect of the Proposed Development and other committed developments within a defined radius of the Site, including those with recent Planning Permissions and reasonably foreseeable to come forward in the near future, will be undertaken as part of the EIA.

4.43 There is no agreed / standard threshold for how far the assessment should go. Therefore, a professional judgement has been taken regarding which schemes to highlight, taking into consideration the surrounding context of the Site, which may differ between disciplines. This is set out for the relevant disciplines in Chapter 6.

4.44 Where schemes are under construction, they have been considered part of the baseline. If applications are approved, subject to a live application reasonably considered likely to be approved, or otherwise reasonably considered likely to come forward, these are included as a committed development to be considered as part of the cumulative analysis. The list of committed developments includes schemes where the construction phase has stalled.

4.45 The schedule of committed developments has been issued to the LPA to seek their agreement alongside this Scoping Report.

4.46 Full details of the committed developments to be included as part of the cumulative effects assessment are set out at Appendix 2.

Residual Effects

4.47 The residual effects, i.e. the effects of the Proposed Development assuming implementation of proposed mitigation (both embedded and additional), will be determined. The residual effects represent the overall likely significant effect of the Proposed Development on the environment having taken account of practicable/available mitigation measures.

5 Environmental Disciplines to be Scoped Out of the EIA

5.1 Table 5.1 identifies the environmental disciplines to be scoped out of the EIA, including supporting evidence base.

Table 5.1: Environmental Disciplines to be Scoped Out of the EIA

Discipline	Evidence Base
Agricultural Circumstances	The Site is entirely on brownfield land so there would be no likely significant effects with respect to agriculture. This discipline can therefore be scoped out of the EIA.
Aviation	The height of the Proposed Development will be up to ground plus 13-storeys (which is expected to be below the 90m (AOD) aviation safeguard threshold. Should the threshold be exceeded and any potential technical impacts be identified, the likely mitigation requirement will be software fix to the radar, and, for any potential flight risk, aviation lighting and/or building heigh reductions may be required. For completeness, NATS will be consulted as part of the statutory consultation process to ensure any required mitigation is agreed and implemented as part of a future consent.
Ecology	*Summary analysis* The below sections are with reference to the Preliminary Roosing Assessment for Bats and Nesting Birds Report produced by Penny Anderson Associates in May 2025. <u>Habitats</u> A Baseline Survey was completed by a suitably experienced and licenced ecologies on 14/05/2025.There were no vegetated habitats at a mappable scale identified within the Site (recommended application can be scoped out of statutory BNG). The Site is ~45m from the River Irwell however direct impacts are considered unlikely as long as appropriate construction measures are utilised which set out to control waste water and pollution run-off. <u>Bats</u> The Site is considered to have a low foraging habitat quality for bats. Both structures were assessed and identified to have a negligible potential to support roosting bats. No further survey or mitigation is recommended for bats. <u>Nesting Birds</u> The Site is considered to have limited potential for black redstart and nesting perigrine (Schedule 1 species). However it is considered suitable for nesting urban bird species, primarily feral pigeon with evidence of such nesting confirmed in the southern building. It is considered that impacts on all nesting bird species can be avoided as long as demolition starts outside of the peak nesting period (from March to August) as otherwise, nesting bird checks are required. <u>Sites (based on MAGIC database)</u> There were no statutory protected sites identified within 2km of the Site. There are twenty-one bat EPSL since 2012 within 2km of the Site; 20 of which for

Discipline	Evidence Base
	Common Pipistrelle. Closest are 290m north of the Site. Four types of Priority Habitat areas are present within 2km of the Site however non are located on Site and are not anticipated to be impacted by development. The SBI portion of the River Irwell is located approximately 1.3km to the west of the Site however no impacts are anticipated.
	Consultation No direct consultation with local record holders, but a search of the MAGIC database was undertaken to review EPSL, statutory sites and Priority Habitats within 2km of the Site. See above for findings. *Referencing the Preliminary Roosting Assessment for Bats and Nesting Birds Report by PAA in May 2025.*
	Rationale for Scoping Out No ecological receptors of significance present that cannot be reasonably avoided (i.e. demolition commencement outside of peak nesting bird period March to August). Please see Appendix 5 for the Ecology Report.
Water Resources	*Summary analysis* Phase 1 Geo-Environmental Assessment ONP-REN-XX-XX-RP-C-00003 Renaissance (May 2025) – Appendix 6 Assessment for the proposed development Site to determine initial parameters for geo-environmental risks and scope for Phase II investigations. Flood Risk Assessment ONP-REN-XX-XX-RP-C-00001 Renaissance (May 2025) – Appendix 7 Assessment of flood risk data for the local area around the proposed development Site. Topographical Survey 24B297 Survey Operations (August 2024) – Appendix 8 Survey carried out to record the existing ground levels and features in and around the proposed development Site.
	Consultation United Utilities map of public sewer assets in the vicinity of the Site obtained in September 2024.
	Rationale for scoping out The development is not considered to cause increased flood risk as it sits within Flood Zone 1. Any exceedance events will be considered and overland flood routes developed to ensure flood risk is not increased. The development is not considered to cause an exceedance of existing sewer capacity as a drainage strategy will be developed to ensure an overall reduction in peak flows over the existing condition. The development is not considered to cause an increased risk of pollution to the existing sewer network or groundwater provided that good environmental practices are adopted throughout the duration of the construction works.
Archaeology	*Summary analysis* The Site falls within the Parsonage Conservation Area and contains 1 North Parade, which is considered to be a non-designated heritage asset of medium significance. 5 Parasonage is considered to be a heritage asset. A separate Heritage Statement is being produced to assess the impact on built heritage.

Discipline	Evidence Base
	The Site partially falls within the Area of Medieval Manchester. However, extensive post-medieval and later activity across the proposed development area has likely removed evidence of medieval occupation. By the mid-18th century North Parade was fronted by seven houses with yards to the rear. Other structures, possibly houses, are shown along Parsonage Bank and Parsonage Lane, also with back yards. Late 18th-century mapping shows that the Site had been entirely developed with houses, a stable and potentially commercial buildings. The 18th-century buildings were redeveloped during the second half of the 19th century into extant buildings at 5 Parsonage and 1 North Parade. Both buildings contain basements, which may have impacted earlier buried remains. The proposed basement level will be deeper than the existing basements level.
	Consultation Lesley Dunkley – Historic Environment Officer – 10th April 2025 Ian Miller – Heritage Management Director – 16th April 2025
	Rationale for scoping out • Ground-breaking works has the potential to affect buried archaeological remains that may survive within the Site and are considered of low (local) significance in line with ICOMOS guidance and criteria. • Any effect would be mitigated prior to construction during an archaeological monitoring (a watching brief) and preservation by record. Any necessary mitigation would be secured through a condition of planning in line with paragraphs 207 and 218 of the National Planning Policy Framework. This approach has been agreed with Ian Miller of GMAAS • The archaeology scoping assessment has concluded that there will be no likely significant effects in EIA terms arising from the proposed development. • An archaeological desk-based assessment (Appendix 9) has been prepared to support the proposed scheme.

Discipline	Evidence Base
Socio-Economic	*Summary Analysis* The Site falls within the St Mary's Parsonage Strategic Regeneration Framework (SRF) area, adopted in August 2020. The SRF sets out a vision for a commercially led, mixed-use neighbourhood with a focus on sustainability, high-quality employment opportunities, and inclusive growth. Based upon the application of an employment density approach to the maximum development parameters used for the purposes of scoping (including a 5% buffer and applying a broad gross to net conversion factor of 0.8), it is estimated that the proposed development could accommodate in the order of 560 FTE (full-time equivalent) jobs, primarily associated with the proposed office use. This assumes full occupancy on completion and makes no allowance for displacement, leakage or multiplier effects. Furthermore, given the Site's city centre location and Manchester's labour market catchment, employees would be expected to travel from a wide catchment area, with access to social infrastructure (e.g. schools, GPs, dentists) closer to their place of residence. As such, the proposed development is not anticipated to result in significant pressures on local social infrastructure.
	Consultation N/A
	Rationale for Scoping Out The proposed development could support up to 560 FTE jobs, although this figure may be reduced after accounting for existing site uses. While significant for the site, this job creation is unlikely to have a substantial impact on Manchester's city centre or district levels. Commuting patterns suggest minimal additional pressure on local services, leading to a recommendation to scope out socio-economic effects. A separate Economic Benefits Statement will accompany the Planning Application.
Traffic and Transport	*Summary Analysis* The proposed development could result in an increase of c. 30 two-way vehicular trips in the AM and PM peaks respectively, which suggests that only c.34% of commuters chose driving. This increase in the number of trips is due to the increase in the proposed office uses floorspace. However, up to c. 30two-way additional trips by car is not considered to be representative of the development proposals considering the lack of on-site car parking, accessibility of the Site by sustainable modes of transportation, and the generous cycle parking provision. Therefore, due to the highly accessible and sustainable nature of the Proposed Development, the analysis of vehicular trips is considered a worst-case and robust assessment. Furthermore, the vehicular impact of any private vehicle trips that are generated by the Site would be diluted and dissipated across a wider network depending on the location of car parks utilised, and therefore impacts at any particular link are likely to be negligible and below The Institute of Environmental Management and Assessment (IEMA) Guidelines for the Environmental Assessment of Traffic and Movement (July 2023)' two rules to assist in delimiting the scale and extent of the environmental assessment:

Discipline	Evidence Base
	• Rule 1 Include highway links where traffic flows will increase by more than 30% (or the number of heavy goods vehicles will increase by more than 30%) • Rule 2 Include highway links of high sensitivity where traffic flows have increased by 10% or more The access through St Mary's Parsonage has been recently revised, and there is currently no through route onto Blackfriars Street. In addition, the route through College Land is not considered suitable for HGVs. Therefore, the current plan for the Early Works, is for all vehicles to access/egress the Site, from Bridge Street, via St Mary's Parsonage. Delivery vehicles will be directed on/off the Site, by the on-site construction management team, and directed off site via St Mary's Parsonage and return to Bridge Street. Notwithstanding the above, the quantum of construction traffic along St Mary's Parsonage is likely to be limited. With the Site vehicle management as detailed above, site vehicles are not planned to pass beyond the One North Parade Site and will not turn around using adjoining roads. Therefore, the neighbouring properties on Parsonage and adjoining roads will not be affected by HGV's passing their property. Vehicles leaving the Site and crossing the pavement in front of the Site gates, will always be controlled by the on-site construction management team. Measures will be put in place to protect vulnerable road users (cyclists and pedestrians), which will include: • Vehicles accessing/egressing the Site being directed. • Inductions to include site rules on operating and working on the Site to minimise the impact on cyclists and pedestrians. • Signage to warn of risk to cyclist and pedestrians. It is not currently envisaged that temporary traffic management measures will be required. However, the a Construction Management Plan (CMP) will be developed, and will detail any proposed temporary traffic management requirements, or provide mitigation measures to prevent the requirement.
	Consultation MCC Highways – 10/12/2024
	Rationale for Scoping Out Based on the type of development proposed, the impacts on traffic and transport are not expected to give rise to significant environmental impacts during operation and therefore has been scoped out of the ES. This means that the Proposed Development would not change any of the IEMA guidelines' effects of 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.
Air Quality	*Summary Analysis* *Construction Dust:* The construction phase is a temporary phase which will be controlled through a Construction Environmental Management Plan. The Institute of Air Quality Management 'Guidance on the assessment of dust from demolition and construction' 2024 informs the dust mitigation required for the various construction activities due to take place. The assessment considers all sensitive

Discipline	Evidence Base
	receptors surrounding the construction site (assessed as the total number of potential receptors within a given distance) to ensure the scale of mitigation is identified relating to the risk of activities and the number of receptors in the area. The closeness of, and the number of, receptors leads to more extensive mitigation. These measures will remain active throughout the construction phase and enforced daily. This will ensure that no significant effects will arise from construction dust. *Construction Road Traffic Emissions:* Construction traffic volumes are expected to be low and temporary in nature and no major roadworks or significant traffic diversions are required to accommodate the development. There is no vehicle exit from Parsonage, therefore, vehicles will exit and enter via St Marys Parsonage. Relevant receptors include long term receptors at Parsonage Gardens, Century Building and Edge Apartments. It is considered the impact on air quality during construction is expected to be negligible/insignificant. The criterion when further assessment may be required is 25 heavy-duty vehicle (HDV) Annual Average Daily Traffic (AADT) in an Air Quality Management Area. The construction trip generation is not known at this stage, but the trips are expected to be below 25 HDV AADT per Environmental Protection UK 'Land Use Planning for Air Quality' 2017, this due to the expected construction works, scale and the average calculation methodology used. Baseline concentrations in the area are well below the annual mean air quality objectives; therefore, the risk of an impact occurring is expected to be negligible and unlikely to lead to a significant effect at sensitive receptors. *Operational Phase Road Traffic Emissions:* The development does not include any on-site parking and there will be no notable increase in traffic volume as a result of the development. *Operational Phase Combustion Sources:* The development will be electrically heated. The development has an emergency generator for life safety systems to be used for a temporary period if the main power is interrupted. Due to the infrequent use of the emergency generator, it is not anticipated that significant effects will arise concerning air quality.
	Consultation *Construction Dust:* No formal consultation on dust has been undertaken at this stage. However, the assessment is informed by the Manchester City Council Air Quality & Planning Technical Guidance 2022. *Construction Road Traffic Emissions:* No formal consultation on construction vehicle emissions has been undertaken at this stage. *Operational Phase Road Traffic Emissions:* No formal consultation on air quality has been undertaken at this stage. However, the assessment is informed by the Manchester City Council Air Quality & Planning Technical Guidance 2022. No formal consultation is usually required for a 'simple assessment' per the local guidance. An assessment of Site suitability has been undertaken with reference to MCC local air quality monitoring near the Site. This assessment concludes future receptors will not be exposed to adverse air quality. *Operational Phase Combustion Sources:*

Discipline	Evidence Base
	No formal consultation on air quality has been undertaken at this stage. However, the assessment is informed by the Manchester City Council Air Quality & Planning Technical Guidance 2022.
	Rationale for Scoping Out *Construction Dust:* The temporary nature of the activity, the scale of construction operations and the embedded control to be implemented through a CEMP means that there is no potential for significant effects associated with construction dust. *Construction Road Traffic Emissions:* The temporary nature of the construction phase, the scale of traffic associated with construction traffic, and the embedded control to be implemented through the CEMP means that it is ot expected to give rise to significant effects relating to construction phase vehicle emission impacts. *Operational Phase Road Traffic Emissions:* The scale of the traffic generated by this project is such that there is no potential for significant effects to arise concerning vehicle emission impacts. *Operational Phase Combustion Sources:* There is no potential for significant effects to arise concerning combustion sources.
Noise and Vibration	*Summary Analysis* <u>Construction Noise and Vibration</u> The construction phase is a temporary phase which will be controlled through a Construction Environmental Management Plan. Due to the nature of work, vibration impacts from construction activities are expected to be minor. In terms of construction noise, industry-standard mitigation measures in the form of, noise barriers, low-vibration methods etc will be implemented. Construction methods and plant selection will, as a minimum, comply with industry guidelines. Further detail on mitigation measures to limit noise and disturbance to nearby residents and businesses to be defined within the Construction Environment Management Plan (CEMP). This will ensure that no significant effects will arise from construction noise. <u>Construction Road Traffic Noise and Vibration</u> Construction traffic volumes are expected to be low and temporary in nature and no major roadworks or significant traffic diversions are required to accommodate the development. Deliveries and waste collections will be coordinated in line with Just-in-Time procurement principles. The design, including elements such as a prefabricated façade, aims to reduce vehicle movements. Additional mitigation measures to limit traffic impact during delivery, including lane closures, to be outlined in the Construction Environmental Management Plan (CEMP). Given the scale of the construction activities and deliveries to the Site, the existing road infrastructure is expected to accommodate construction-related traffic without notable increases in noise or vibration. <u>Operational Noise and vibration (Mechanical Plant, Cafe, Office Use)</u> The development is aiming for BREEAM outstanding and will be targeting credits under POL 05. To facilitate these BREEAM credits a standalone Noise Impact Assessment will be conducted following BS 4142:2014 to assess noise associated

Discipline	Evidence Base
	with mechanical plant. The assessment will recommend appropriate mitigation measures (e.g., acoustic enclosures, low-noise equipment) to ensure that the noise from mechanical plant is at least 5dB lower than the background noise throughout the day and night at the nearest or most exposed noise sensitive development. Operational Road Traffic Noise The development does not include any on-site parking. Whilst there will be servicing vehicles it is expected this will be low in respect of the proposed office and restaurant use. Therefore, there will be no notable increase in traffic volume as a result of the development.
	Consultation No formal consultation on noise and vibration has been undertaken at this stage.
	Rationale for Scoping Out Construction Noise and Vibration The temporary nature of the activity, the scale of construction operations and the mitigation to be implemented through a CEMP means that there is expected to be no potential for significant effects associated with construction noise and vibration. Construction Road Traffic Noise and Vibration The temporary nature of the construction phase, the scale of traffic associated with construction traffic, and the mitigation to be implemented through the CEMP means that there is expected to be no potential for significant effects to arise from construction noise and vibration Operational Noise and vibration (Mechanical Plant, Cafe, Office Use) A noise assessment is to be undertaken to ensure that noise from mechanical plant associated with the development is at least 5dB lower than the background noise throughout the day and night at the nearest or most exposed noise sensitive development. This ensures that there is no potential for significant effects to arise from noise associated with mechanical plant. Operational Road Traffic Noise The scale of the traffic generated by this project is such that there is no potential for significant effects to arise.
Ground Conditions	*Summary Analysis* Phase 1 Geo-Environmental Assessment ONP-REN-XX-XX-RP-C-00003 Renaissance (May 2025) Assessment for the proposed development Site to determine initial parameters for geo-environmental risks and scope for Phase II investigations. Flood Risk Assessment ONP-REN-XX-XX-RP-C-00001 Renaissance (May 2025) Assessment of flood risk data for the local area around the proposed development Site. Topographical Survey 24B297 Survey Operations (August 2024) Survey carried out to record the existing ground levels and features in and around the proposed development Site.
	Consutlation *N/A*
	Rationale for Scoping Out The development is not considered to cause an increased risk to human health due to exposure to land contamination, provided that the remediation strategy and

Discipline	Evidence Base
	protection measures determined by the phase II geo-environmental assessment are adopted during construction works. The development is not considered to cause an increased risk to human health due to ground gas, as protection measures will be introduced where necessary as part of the design. The development is not considered to cause an increased risk to human health due to contamination of controlled waters, provided that any special measures recommended within the phase II geo-environmental assessment are introduced as part of the works on site.
TV Reception	*Summary Analysis* Terrestrial TV services are predicted to be provided by the Winter Hill transmitter to the area surrounding the proposed development (Manchester City Centre). Potential for interference to occur to receiving TV aerials located behind the proposed development (relative to the location of the transmitter) and out to a distance of 5km, is considered possible. A baseline survey will be carried out to measure the existing TV signal reception in locations within this area, prior to construction. A post construction survey will be carried out to measure signal reception once construction is suitable complete. Allowing for a "before and after" comparison of signal strength. Any reported interference will be compared against the above studies and technical expertise to understand if interference is predicted to be attributable to the proposed development.
	Consultation No consultation has been carried out to date with respect to TV reception. It is not typical to carry out consultation on this topic.
	Rationale for Scoping Out Based on the commitment that significant interference which is attributed to the development is suitably mitigated such that no significant impacts are predicted, it is proposed to Scope Out this topic from the EIA. A TV Reception Survey – Appendix 12 is submitted alongside this Scoping Report.

6 Environmental Statement Chapters

6.1 The proposed scope of the EIA is set out in the below Chapter. Each consultant has followed the Scoping Template as issued by Deloitte, the EIA Co-ordinator.

6.2 The list if proposed technical ES Chapters are set out as follows.

- Townscape and Visual Impact
- Heritage
- Daylight Sunlight and Overshadowing
- Wind
- Climate Change
- Human Health

Townscape and Visual Impact (Chris Burnett)

Consultation

6.3 There has been no consultation to date. Prior to the TVIA assessments being undertaken, the Zone of Theoretical Visibility (ZTV) and draft viewpoints to inform the visual assessment will be presented and agreed with the LPA.

Completed Background Studies

6.4 None at the point of this Scoping Input.

Baseline Conditions

6.5 The Proposed Development will bring about change to land use, massing and building height. The TVIA will consider the impacts of the physical townscape and the change in views from local viewpoints.

Scope of Assessment

Identification of Effect/s which are Not Significant

Effect	*Receptor*	*Construction/ Operation*	*Discussion*
Visual and Townscape	Visual and Townscape	Both	Some effects may not be significant but this would be dependent on the nature of the viewpoints and townscape character area and can only be concluded following completion of the TVIA. It is likely however that some of the viewpoints / townscape character areas will have effects that are significant

Identification of Effect/s which are Likely to be Significant

Effect	*Receptor*	*Construction/Operation*
Addition of new elements or features that will influence the character and distinctiveness of the townscape during construction and operational phases	Townscape	Both
Addition of new elements or features that will influence the view and visual receptors from selected Representative Viewpoints during construction and operational phases.	Visual	Both

Assessment Methodology for Likely Significant Effects

Method of Assessment

6.6 The Institute of Environmental Management and Assessment (IEMA) / Landscape Institute 'Guidelines for Landscape and Visual Impact Assessment' (3rd Ed., 2013) will be used as the principal source of guidance for the methodology for this assessment. The Historic England Advice Note (No.4) on Tall Buildings, 2022 will also be used as relevant guidance. A Zone of Theoretical Visibility (ZTV) map using Lidar data superimposed onto a 10K map to provide an indication of the Proposed Developments' visibility and guide the selection of viewpoints has been produced and is submitted with this scoping report.

6.7 A number of 'Representative Viewpoints' will be agreed with MCC, all within the identified ZTV. They will inform the assessment of the effect of the Proposed Development on townscape character, views and visual receptors in more detail and on a comprehensive basis, taking in short, medium and long range views, all from publicly accessible viewpoints. Receptors fall into two categories: Townscape receptors and Visual Receptors. Viewpoints that have been selected to ensure that the Proposed Development is assessed from a 360 degree basis and from a range of different viewpoints which include approach roads, key, well used city centre streets, tram stations, urban parks, civic spaces and buildings and sensitive historic environments.

6.8 The Townscape and Visual Impact Assessment will be supported by Accurate Visual Representation (AVRs) consisting of rendered and wireline images of the Proposed Development superimposed onto baseline photographs, which are accurately surveyed from selected viewpoints. Technical Note 06/19 Visual Representation of Development Proposals will be used to inform the methods for production of visualisations, but a Type 4 Photomontage / Photowire (Survey/ Scale Verifiable) is deemed an appropriate level of visualization in these circumstances. The methodology for the type of visualization used is attached to this scoping report as Appendix 10b.

Wind (GIA)

Consultation & Available Information, & Baseline Conditions

Consultation

6.9 There are no specialists within MCC or other statutory consultees relevant to the area of wind. As such, no consultation has been undertaken.

Completed Background Studies

6.10 No site specific baseline wind microclimate data has been undertaken yet.

Baseline Conditions

6.11 Winds for the Manchester area are predominantly from the south, with a secondary peak from the north-west west during spring and summer. Winds are typically stronger in the winter season, and lighter throughout the summer. Wind roses per season for the Manchester area have been created from data attained from Manchester airports over a period of 30 years. These wind roses provide the frequency of occurrence and magnitude of winds from all directions within the 30-year period.

Scope of Assessment

Identification of Effect/s which are Likely to be Significant

Effect	Receptor	Applicable Development Phase (C / O)
Wind safety risk due to strong winds	All locations which are accessible to pedestrians or cyclists either on Site or in the immediate surrounding area	C & O
Changes to suitability of pedestrian wind comfort levels	Existing thoroughfares and roadways	C & O
Changes to suitability of pedestrian wind comfort levels	Existing transit stops (bus stops on Deansgate)	C & O
Changes to suitability of pedestrian wind comfort levels	Existing off-site entrances	C & O
Changes to suitability of pedestrian wind comfort levels	Existing external amenity spaces (ground floor spill out seating or public realm, roof terraces, balconies).	
Suitability of pedestrian wind comfort levels	Entrances to the Proposed Development	O

Suitability of pedestrian wind comfort levels	External Amenity Spaces (ground floor spill out seating or public realm, roof terraces, balconies) which are introduced by the Proposed Development.	O

Assessment Methodology for Likely Significant Effects

Baseline Conditions

6.12 Winds for the Manchester area are predominantly from the south, with a secondary peak from the north-west west during spring and summer. Winds are typically stronger in the winter season, and lighter throughout the summer. Wind roses per season for the Manchester area have been created from data attained from Manchester airports over a period of 30 years. These wind roses provide the frequency of occurrence and magnitude of winds from all directions within the 30-year period.

Baseline Data

6.13 To understand and quantify the baseline conditions at the Site, a full-scale digital model will be constructed reflecting the existing built form of the Site and the surrounding area (400m radius from the centre of the Site, in accordance with industry best practice). This full-scale digital model will be tested in high resolution Computational Fluid Dynamics (CFD) to allow the baseline wind microclimate conditions to be quantified.

6.14 The baseline results from CFD 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 in CFD will be conducted in the absence of any existing hard or soft landscaping, in order to provide a conservative result.

Scope of Assessment

Assessment Methodology

6.15 The assessment of the wind microclimate will be based on the results from a series of tests on full-scale digital models using CFD to provide a detailed assessment.

6.16 The results of the CFD testing will be combined with historical wind data from Manchester International Airport, and benchmarked against the Lawson Comfort Criteria to assess the suitability of the conditions and the likely effect at particular locations, both within and off-site. Both comfort conditions which are not suitable for the intended use and strong winds (exceedances of 15m/s for more than 0.025% of the year, approximately 2 hours, which could pose a safety risk) will be assessed, presented and discussed within the report.

6.17 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 additional rounds of CFD studies. Following mitigation, the scale of any residual effects will be identified.

Daylight, Sunlight and Overshadowing (GIA)

Consultation

6.18 There are no daylight, sunlight and overshadowing specialists within MCC or other statutory consultees relevant to the discipline. As such, no technical consultation has been undertaken. Discussions on daylight, sunlight and overshadowing may, however, form part of any pre-application process with MCC.

Completed Background Studies

6.19 None at the point of this Scoping Input.

Baseline Conditions

6.20 The scope of residential properties (the daylight and sunlight sensitive receptors) and the areas of outdoor amenity space (the overshadowing sensitive receptors) that will be assessed has been determined through professional judgement, considering their orientation and proximity to the Site.

6.21 The baseline conditions are the levels of daylight, sunlight and overshadowing that are experienced by the sensitive receptors with the Site developed as it is currently (2025). If the Proposed Development did not come forward, the baseline conditions would not change unless other developments were demolished/constructed in the proximate area.

Scope of Assessment

Identification of Effect/s which are Not Significant

Effect	*Receptor*	*Construction/Operation*	*Discussion*
Impact on Overshadowing	All	Construction/Operation	As the only sufficiently proximate area of outdoor amenity space is located to the south of the Site, overshadowing assessments are, due to the trajectory of the sun in the northern hemisphere, not material for consideration.
Reduced daylight and sunlight amenity	All	Construction	Owing to the evolving and changing nature of construction activities, the assessment of potential effects during construction of the Proposed Development on daylight and sunlight to the surrounding sensitive receptors will not be modelled. Since the potential daylight and sunlight effects relating to construction works will vary throughout the construction programme and gradually increase to the potential effects identified for the completed Proposed Development, the interim construction effects will not be assessed quantitatively as it is considered that the completed Proposed Development represents the worst-case assessment in terms of likely daylight and sunlight.

			Therefore, reduced daylight and sunlight amenity within the surrounding sensitive receptors during the demolition and construction phases is not considered to be significant (or if it is, only on parity with the completed Proposed Development) and will not be considered further in the EIA or reported in the ES.

Identification of Effect/s which are Likely to be Significant

Effect	*Receptor*	*Construction/Operation*
Reduction in daylight amenity	Century Building Edge Apartments	Operation
Reduction in sunlight amenity	Century Building Edge Apartments	Operation

Assessment Methodology for Likely Significant Effects

Method of Assessment

6.22 The scope of works will focus on the nearest daylight and sunlight sensitive receptors. These have been determined in line with the reasonable expectation of daylight and sunlight as per the BRE Guidelines, which is the industry standard upon which all daylight and sunlight assessments are based.

6.23 The BRE Guidelines consider that residential properties have the highest requirement for daylight and sunlight. As such, daylight and sunlight effects to commercial buildings surrounding the Site, or residential buildings which are not in sufficient proximity to the Site, are not considered to be significant and will not be considered further in the EIA or reported in the ES.

6.24 The baseline 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.

6.25 In line with the BRE Guidelines, both the Vertical Sky Component (VSC) and No Sky Line (NSL) baseline assessments will be undertaken for the identified sensitive receptors to determine the baseline levels of daylight amenity.

6.26 The baseline sunlight amenity to the identified sensitive 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 located within 90 degrees of due south.

6.27 In accordance with the BRE Guidelines, the same assessments used to establish the baseline levels of daylight and sunlight will be used to assess the daylight and sunlight levels with the Proposed Development in place. The baseline and proposed levels will then be compared in order to determine the magnitude of change and the significance of any daylight and sunlight effects.

6.28 The following table provides a summary of the criteria set out within the BRE Guidelines for daylight, sunlight and overshadowing.

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%.

6.29 Appendix F of the BRE Guidelines: 'Setting alternative target values for skylight and sunlight access' states that the above "values are purely advisory and different targets may be used based on the special requirements of the proposed development or its location." The alternate target values derived from the following alternate assessments will, therefore, also be considered:-

6.30 The effect of the Proposed Development compared to a mirror massing baseline of a sensitive receptor (paragraph F5); and

6.31 The effect of the Proposed Development based on the hypothetical removal of the balconies/overhangs of a sensitive receptor (paragraph 2.2.13)

6.32 Appendix H of the BRE Guidelines: 'Environmental Impact Assessment' supports the use of the above alternate assessments by stating the following at paragraph H6: -

"*Factors tending towards a minor adverse impact include…there are particular reasons why an alternative, less stringent, guideline should be applied, for example an overhang above the window or a window standing unusually close to the boundary*."

6.33 The assessment of likely significant effects to the surrounding sensitive receptors will be determined in accordance with the BRE Guidelines, the standard methodology as set out in Section 2 of the Scoping Report' and professional judgment.

Climate Change (CWC)

Consultation & Available Information, & Baseline Conditions

Consultation

6.34 No consultation has been undertaken to date or will be carried out for the purposes of the assessment, beyond that carried out through EIA Screening and Scoping. There are not considered to be any relevant consultees within MCC with the appropriate skillset to consult on Climate Change.

Completed Background Studies

6.35 No background/baseline studies or surveys have been undertaken to date.

Scope of Assessment

Identification of Effect/s which are Not Significant.

Effect	*Receptor*	*Construction / Operation*
GHG emissions from small, temporary plant or site cabins	*Global climate system*	*Construction*
Influence of the building on local or regional weather patterns	*Local climate*	*Operation*

Identification of Effect/s which are Likely to be Significant

Effect	*Receptor*	*Construction / Operation*
GHG emissions from construction	*Global climate system*	*Construction*
Embodied carbon in materials	***Global climate system***	***Construction***
Operational energy related GHGs	***Building users***	***Operation***
Climate-related overheating risks	***Building occupants***	***Operation***
Water stress and demand	***Building systems***	***Operation***
End-of-life demolition emissions	***Global climate system***	***End of Life***

Assessment Methodology for Likely Significant Effects

Method of Assessment

6.36 The climate change (and resilience to) assessment will:

- Evaluate the significance of greenhouse gas (GHG) emissions associated with the Proposed Development, including construction, operation and end-of-life phases, in line with IEMA (2022) guidance.
- Assess the vulnerability and resilience of the Proposed Development to future climate conditions including overheating, flooding, and water stress, following IEMA (2020) guidance.

6.37 The assessment will inform mitigation and adaptation measures to minimise emissions and improve long-term climate resilience, and carried out in accordance with the following key guidance documents:

- IEMA (2020) – Environmental Impact Assessment Guide to Climate Change Resilience & Adaptation
- IEMA (2022) – Assessing Greenhouse Gas Emissions and Evaluating their Significance (2nd Edition)
- RICS (2023) – Whole Life Carbon Assessment for the Built Environment (assessment to be submitted for the development within the main application)

- BS EN 15978:2011 – Sustainability of Construction Works – Environmental Performance Assessment of Buildings
- UK Green Building Council (UKGBC) (2017–2021) – Net Zero Carbon Framework
- RIBA (2021) – 2030 Climate Challenge
- BREEAM UK New Construction (2024)
- GMCA Net Zero Guidance (2025)
- Manchester Local Plan (consisting of the following:
    - Places for Everyone" Joint Development Plan (2022–2039)
    - Manchester Core Strategy (and 2024 Addendum)

6.38 The following tools have been used to assess the scheme:

- IMPACT Compliant Life Cycle Assessment Software – To determine the schemes embodied carbon.
- PART L Building Regulations (SBEM) calculation - To determine the schemes regulated operational carbon emissions.
- CIBSE TM54 Operational Energy Assessment – To determine the schemes unregulated operational carbon emissions.
- RICS WLCA Methodology - To determine carbon footprint across the development's lifetime.
- BREEAM New Construction, Pre Assessment - Including for the implementation of the following credits:
    - WST 01 Construction Waste Management
    - ENE 01 Operational Energy
    - ENE 04 Passive Desing Analysis
    - ENE 04 Low Carbon Design Assessment
    - WST 03 Operational Waste
    - WAT01 Water Consumption
    - WAT02 Water Monitoring
    - WAT03 Water Leak Detection
    - WAT04 Water Efficient Equipment
    - HEA 04 Thermal Comfort

- WST 05 Adaptation to climate change
- WST 06 Adaptability and deconstruction

Significance Criteria Assessment

6.39 The standard EIA matrix for determining significance based on receptor sensitivity and magnitude of change is not applicable to climate change, as greenhouse gas emissions impact the global climate and cannot be meaningfully assigned a localised sensitivity value.

6.40 Instead, this assessment will follow IEMA's 2022 GHG Significance Framework, which defines significance in terms of a project's relative contribution to a 1.5°C-aligned transition pathway. The approach considers:

- The absolute emissions (tCO_2e) over the project life cycle;
- The mitigation measures incorporated into the design;
- The project's alignment with net zero trajectories or carbon budgets (e.g. national or sectoral);
- Whether emissions are minimised "as far as reasonably practicable."

6.41 For the climate change resilience and adaptation assessment, significance will be determined through qualitative professional judgment, informed by:

- UKCP18 climate projections,
- Identified vulnerabilities in the project design,
- And the scale and likelihood of future climate hazards (e.g. overheating, flood risk, water scarcity).

6.42 Where relevant, significance will be discussed in terms of potential disruption to building users, infrastructure, or service delivery, but not using a numeric matrix.

Built Heritage (SLHA)

Consultation & Available Information, & Baseline Conditions

Consultation

6.43 Extensive consultation has been undertaken with the Local Planning Authority and Historic England, as part of pre-application engagement. In particular, the Applicant has secured a Certificate of Immunity from Listing for both buildings that followed the submission of detailed options and viability testing, which was independently reviewed and confirmed by both stakeholders.

Completed Background Studies

6.1 None at the point of this Scoping Input.

Scope of Assessment

Identification of Effect/s which are Not Significant

Effect	*Receptor*	*Construction/ Operation*	*Discussion*
Neutral (no effect)	Listed Buildings Nos. 2-4, 6-8, 10-15, 17-30, 32, 34-52, 54-56 in Figure 1 – Appendix 11	-	Whilst the listed buildings fall within the 300m study area, they have been scoped out from further assessment based on the data produced by the Zone of Visual Influence Studies (ZVI) (Appendix 10a), which has indicated the Proposed Development will not give rise to any visual impact upon the setting of this heritage asset.
Negligible	Victoria Bridge (no. 1 Figure 1) – Appendix 11	Both	Only indirect impact anticipated to the setting of the asset. Degree of indirect impact anticipated to be negligible (adverse) impact. Adverse impact may be mitigated by positive design (operational phase).
Negligible	St Mary's Parsonage (no.5 Figure 1) – Appendix 11	Both	Only indirect impact anticipated to the setting of the asset. Degree of indirect impact anticipated to be negligible (adverse) impact. Adverse impact may be mitigated by positive design (operational phase).
Negligible	Blackfriars Bridge (no.31 Figure 1) – Appendix 11	Both	Only indirect impact anticipated to the setting of the asset. Degree of indirect impact anticipated to be negligible (adverse) impact. Adverse impact may be mitigated by positive design (operational phase).
Negligible	98-116 Deansgate (no.33 Figure 1) – Appendix 11	Both	Only indirect impact anticipated to the setting of the asset. Degree of indirect impact anticipated to be negligible (adverse) impact. Adverse impact may be mitigated by positive design (operational phase).
Negligible	31-33 King St West (no.53 Figure 1) – Appendix 11	Both	Only indirect impact anticipated to the setting of the asset. Degree of indirect impact anticipated to be negligible (adverse) impact. Adverse impact may be mitigated by positive design (operational phase).

Effect	*Receptor*	*Construction/ Operation*	*Discussion*
Minor – to - Moderate	Century Buildings (no.9 Figure 1) – Appendix 11	Both	Only indirect impact anticipated to the setting of the asset. Degree of indirect impact anticipated to range from minor-to-moderate (adverse) impact. Adverse impact may be mitigated by positive design (operational phase).
Minor – to - Moderate	Arkwright House (no. 16 Figure 1) – Appendix 11	Both	Only indirect impact anticipated to the setting of the asset. Degree of indirect impact anticipated to range from minor-to-moderate (adverse) impact. Adverse impact may be mitigated by positive design (operational phase).

Identification of Effect/s which are Likely to be Significant

Effect	*Receptor*	*Construction/ Operation*
Moderate	One North Parade (Non-designated heritage asset)	Construction
Moderate	5 Parsonage (Non-designated heritage asset)	Construction
Moderate	Parsonage Gardens Conservation Area	Both

Assessment Methodology for Likely Significant Effects

Method of Assessment

6.2 A Heritage Statement will be prepared to support the Built Heritage Chapter (forming a technical appendix) and accompany the Planning Application. The Heritage Statement will provide a detailed and robust baseline assessment of the identified heritage assets surrounding the Site, considering their significance and to what extent their setting contributes to an appreciation of this. This information will be summarised in the ES Chapter.

6.3 A study area of 300m from the Site boundary has been determined as being appropriate for the consideration of potential significant effects of the Proposed Development on the setting of heritage assets in the local area. The determination of the study area has been based on an understanding of the existing nature of the Site and its surroundings, heritage sensitivities in the locality of the Site, the form and character of the proposed development, a Zone of Theoretical Visibility, and has been further informed by professional judgement and experience in similar assessments.

6.4 The built heritage chapter will identify and evaluate the nature and likelihood of the impacts of the Proposed Development, both permanent and temporary, in both the short term and long term, on built heritage receptors against clearly defined criteria

6.5 The assessment methodology for Built Heritage is a synthesis of established guidance, best practice and professional judgement. The assessment of effects of the proposed development

have been undertaken in accordance with an adapted form of the methodology set out in the ICOMOS Guidance on 'Heritage Impact Assessments' (January 2011), in which the value of heritage attributes is assessed in relation to statutory designations.

6.6 The relative 'value' and importance attributed to the identified heritage assets largely coincides with their national status. In line with ICOMOS terminology, Grade I buildings are considered to be of very high significance; Grade II* of high significance; and Grade II of medium heritage significance. The value of Conservation Areas is informed by the quality and significance of the built form within them and may be influenced by the status of listed and locally listed buildings which make up the designated area.

6.7 The receptor (which for the purposes of this assessment are 'heritage assets') which has the potential to be affected by the Proposed Development is ascribed a value and subsequently the impact of the Proposed Development on them is assessed in order to determine the significance of the effect.

6.8 The following Historic England guidance will be utilised:

- Historic England's Conservation Principles, Policies and Guidance (2008);
- Historic England's Good Practice Advice Note 3: The Setting of Heritage Assets (2017);
- Historic England (2019). Understanding Place: Conservation Area Designation, Appraisal and Management.
- Historic England. Advice Note 4: Tall Building Guidance (2022); and

6.9 In order to assess the potential magnitude and significance of effect of the visual impact of the Proposed Development, the following criteria is considered:

- The sensitivity and proximity of receptors (i.e. heritage assets);
- The nature of the existing views;
- The degree of change to existing views and the visibility of the Proposed Development; and
- The availability and amenity of alternative views.

6.10 The assessment section of the Chapter will:

- Describe the potential impacts to the heritage assets as a result of the Proposed Development; and
- Outline suitable mitigation measures to deal with the potential effects of the Proposed Development on heritage assets.

6.11 Significant effects in EIA terms relate to effects categorised as Moderate, Moderate-Major, or Major. Any effects categorised below this – Minor-Moderate, Minor, Negligible, or None – are considered to be Not Significant.

6.12 The assessment will use the following methodology:

Table 6.3: Criteria for determining the magnitude of impact – built heritage.

Magnitude of Impact	Criteria for Assessing impact
Major beneficial	The development considerably enhances the heritage values of the heritage assets, or the ability to appreciate those values.
Moderate beneficial	The development enhances to a clearly discernible extent the heritage values of the heritage assets, or the ability to appreciate those values.
Minor beneficial	The development enhances to a minor extent the heritage values of the heritage assets, or the ability to appreciate those values.
Negligible beneficial	The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.
Neutral	This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be imperceptible or appropriately balanced
Negligible adverse	The development would not diminish the value of the heritage assets' significant physical fabric, their settings or significance to any appreciable degree.
Minor adverse	The development erodes to a minor extent the heritage values of the heritage assets, or the ability to appreciate those values.
Moderate adverse	The development erodes to a clearly discernible extent the heritage values of the heritage assets, or the ability to appreciate those values.
Major adverse	The development severely erodes the heritage values of the heritage assets, or the ability to appreciate those values.

Table 6.4: Significance Criteria for determining the value of heritage assets

Significance / Sensitivity	Definition of receptor
Very High	• Grade I listed buildings / Grade I registered parks and gardens • World Heritage Sites
High	• Grade I and Grade II* listed buildings. • Other buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. • Conservation Areas containing very important buildings.
Medium	• Grade II listed buildings. • Historic buildings that can be shown to have exceptional qualities in their fabric or historical associations. • Conservation areas containing buildings that contribute significantly to its historic character.
Low	• Locally listed buildings. • Historic buildings of modest quality in their fabric or historical association.
Negligible	• Recorded on the HER in record form or as 'Find Sites'

Significance / Sensitivity	Definition of receptor
	• buildings, structures, or designed landscape features, which detract from the architectural design, historic, communal, or townscape interest of the principal heritage asset.
Unknown / none	• Buildings/sites where the potential importance interest requires determination • Or sites determined to be of no heritage interest

6.13 In summary, the Standard Methodology for Assessing Magnitude of Change (Table 4.2) and for Determining Sensitivity (Table 4.3) are not applicable for built heritage. The Standard Effect Significance Matrix (Chapter 4, Table 4.4) is applicable for to assess for built heritage.

Human Health

Consultation & Available Information, & Baseline Conditions

Consultation

6.14 No consultation has been undertaken to inform this chapter.

Completed Background Studies

6.15 None at the point of this Scoping Input.

Scope of Assessment

Identification of Effect/s which are Not Significant.

Effect	*Receptor*	*Construction/Operation*	*Discussion*
Human Health – air quality, traffic, noise & vibration, safety	Workers & nearby residents, visitors Workers & Visitors	Construction Operation	Potential air quality/dust, noise & vibration, safety will be mitigated during demolition & construction through a CEMP. The Site is in a city centre location that is highly accessible by sustainable transport such that air quality & noise effects are likely to be Not Significant.
Human Health – socio-economics including housing, economy, health services	Workers	Operation	No residential proposed; effects on employment & economy likely to be Not Significant; workers likely to use health facilities near their homes & thus, no significant effects on local facilities.
Human Health – water resources including flood risk	Workers	Operation	The Site is within Flood Zone 1 – low risk of flooding
Human Health – risk from ground	Workers	Construction	The existing building will be demolished, and any risks associated with ground conditions will be managed through a CEMP and carrying out

conditions & contamination		Operation	any recommendations within the phase II geo-environmental assessment. Risks will be avoided through design of new building & development of the Site.

Identification of Effect/s which are likely to be significant

Effect	*Receptor*	*Construction/Operation*
Townscape & Visual Impacts – Health & Wellbeing	Workers, nearby workers, residents & visitors	Construction & Operation
Heritage – Health & Wellbeing	Workers, nearby workers, residents & visitors	Construction & Operation
Climate Change – Health & Wellbeing	Workers, nearby workers, residents & visitors	Operation
Daylight, Sunlight, Overshadowing & Wind Microclimate – Health & Wellbeing	Workers, nearby workers, residents & visitors	Operation
Overall Health & Wellbeing, including local services/facilities, open/green space	Workers, nearby workers, residents & visitors	Operation

Assessment Methodology for Likely Significant Effects

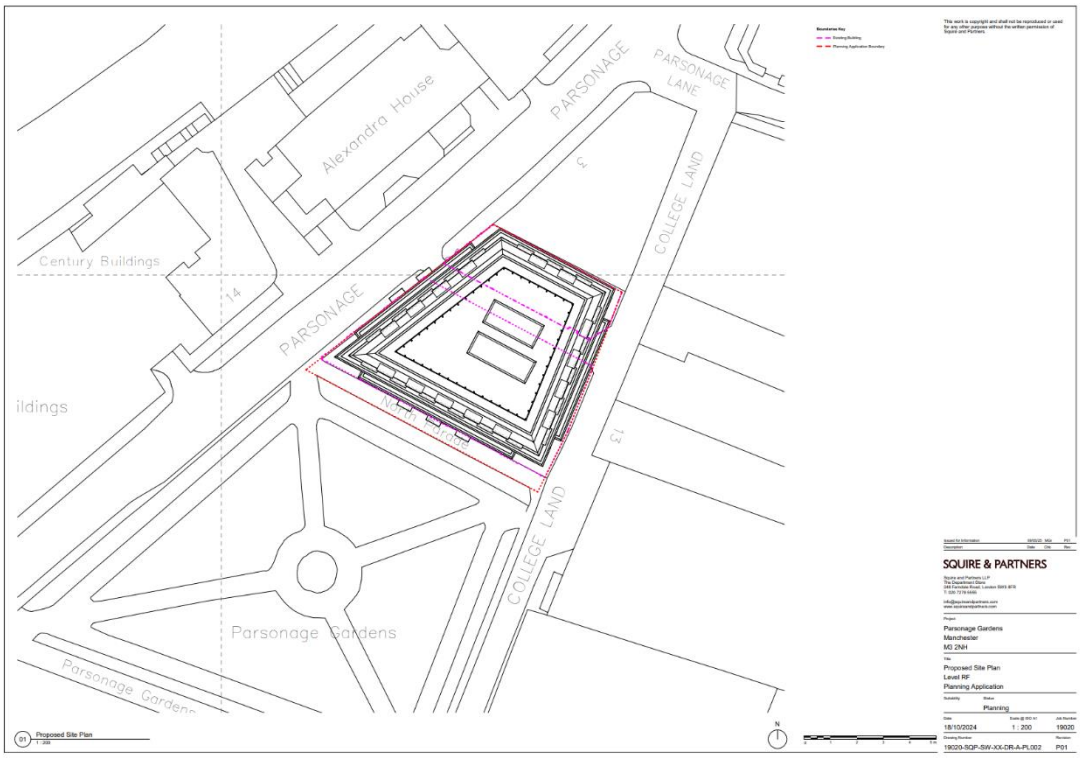
Method of Assessment

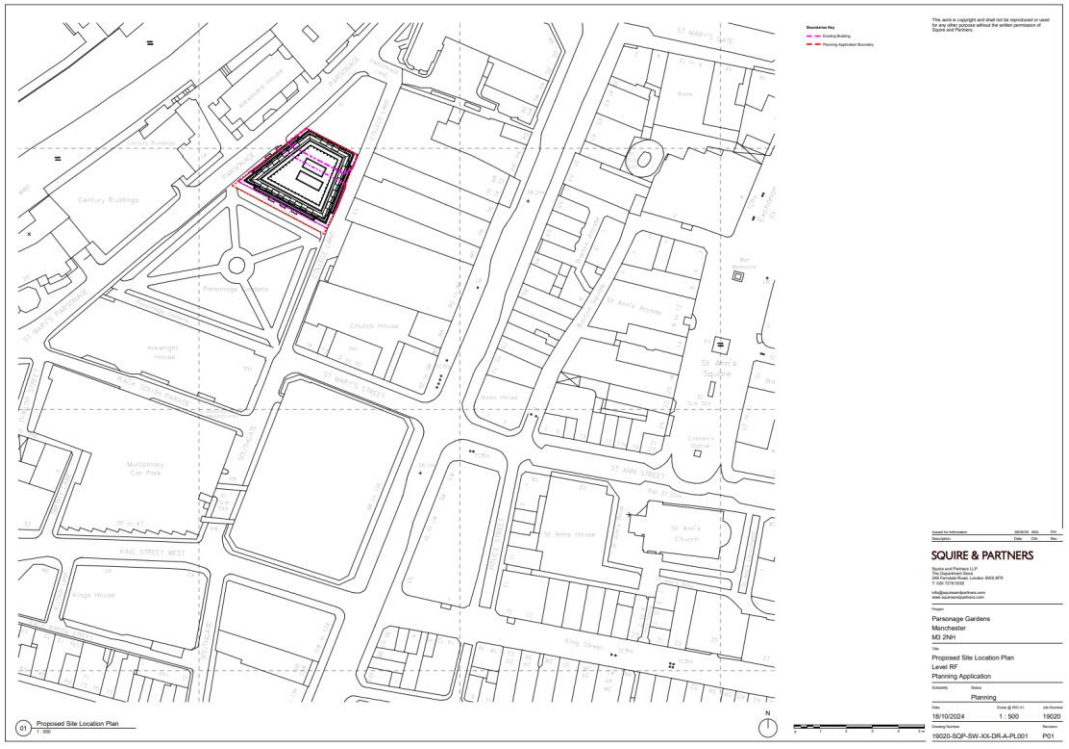
6.16 There is no standard methodology for assessing health in EIA. The complexities of investigating health impacts are recognised, for example, by Public Health England (PHE, 2017) with their Wider Determinants of Health tool that details the multiple determinants for health and the need for cross-sectoral understanding. The EIA professional body (IEMA, 2020) published guidance on effective scoping and assessment of human health in EIA. This includes five categories for the wider determinants of health – Health related Behaviours; Social Environment; Economic Environment; Biophysical Environment; and Institutional & Built Environment. Eleven themes are identified by the Healthy Urban Development Unit HIA Tool (2019). This tool aligns with the wider determinants of health listed in the IEMA guidance and better correlates with proposed developments in a city centre context.

6.17 The overall approach to human health assessment will be to consider the summary findings of each relevant technical topic – townscape and visual impacts; heritage; sunlight, daylight & overshadowing; wind microclimate; climate change - and align these with their interconnectedness into the themes for healthy urban planning and taking into account the relevant broad determinants of health. Different study areas will be used for the assessment of individual human health impacts, according to each relevant technical topic. The baseline health will be considered with regard to ONS data and Ward level data including as reported in the Manchester Intelligence Hub. Overall, the approach will present the findings clearly within a separate chapter to demonstrate that human health has been addressed.

Appendices

Appendix 1 - Site Location Plans





Appendix 2 - Committed Developments

Based on a radius of 500 m from the Site.

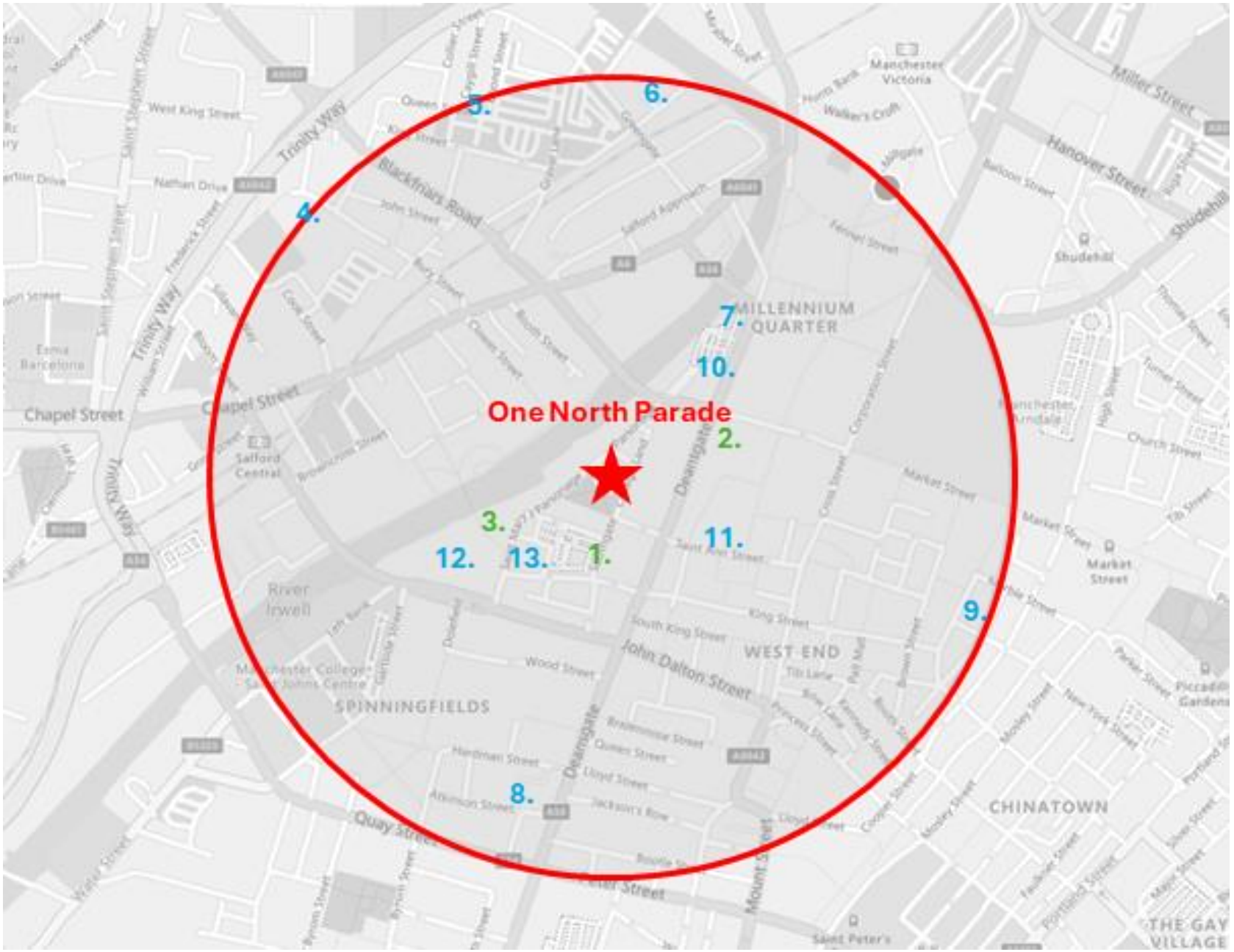
ID	Name	LPA PP Ref.	Description of Development	Distance from Site
Baseline				
1.	Kendals & Fraser	MCC PP Ref.: 129251/FO/2021	*Change of use of upper floors and erection of three storey rooftop extension, including plant level, to Kendal Milne building to provide offices on floors 1-9 (Use Class E), together with change of use of ground, lower ground and basement levels of Kendal Milne building to flexible commercial spaces (Use Class E, F2 and /or Sui Generis (Drinking Establishments) and associated elevational alterations and works; Demolition of adjacent Fraser Building and link bridges and erection of 14 storey office building (Use Class E), including plant level, together with associated amenity space and ground and basement floor flexible commercial units (Use Class E, F2 and / or Sui Generis (Drinking Establishments)) and basement areas for cycle storage and plant; Highways landscaping and public realm works, engineering and infrastructure works and other associated works*	130m (to the south)
2.	39 Deansgate	MCC PP Ref: 126328/FO/2020 (Application refused 28/01/21) 131314/FO/2021 (Application approved 21/01/22) 137578/NMC/2023 (Application approved 17/08/23)	*Application Ref. 131314/FO/2021:* *Erection of a 17 storey building comprising office use (Use Class E(g)(i)) and flexible ground floor commercial units (Use Classes E(a),(b),(c) and sui generis 'drinking establishment'), new electricity sub-station, basement cycle parking and rooftop plant enclosure, together with access, servicing and associated works following demolition of the existing building*	*120m (to the north-west)*

3.	Alberton House	MCC PP Ref: 134287/FO/2022 (Application Approved 10/11/22) 141940/JO/2025 (Application Approved 17/04/2025)	**Application Ref. 134287/FO/2022:** *Demolition of existing building and erection of a 19 storey (ground including mezzanine, plus 18) building above basement level to form a mixed use office development with ancillary office amenity including gym for use by office occupiers, (Use Class E(g(i)) flexible commercial floorspace at ground floor and mezzanine (Use Class E (a), (b), (c) and/ or drinking establishment Sui Generis), flexible office floorspace (Use Class E(g(i)) at Levels 1-16, and two floors of wellness centre (Sui Generis) at Levels 17 and 18 including ancillary food and beverage (Use Class E (a), (b), (g(i)) and/ or drinking establishment Sui Generis), cycle parking, landscaping, highways and other associated works.* **Application Ref. 141940/JO/2025:** *Variation of planning permission 134287/FO/2022 to introduce a phasing condition to allow the development to be delivered in two phases, a temporary landscaping condition and to amend the trigger point in conditions 3 (a and b) (Materials), 4 (Demolition), 6(a) (Contaminated Land), 7 (CMP), 8 (Archaeology), 9 (Landscaping and Highways),13 (SUDS), 23(a) (LLA), 40 (a) (UXB) to reflect the phased permission and removal of conditions 46 (Lighting) and 49 (Gym Restriction) (due to duplication with conditions 45 and 48)*	160m (to the south-west)
Cumulative				
4.	Audacious Church Extension, Trinity Way	SCC PP Ref: 21/77363/FUL (Approved 02/0821 and CD Application for CEMP also approved 01/08/24)	*Erection of a 5 storey extension to the south west and a 2 storey extension to the north east of the of the existing steel portal frame building to provide new and enhanced facilities for the Church (Use Class F.1), together with the construction of a multi-storey (7 storeys) car park with associated access and landscaping.*	500m (to the north-west)
5.	Parkside | Land bounded by Greengate, Collier Street, Queen and King Street and Gravel Lane	SCC PP Ref: 19/74465/HYBEIA (Approved 05/03/20) 21/78473/HYBEIA (Approved 02/03/20) 21/78474/REM (Approved 16/12/21)	**Application Ref. 19/74465/HYBEIA:** *Hybrid planning application for demolition of existing buildings on the site and comprehensive redevelopment to create between 1,407 and 1,521 dwellings, comprising of:* *(a) Phase 1 (submitted in full with no matters reserved) for development of a 50-storey residential building; commercial floor-space (Use Classes A1, A2, A3, A4, A5, B1, D1 and D2); new public park; highways and public realm improvements and other associated works; and,*	480m (to the north)

		21/78806/NMA (Approved 10/02/22) 22/80871/NMA (Approved 28/02/23) 22/80890/REM (Approved 02/03/23) 23/81613/NMA (Approved 05/05/23) 23/82039/NMA (Approved 25/07/23)	*(b) Phases 2 and 3 (submitted in outline with all matters reserved) for the development of two residential buildings up to 42 storeys in height; commercial floor-space (Use Classes A1, A2, A3, A4, A5, B1, D1 and D2); new highways; a public square; public realm improvements and other associated works.* *(EIA development, accompanied by Environmental Statement)* Application Ref. 21/78474/REM: *Application for approval of Reserved Matters (Access, Appearance, Landscaping, Layout and Scale) pursuant to Outline Planning Permission 21/78473/HYBEIA for Plot C, comprising the demolition of existing buildings and a residential-led development of a 42-storey (plus ground) building containing 444 apartments together with associated residents' amenities, ground floor commercial floorspace, basement parking, public realm improvements including the delivery of Boulevard West, Collier Square and Collier Street, and other associated infrastructure works. (EIA Development Application accompanied by an Environmental Statement Addendum)* Application Ref. 22/80890/REM: *Application for approval of Reserved Matters (Access, Appearance, Landscaping, Layout and Scale) pursuant to Outline Planning Permission 21/78473/HYBEIA for Plot FG (Phase 3), comprising the demolition of existing buildings and a residential-led development of a 40-storey (plus ground) building containing 518 apartments together with associated residents' amenities, ground floor commercial floorspace, basement parking, public realm improvements including the delivery of parts of Boulevard West and Collier Square, and improvements to Queen Street and Collier Street, and other associated infrastructure works. (EIA application accompanied by an Environmental Statement Addendum - Application 21/78473/HYBEIA was accompanied by an Environmental Statement)*	
6.	Enclave | Land at Gordon Street and Adjacent Railway Arches	SCC PP Ref: 23/82208/FUL (Approved 05/09/24)	*Demolition of existing lean-to building adjacent to railway arches 6-8 and erection of a 42-storey building, including basement and rooftop plant levels, comprising 568 co-living units with associated amenity, management and back of house space, plant rooms, accessible roof terraces, with ancillary facilities comprising amenity space, sporting facilities and waste storage in arches 1-3, and associated landscaping and engineering works*	460m (to the North)

7.	One Cathedral Square | Land at Deansgate/Victoria Bridge Street	MCC PP Ref: 132088/FO/2021 (Approved 28/02/23) 132508/LO/2021 (Approved: 28/02/23) 141175/JO/2024 (Awaiting Decision)	Application Ref. 132088/FO/2021: *Erection of a part ground and 26 storey, part ground and 13 storey building to form 300 no. residential apartments (Class C3) and ground floor retail/ leisure floorspace (Class E/ Sui Generis (drinking establishments), together with private amenity space for residents (gym, cinema room and external terraces), new public realm to include riverside walkway and leisure/ food and beverage space (Class E/ Sui Generis (drinking establishments/ drinking establishments with food provision/ hot food takeaways), new landscaping, parking (36 spaces level -1), 300 cycle parking spaces, servicing, supporting infrastructure and associated works.*	200m (to the north-east)
8.	Moxy Hotel | 8 Atkinson Street	MCC PP Ref: 141460/FO/2024 (Approved 20/02/25)	*Erection of a 3-storey rooftop extension to the existing 9-storey hotel building, external facade alterations, and other associated works.*	417m (to the south)
9.	1-3 York Street	MCC PP Ref: 134736/FO/2022 (Approved 28/03/24)	*Change of use of mezzanine first, second and third floors from offices to hotel (Use Class C1) with associated internal alterations to front entrance, and new lift shaft to rear.*	481m (to the east)
10.	Premier House Blackfriars Street Manchester M3 2EQ	MCC PP. Ref: 130935/FO/2021 (Approved: 13/10/21) [Application now superseded] 134640/FO/2022 (Approved27/01/23) 138415/NMC/2023 (Approved 22/11/23)	*Erection of 5-storey building comprising new office space (Use Class E) (floors 1-4) with ground floor reception area and commercial units x 4 (retail/ food and beverage floorspace (Class E/ Sui Generis Drinking Establishment Use), supporting infrastructure and ancillary facilities including changing and shower facilities, refuse store, plant areas, cycle store and other ancillary facilities within lower ground floor, new rooftop amenity space for use of occupiers of floors 1-4, new roof top plant, new public realm and landscaping, new escape stair to car park below and amendments to existing servicing arrangements including new service yard entrance, following demolition of the existing structure with the exception of structural elements that tie in with the Renaissance Hotel*	160m (to the North-East)
11.	The Equitable Building 28 St Ann's Square	MCC PP Ref: 141995/FO/2025 (Awaiting Decision)	*Change of use of second and third floors from commercial use (Use Class E) to 12no residential apartments (Use Class C3), creation of external bin store and cycle store, and other associated external works including demolition, building alterations and window replacement.*	150m (to the south-east)
12.	Albert Bridge House Bridge Street Manchester M3 5AH	MCC PP Ref: 135834/FO/2022 (Awaiting Decision)	*Creation of a mixed use development comprising two separate components in the form of an office building of up to 19 storeys with ground floor commercial, leisure, food and drink uses (All Use Class E (g)) and/ or drinking establishment (Sui Generis), and, a residential building up to 45 storeys (Use Class C3a) with additional roof top plant, basement car parking, cycle parking,*	200m (to the south-west

			landscaping and public realm, servicing and access arrangements, highway alterations and other associated works following demolition of the existing building complex	
13.	Reedham House	MCC PP Ref: 135028/FO/2022 (Approved 08/09/2023)	*Erection of 14 storey building and the refurbishment of the existing buildings at 3 Smithy Lane and Carriage Works on Garden Lane / St Mary's Parsonage with ground floor extension to form office accommodation (Class E) with front of house and commercial floorspace at ground floor (Class E) with associated landscaping and other works following demolition of existing buildings at 27-29 King Street West and 31-33 King Street West and link bridge from Carriage Works on Garden Lane / St Mary's Parsonage to 3 St Mary's Parsonage*	150m (to the south-west)


One North Parade
1.
2.
3.
4.
5.
6.
7.
8.
9.
10.
11.
12.
13.
MILLENNIUM QUARTER
WEST END
SPINNINGFIELDS
CHINATOWN
Chapel Street
Trinity Way
Blackfriars Road
Deansgate
John Dalton Street
Quay Street
River Irwell
Market Street
Shudehill
Manchester Victoria
Salford Central

Appendix 3(a) – Limitations and Assumptions

CDiscipline	Limitations and Assumptions
Townscape and Visual Impact	• Views will be assessed in the spring and summer months when foliage is likely to be at its maximum. In terms of visibility therefore this represents a best case scenario in certain views. Wherever possible views will be sought which exclude foliage. In addition the AVRs are only an instrument of the assessment as a whole. Site visit plays an equally important part.
Wind	• 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, during the construction process, wind conditions will gradually change from the Baseline Conditions to the conditions for the Completed Proposed Development. • It is assumed that on-site activity during demolition and construction will be able to withstand a higher category of pedestrian comfort level that for the Completed Proposed Development. • It is assumed that site hoardings would be in place throughout the demolition and construction phase and would not be removed until the Proposed Development is operational and any neccessary mitigaiton measures are installed.
Daylight, Sunlight and Overshadowing	• Where actual room layouts were available on the planning portal, these have been considered in regard to the modelling of the internal layouts/types within the existing surrounding properties. • Floor levels have been assumed for adjoining properties assessed, where access has not been obtained. This dictates the level of the working plane which is relevant for the NSL assessments.
Climate Change	The overarching approach for identifying, evaluating, and reporting climate-related impacts is considered robust and proportionate. It aligns with current best practices and regulatory expectations. The assessment will be desk-based, relying on professional judgment and a thorough review of published data, climate projections, and relevant policy guidance. No significant methodological limitations are anticipated in the delivery of this assessment. The assessment will apply methodologies outlined in:

CDiscipline	Limitations and Assumptions
	• IEMA (2020) Climate Change Resilience & Adaptation • IEMA (2022) Greenhouse Gas Significance Framework • RICS (2023) Whole Life Carbon Assessment for the Built Environment • CIBSE TM54 (2022) for operational energy analysis
Built Heritage	• Survey of the identified heritage assets within the study area was undertaken from publicly accessible areas. As such the study is limited to assessment from ground level. • An assessment of below ground archaeology does not form part of this assessment.
Human Health	• The Health Chapter will consider the findings relevant to human health of each technical impact assessment scoped into the Environmental Statement and, as such, any key assumptions or limitations associated with each technical impact assessment are addressed within the individual chapters. The overall approach for collating, assessing, and reporting impacts on human health and wellbeing is considered to be appropriate and proportionate such that there are no limitations. The assessment will be desk-based and with professional judgment using published information.

Appendix 3(b) – Scenarios Tested

Scenario 1	Baseline (existing Site as of February 2025 including any developments that are currently on site as per the committed development schedule in Appendix 2)
Scenario 2	Baseline + ONP
Scenario 3	Baseline + ONP + Cumulative

Discipline/ Scenario	1	2	3	Supporting Commentary
Townscape and Visual Impact	Y	Y	Y	N/A
Wind	Y	Y	Y	N/A
Daylight, Sunlight and Overshadowing	Y	Y	N	Scenario 3 will not be assessed as none of the committed developments are of sufficient proximity or massing to have an in combination daylight and sunlight effects on the identified sensitive receptors.
Climate Change	Y	Y	N	Scenario 1 (baseline) and Scenario 2 (baseline + Proposed Development) are appropriate for assessment. Scenario 3 (cumulative effects with other developments) has not been included at this stage for the following reasons: • There is limited availability of consistent and reliable data regarding the embodied or operational emissions of surrounding unbuilt or unconsented developments; • There is no evidence that local schemes share critical infrastructure or interdependencies that would result in materially different cumulative emissions or resilience impacts; • IEMA (2022) advises that GHG assessments should be proportionate to available data and project scale, and IEMA (2020) guidance permits adaptation risks to be scoped out where no significant in-combination effects are likely; • Nearby developments will be subject to their own carbon and resilience assessments as part of their planning process.

Discipline/ Scenario	1	2	3	Supporting Commentary
				Should cumulative effects become material later in the EIA process (e.g. due to overlapping build phases or new infrastructure), a high-level qualitative review of publicly available planning data can be undertaken to supplement this assessment.
Built Heritage	Y	Y	Y	All Scenarios to be tested for Built Heritage
Human Health	Y	Y	Y	It is most appropriate that a human health assessment should consider the worst case scenarios - 2 and 3 – and carry out the assessment against the existing baseline conditions.

Appendix 4 – Environmental Statement Structure

Each chapter sub-heading is explained in further detail below.

A reference list will also be provided as relevant with each ES chapter.

This is considered to be a robust approach and aligns with the EIA Regulations (2017).

Introduction

This Chapter will introduce the assessment discipline and the purpose for which it is being undertaken.

Legislative and Policy Context

This Chapter will include a summary of national, regional and local policy and guidance of relevance to the environmental discipline and assessment. Relevant legislation will be summarised where applicable.

In addition, preparation of each ES chapter will consider relevant local and regional, social and economic policies. This will include (but may not be limited to):

- Manchester City Council Core Strategy (2012) and 2024 addendum
- St Mary's Parsonage Strategic Regeneration Framework (2020)
- Guide to Development in Manchester – Supplementary Planning Document and Planning Guidance (2007)
- Places for Everyone – Greater Manchester Combined Authority (2024)

National Planning Policy Framework (2024)Assessment Methodology and Significance Criteria

This Chapter will provide an explanation of methods used in undertaking the technical study with reference to published standards, guidelines and best practice. The application of significance criteria will also be discussed.

It will also outline any difficulties encountered in compiling the required information.

Baseline Conditions

This will include a description of the environment as it is currently and as it is expected to change given the project were not to proceed (i.e. 'do-nothing' scenario). The method used to obtain this information will be clearly identified. Baseline data will be collected in such a way that the importance of the particular subject area to be affected can be placed in its context and surroundings so that the effects of the proposed changes can be predicted.

Identification and Evaluation of Likely Significant Effects

This Chapter will identify the likely significant effects on the environment resulting from the Proposed Development.

The significance of an environmental effect is determined by the interaction of magnitude and sensitivity, whereby the effects can be positive or negative. The criteria to be used in carrying out this process are detailed below. It should be noted that these tables provide a standardised set of criteria, which may not be applicable to all technical disciplines considered within the EIA. Where relevant, individual consultants may use a variation of the criteria, and this will be clearly explained within the methodology of each chapter.

The Proposed Development will likely be delivered in a single phase. If the building were to come forward in phases scenarios would be reconsidered and amended where appropriate.

As a rule, and to ensure consistency across disciplines, developments that are already under construction are considered to form part of the Existing Baseline and those subject to planning permissions or otherwise identified within the committed developments are considered as part of the cumulative analysis.

The proposed scenarios to be tested are detailed in full within Appendix 3b.

Prediction of Impact Magnitude

The methodology for determining the scale or magnitude of change caused by the impact is set out in Table 3.1. The below table represent a standard methodology which all disciplines shall follow unless stated otherwise.

Table 3.1: Standard Methodology for Assessing Magnitude of Change

Magnitude of Change	Criteria for assessing magnitude of change caused by an impact
Major	Total loss or major/substantial alteration to key elements/features of the baseline (pre-development) conditions such that the post development character/composition/attributes will be fundamentally changed.
Moderate	Loss or alteration to one or more key elements/features of the baseline conditions such that post development character/composition/attributes of the baseline will be materially changed.
Minor	A minor shift away from baseline conditions. Change arising from the loss/alteration will be discernible/detectable but not material. The underlying character/composition/attributes of the baseline condition will be similar to the pre-development circumstances/situation.
Negligible	Very little change from baseline conditions. Change barely distinguishable, approximating to a 'no change' situation.

Prediction of Receptor Sensitivity

The sensitivity of a receptor is based on the relative importance of the receptor using the scale set out in Table 3.2. The below table represent a standard methodology which all disciplines shall follow unless stated otherwise.

Table 3.2: Standard Methodology for Determining Sensitivity

Sensitivity	Examples of receptor
High	The receptor/resource has little ability to absorb change without fundamentally altering its present character or is of international or national importance.

Moderate	The receptor/resource has moderate capacity to absorb change without significantly altering its present character or is of high importance.
Low	The receptor/resource is tolerant of change without detriment to its character, is of low or local importance.

Assessment of Effect Significance

Effect significance will be calculated using the matrix in Table 3.3. This illustrates the interaction between impact magnitude and receptor sensitivity. The duration of the affect will also be considered and whether it is permanent or temporary.

Table 3.3: Effect Significance Matrix

Magnitude	Sensitivity High	Moderate	Low
Major	Major Adverse/Beneficial	Major - Moderate Adverse/Beneficial	Moderate - Minor Adverse/Beneficial
Moderate	Major - Moderate Adverse/Beneficial	Moderate – Minor Adverse/Beneficial	Minor Adverse/Beneficial
Minor	Moderate – Minor Adverse/Beneficial	Minor Adverse/Beneficial	Minor - Negligible
Negligible	Negligible	Negligible	Negligible

Mitigation Measures

Adverse effects will be considered for mitigation and specific measures will be put forward, where practicable. Mitigation measures considered may include modification of the project, compensation and the provision of alternative solutions as well as pollution control. The extent of the mitigation measures and how these will be effective will be discussed. Where the effectiveness is uncertain or depends upon assumptions about operating procedures, data will be introduced to justify the acceptance of these assumptions.

The approach to mitigation will follow best practice guidance, which suggests a hierarchical approach. The UNEP EIA Training Resource Manual (2002) advises that impacts should ideally be:

- Avoided; if not
- Minimised; and/or compensated.

Three 'types' of mitigation are characterised in IEMA's Special Report – The State of Environmental Impact Assessment Practice in the UK (2011):

- EIA influence at design stage;

- Standard construction practices for minimising effects; and
- Follow-up actions for implementation post-consent.

Clear details of when and how the mitigation measures were carried out, or will be carried out, are to be given within the ES. When certainty of impact magnitude and/or effectiveness of mitigation over time exists, monitoring programmes will be proposed to enable subsequent adjustment of mitigation measures, as necessary.

The opportunity for enhancement measures will also be considered where appropriate.

Cumulative Effects

Two types of cumulative effect will be assessed:

- Type 1 Cumulative effects - are the interactions between effects of the construction and development works on a single receptor.

- Type 2 Cumulative effects - are those that arise from incremental changes caused by other past, present or reasonably foreseeable projects together with the development proposals and associated works.

An assessment of the cumulative effect of the Proposed Development and other committed developments within a defined radius of the Site, including those with recent Planning Permissions and reasonably foreseeable to come forward in the near future, will be undertaken as part of the EIA.

There is no agreed / standard threshold for how far the assessment should go. Therefore, a professional judgement has been taken regarding which schemes to highlight, taking into consideration the surrounding context of the Site, which may differ between disciplines.

Where schemes are under construction, they have been considered part of the baseline. If applications are approved, subject to a live application reasonably considered likely to be approved, or otherwise reasonably considered likely to come forward, these are included as a committed development to be considered as part of the cumulative analysis. The list of committed developments includes schemes where the construction phase has stalled.

The schedule of committed developments has been issued to the LPA to seek their agreement on 29/08/2024 and is currently awaiting a response.

Full details of the committed developments to be included as part of the cumulative effects assessment are set out at Appendix 2.

Residual Effects

The residual effects, i.e. the effects of the Proposed Development assuming implementation of proposed mitigation, will be determined. The residual effects represent the overall likely significant effect of the Proposed Development on the environment having taken account of practicable/available mitigation measures.

Appendix 5 - Ecology Report: Preliminary Roost Assessment for Bats and Nesting Birds

Penny Anderson Associates Ltd
CONSULTANT ECOLOGISTS

BEACONSFIELD COMMERCIAL LTD

ONE NORTH PARADE, MANCHESTER

PRELIMINARY ROOST ASSESSMENT FOR BATS AND NESTING BIRDS



BEACONSFIELDS COMMERCIAL LTD

ONE NORTH PARADE, MANCHESTER

PRELIMINARY ROOST ASSESSMENT FOR BATS AND NESTING BIRDS

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May 2025

This project has been undertaken in accordance with PAA policies and procedures on quality assurance.

Signed: [redacted]

Penny Anderson Associates Ltd
CONSULTANT ECOLOGISTS

CONTENTS

Page

1. INTRODUCTION 1

Site Overview and Development Context 1

Legislative Context 1

Relevant Legislation 3

2. METHODS 4

Desk Study 4

Preliminary Roost Assessment of Built Structures 4

Habitat Suitability for Bats 4

Potential for Nesting Birds 6

Limitations 6

3. RESULTS 7

Desk Study Exercise and Habitat Suitability Assessment for Bats 7

Bats 7

Statutory Protected Sites 7

European Sites 7

Sites of Special Scientific Interest 7

River Irwell 8

National and Local Nature Reserves 8

Priority Habitats 8

Preliminary Roost Assessment for Bats 8

Southern Structure 8

Northern Structure 8

Nesting Birds and Schedule 1 Birds 9

Black Redstart 9

Peregrine 9

Other Nesting Birds 10

Other Ecological Considerations 10

4. DISCUSSION AND RECOMMENDATIONS 11

Habitats and Biodiversity Net Gain 11

Bats 11

Breeding Birds (including Peregrine and Black Redstart) 11

River Irwell 11

Other Protected Species 11
Invasive Non-Native Species 11
Survey Validity 12
5. REFERENCES 13
6. ABBREVIATIONS 14

PLATE

1 Red line (survey/development boundary) and pink line (existing building locations) 1

TABLES

1 Bat Roost Assessment of Built Structures Criteria 5
2 Bat Habitat Suitability Assessment Criteria 6

APPENDICES

1 Relevant Protected Species Legislation Summaries
2 Photographs

1. INTRODUCTION

1.1 Penny Anderson Associates (PAA) was commissioned by Beaconsfield Commercial Ltd to undertake a Preliminary Roost Assessment (PRA) for bats and nesting birds at One North Parade, central Manchester (nearby postcode M3 2NH). The site boundary covers two structures, as demarcated by the pink dashed lines in Plate 1 below, along with a narrow alleyway separating the structures.

1.2 This report details the methods and results of the surveys as well as making any further recommendations as necessary.

Site Overview and Development Context

1.3 The site is located in the north-west of Manchester City Centre (nearby postcode M3 2NH). The immediate surroundings are highly urbanised, with a few pockets of recreational parks, including Parsonage Gardens adjacent south of the structures.

1.4 The River Irwell runs *c.*45m north-west of the site. The site is screened from the river by mid-to-high rise structures along St. Mary's Parsonage, namely Garden Court, and the currently under re-development Alexandra House.

Plate 1 Red line (survey/development boundary) and pink line (existing building locations)



1.5 The two structures subject to survey are separated by 'Back College Land', a narrow alleyway running between the buildings. Both structures were predominantly used as office suites and a former night club, however, they were not in use at the time of survey.

1.6 The northern building within the site is attached to another building to the north (off-site).

1.7 The proposals are for full demolition of the two structures within the site (as demarcated by the pink dotted lines in Plate 1 above) to facilitate new construction. The proposed new structure will be a single building which will have the primary intended use of business office suites.

Legislative Context

1.8 A range of international and national legislation has been established in the UK to protect important nature conservation sites and priority species. At the international level, European Union (EU) Directives require individual member states to implement their conservation provisions nationally for the benefit of Europe as a whole. These Directives have been transposed into UK law by the Conservation of Habitats and Species Regulations 2017 (amended).

1.9 Other international conventions include: the Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979), which requires the maintenance of populations of wild flora and fauna, giving particular protection to endangered and vulnerable species; and the Bonn Convention on the Conservation of Migratory Species of Wild Animals (1979), which requires the protection of migratory species throughout their entire range. The above conventions are implemented in England and Wales via the Wildlife and Countryside Act (WCA), 1981 (as amended) and Countryside and Rights of Way (CRoW) Act 2000. This legislation also protects important habitats and sites such as Sites of Special Scientific Interest (SSSI).

1.10 At the national level, Biodiversity 2020 (Defra 2011) forms England's national biodiversity strategy. Building on the Natural Environment White Paper[1] published in 2011, this provides a means of delivering the UK's commitments to maintaining and protecting biodiversity. Under Biodiversity 2020, the Priority Species and Habitats referred to are those of 'Principal Importance' for the conservation of biodiversity in England as listed on Section 41 (England) of the Natural Environment and Rural Communities (NERC) Act 2006 (amended).

1.11 More recently, the Environment Act 2021 further supports this commitment to, and strengthens the legislation in respect of, maintaining and also enhancing biodiversity in England, and Part 6 Nature and Biodiversity includes the following key areas:

- Strengthened biodiversity duty for public authorities in England;
- Biodiversity net gain to ensure developments deliver at least 10% increase in biodiversity;
- Local Nature Recovery Strategies to support a Nature Recovery Network;
- Duty upon Local Authorities to consult on street tree felling;
- Strengthen woodland protection enforcement measures; and
- Protected Site Strategies and Species Conservation Strategies to support the design and delivery of strategic approaches to deliver better outcomes for nature.

1.12 Finally, the National Planning Policy Framework (NPPF 2024) provides guidance for local authorities on the content of the Local Plans and is a material consideration in determining planning applications. Briefly, with an overall focus on sustainable development, the NPPF states that developments should aim to engender positive outcomes for habitats and biodiversity, with a particular focus on the maintenance and creation of ecological networks.

1.13 The NPPF identifies the following principals that should be applied by local planning authorities when determining planning applications:

a. if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

b. development on land within or outside a SSSI, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of SSSI;

[1] *https://www.gov.uk/government/publications/the-natural-choice-securing-the-value-of-nature*

c. development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

d. development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

1.14 The NPPF states that the planning system should contribute to and enhance the natural environment through a range of actions, including:

- Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- Maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swift (Apus apus), bats and hedgehog (Erinaceus europaeus);
- Preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

1.15 To protect and enhance biodiversity and geodiversity, plans should:

- Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

Relevant Legislation

1.16 Details of the protected species legislation relevant to bats and birds can be found in Appendix 1.

2. METHODS

Desk Study

2.1 The Multi-Agency Geographic Information for the Countryside (MAGIC[2]) website was reviewed to locate any protected species licences and details on statutory designated sites and Priority Habitats within 2km of the site boundary. This desk exercise was completed by Principal Ecologist Rob Lamb on 16th May 2025.

2.2 Protected species records from the local record holder have not been purchased at this stage for the project. This may be recommended at a later stage depending on the findings of the initial survey.

Preliminary Roost Assessment of Built Structures

2.3 The two built structures within the site were subject to detailed inspection to assess potential to support roosting bats. This was completed by Principal Ecologist Rob Lamb (Natural England Bat Survey Class 1 Licence 2020-44441-CLS-CLS, ACIEEM[3]) on 14th May 2025 following standard methodologies based on best practice survey guidance (Collins 2023).

2.4 Structures were inspected using close-focussing binoculars and a high-powered torch to search for Potential Roost Features (PRF) that could be used by bats, such as small holes and crevices in soffits or beneath roof coverings, and also potential access points for bats to enter/exit internal areas such as cavity walls. A search was also made for any evidence of bat presence, such as accumulations of droppings and feeding remains or sightings of the animals themselves.

2.5 Once all PRF were identified, the structure as a whole was assigned to one of the same categories (as based on the criteria in Table 1 below), or None where no suitable features were present.

Habitat Suitability for Bats

2.6 The habitats within the site and immediately adjacent areas were also considered for their general suitability for commuting and foraging bats to place the site in the context of its surroundings, as this can have a bearing on the likelihood of a roost being present.

2.7 The assessment of habitat suitability was based on the broad criteria outlined in Table 2 (Collins 2023), combined with the professional judgement and experience of the surveyor.

[2] *https://magic.defra.gov.uk/MagicMap.aspx (last accessed 16th May 2025)*

[3] *Associate member of the Chartered Institute of Ecology and Environmental Management (CIEEM)*

Table 1 Bat Roost Assessment of Built Structures Criteria

Suitability	Description of Roosting Habitats
None	No features on site likely to be used by any roosting bats at any time of year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).
Negligible[4]	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions[5] and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity roosts and not a classic cool/stable hibernation site, but could be used by individual hibernating bats[6])
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost type of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.
Confirmed Roost	A structure with evidence of bat presence, i.e. droppings, feeding remains, audible bat calls heard during daytime survey or sightings of the animals themselves, existing (reliable) record of bats roosting at the location.

[4] *Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute), but it is unlikely that they actually would (due to another attribute).*

[5] *For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance*

[6] *Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten et al. 2016 and Jansen et al. 2022). Common pipistrelle swarming has been observed in the UK (Bell 2022 and Tomlinson 2020) and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust 2018). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.*

Table 2 Bat Habitat Suitability Assessment Criteria

Suitability	Description of Commuting/Foraging Habitats
None	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	Continuous habitat connected to the wider landscape that could be used by bats for commuting, such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging, such as trees, scrub, grassland or water.
High	Continuous, high quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats, such as river valleys, streams, hedgerows, lines of trees and woodland edge. High quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats, such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to known roosts.

Potential for Nesting Birds

2.8 During the same visit, an assessment was made of the site's suitability to support nesting birds. This included a broad assessment of the site's suitability to support urban species listed on Schedule 1 of the WCA (1981, as amended), namely peregrine (*Falco peregrinus*) and black redstart (*Phoenicurus ochruros*).

2.9 Any areas of particular interest, or evidence of active or remnant nesting were recorded.

Limitations

2.10 Both structures were sufficiently accessible to complete both elements of survey.

3. RESULTS

Desk Study Exercise and Habitat Suitability Assessment for Bats

Bats

3.1 Records of 21 European Protected Species Licences (EPSL), all for bats, were recorded on the MAGIC database within 2km of the site boundary. The records dated between 2012 to 2025.

3.2 Of the 21 EPSL, 19 are to destroy and/or damage the resting place of common pipistrelle (*Pipistrellus pipistrellus*). Another EPSL permitted the destruction of both common and soprano pipistrelle (*Pipistrellus pygmaeus*) resting places. One further EPSL permitted the destruction of a brown long-eared bat (*Plecotus auritus*) resting place, 480m south of the site.

3.3 The closest of the EPSL records lies 290m north of the site, for common pipistrelle, and was active between 2017 and 2019.

3.4 Overall, the desk study establishes the surrounding landscape is used by urban bat species, predominantly common and soprano pipistrelle. Interest for other bat species is likely significantly limited given the highly urbanised setting of the site and absence of woodland or wooded corridors nearby.

3.5 Notably, the site falls approximately 45m south-east of a revetted stretch of the River Irwell, which is a likely to be an important foraging source for bat species within Manchester City Centre. Other than this, the immediate landscape provides limited foraging opportunities. Pockets of recreational parks, such as Parsonage Gardens, are likely to provide only limited foraging opportunities for pipistrelle species (*Pipistrellus* sp.).

3.6 The site itself provided negligible foraging opportunities for bats, but in the context of its proximity to the River Irwell, is assessed to have Low habitat suitability for bats.

Statutory Protected Sites

European Sites

3.7 European protected sites include Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar wetland sites, possible SAC, potential SPA and proposed Ramsar sites.

3.8 No European protected sites are present within the 2km search radius.

Sites of Special Scientific Interest

3.9 SSSI represent a selection of this country's best wildlife and geological sites and cover approximately 7% of the terrestrial area of the country (with over 4,000 separate sites in England).

3.10 No SSSI are present within the 2km search radius. However, the site does fall into the impact risk zone (IRZ[7]) of Rochdale Canal SSSI.

[7] *The Impact Risk Zones are a GIS tool developed by Natural England to make a rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.*

River Irwell

3.11 The stretch of the Irwell closest to the site is unlikely to be suitable for protected riparian species such as otter (*Lutra lutra*), water vole (*Arvicola amphibius*) and white-clawed crayfish (*Austropotamobius pallipes*).

3.12 A portion of the Irwell is a non-statutory Site of Biological Importance (SBI), which is Greater Manchester's equivalent to Local Wildlife Sites. This stretch runs approximately 1.3km west of the site.

National and Local Nature Reserves

3.13 No National or Local Nature Reserves are present within 2km of the site.

Priority Habitats

3.14 Thirty-five records of Deciduous Woodland were returned from the 2km data search, the closest record is located 1,175m west of the site.

3.15 Thirty-four records of Open Mosaic are present within 2km of the site, with the closest record located 80m north-west of the site.

3.16 Three records of Traditional Orchards are present within 2km of the site, with the closet record located 1,190m north-west of the site at River View Primary School.

3.17 Two records of Good Quality Semi-Improved Grassland are present, with the closest record located 1,545m north of the site.

Preliminary Roost Assessment for Bats

Southern Structure

3.18 The southern structure is five-storeys, red brick-built and features a predominantly flat roof (Photographs 1 and 2, Appendix 2). The southern aspect of the roof was slightly pitched with closely-fixed tiles and simple dormer windows overlooking Parsonage Gardens (Photograph 3).

3.19 On the roof were two chimneys with closely-fixed lead flashing (Photograph 3) and a small outbuilding housing plant materials. A range of air conditioning units, heat pumps and cabling were also present atop the roof (Photograph 4).

3.20 Suitable roost locations were very limited overall. The slated pitch and dormer windows were of most interest. These, however, upon inspection with binoculars appeared not to provide significant gaps or likely cavity access points. The tiled part of the roof was steeply pitched, and no loft space or significant voids were present.

3.21 Vertical aspects, such as brickwork and mortar, window frame and lintels appeared in solid condition without suitable crevice features.

3.22 Internally, the structure was out of use but was well lit by daylight. The basement level comprised an old night club (Photograph 5). Suitability for roosting bats was limited, but a check for any signs was completed and no evidence was found.

3.23 Overall, based on the criteria in Table 1 above, the structure was assessed to have **Negligible** potential to support roosting bats.

Northern Structure

3.24 The northern building is a podium of a taller structure, sharing a parti wall with the structure to the north as shown in Photograph 6.

3.25 The structure comprised four storeys and was of red brick construction. Vertical aspects, such as brickwork and mortar, window frame and lintels appeared in solid condition without suitable crevice features.

3.26 The red brick façade above the parti wall with the northern structure appeared to be solid without significant mortar wear or gaps (Photograph 7). Lead flashing and lining appeared well sealed at this location. The adjoining structure was also of red brick construction and featured a high density of glazed panels. The vertical aspects of this structure were also inspected (externally only) and did not appear to provide any significant gaps or crevices suitable for bat roosting.

3.27 The roof level featured steep, almost vertical tiles. However, these were very closely sealed and did not create suitable roost features for bats (Photograph 8).

3.28 Internally the structure was assessed to be poorly suitable for bats.

3.29 Suitable roost locations were very limited overall, and the structure was assessed to have **Negligible** potential to support roosting bats.

Nesting Birds and Schedule 1 Birds

3.30 The site is within an area of central Manchester where the Schedule 1 protected bird species peregrine and black redstart (as listed in the WCA, 1981, as amended) have been previously recorded.

Black Redstart

3.31 It is assessed that due to the lack of suitable black redstart foraging habitat, such as open and disturbed landscape nearby to the building, that the site is sub-optimal for black redstart.

3.32 Although the site is sub-optimal, the buildings are among a wide range of mid-to-high-rise buildings within the immediate vicinity that could potentially be used as a song post by the species. Ledges atop the structures held limited potential to support black redstart.

3.33 Due to the wide availability of these buildings, the structures within the site are of limited significance in this context. A review of the outline proposals indicates the final post-development structure will provide similar opportunities for the species post-development.

3.34 It is, therefore, assessed that long-term impacts on black redstart by the development will be negligible.

3.35 No further survey is recommended for the species. However, appropriate methods and timings should be set out to avoid direct impacts on all bird species during the nesting season (as set out in the Recommendations section).

Peregrine

3.36 The buildings are among a wide range of buildings available in the immediate surroundings which may become used by peregrine opportunistically for hunting and feeding on urban bird species such as feral pigeon (*Columba livia*). Nesting potential by peregrine was assessed as possible but sub-optimal.

3.37 Due to the wide availability of such buildings, it is assessed that the long-term impacts of the development will be negligible to the species.

3.38 No further survey is recommended for the species. However, appropriate methods and timings should be set out to avoid direct impacts on nesting birds (as set out in the Recommendations section).

Other Nesting Birds

3.39 The buildings have potential to support other nesting urban birds such as feral pigeon. One active nest of feral pigeon was recorded during the visit, within a ventilation shaft on the first floor (Photograph 9). All birds and their nests are protected while nesting and, therefore, appropriate recommendations are set out in Section 4.

Other Ecological Considerations

3.40 The site is located approximately 45m from the river*, c.*10m above the typical river level, and screened by buildings along Parsonage. It is, therefore, assessed that the works are unlikely to disturb or spread any invasive non-native species such as Japanese knotweed[8] (*Reynoutria japonica*), Himalayan balsam (*Impatiens glandulifera)* or giant hogweed (*Heracleum mantegazzianum*) which may be located along the banks of the river.

3.41 Direct disturbance to the river is unlikely. However, it should be ensured that appropriate construction measures are set out to limit other issues such as wastewater and pollution run-off.

3.42 The site was poorly suitable to support all other protected species, and these are assessed as 'likely absent'.

3.43 As there were no vegetated habitat parcels within the development boundary, no habitat mapping exercise was completed. Based on this, it is also recommended the development can be scoped out of statutory Biodiversity Net Gain (BNG), meeting the *de minimis* exemption of impacting less than 25 square meters of vegetated habitat (UKGov 2024).

3.44 No plants listed as invasive non-native species (INNS) in Schedule 9 of the WCA (1981,as amended) were recorded within the site boundary.

[8] *Botanical species names follow Stace (2019)*

4. DISCUSSION AND RECOMMENDATIONS

Habitats and Biodiversity Net Gain

4.1 No vegetated habitats were present within the site. It is recommended the development can be scoped out of statutory BNG, based on the *de minimis* exemption of impacting less than 25 square meters of vegetated habitat (UKGov 2024).

Bats

4.2 Overall habitat quality within the immediate landscape was assessed to have Low suitability for foraging and commuting bats. Both buildings within the site were assessed to have Negligible potential to support roosting bats.

4.3 Therefore, there are no further recommendations in respect of bats at this time.

Breeding Birds (including Peregrine and Black Redstart)

4.4 The buildings hold potential to support nesting birds during the breeding season, most likely to be used by feral pigeon (typically March to August). Evidence of nesting was recorded on the southern building during the survey visit.

4.5 The buildings are also within an urban centre where the Schedule 1 bird species peregrine and black redstart have been recorded. The site is, overall, considered ostensibly suitable but sub-optimal for black redstart. The site was sub-optimally suitable for nesting peregrine, although the structures may be used opportunistically for hunting.

4.6 The structures are among a wide range of mid-to-high rise buildings in the landscape, and it is considered the post-development structure will continue to provide similar opportunities for these species after completion. Therefore, the development is unlikely to have a negative impact on either species as long as general guidance on nesting birds is followed, as below.

4.7 Demolition commencement should avoid the peak nesting period (March to August). Where this cannot be achieved, an Ecologist should perform a check on the building to confirm absence of nesting birds within 48 hours prior to its removal. Any active nests present, regardless of species, would require safeguarding until young have fledged.

River Irwell

4.8 With appropriate construction measures set out to limit issues such as wastewater and pollution run-off, impacts to the ecology of the Irwell are unlikely. Therefore, no further recommendations for riparian ecological survey are made.

Other Protected Species

4.9 The site was assessed to be poorly suitable for other protected species, and all were assessed as ‘likely absent’.

Invasive Non-Native Species

4.10 No species listed as an invasive non-native species on Schedule 9 of the WCA, 1981 (as amended) were recorded within the site.

Survey Validity

4.11 The findings of the survey should be considered valid for a period of 12 months from the date of survey (May 2025). If works have not commenced by May 2026, then consideration to updating the survey should be given to ensure the ecological advice given is based on up-to-date information.

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6. ABBREVIATIONS

BNG	Biodiversity Net Gain
CIEEM	Chartered Institute of Ecology and Environmental Management
CRoW	Countryside and Rights of Way
EPSL	European Protected Species Licence(s)
EU	European Union
INNS	Invasive Non-Native Species
IRZ	Impact Risk Zone(s)
MAGIC	Multi Agency Geographic Information for the Countryside
NERC	National Environment and Rural Communities
NPPF	National Planning Policy Framework
PAA	Penny Anderson Associates Ltd
PRA	Preliminary Roost Assessment
PRF	Potential Roost Feature
SAC	Special Area(s) of Conservation
SBI	Site(s) of Biological Importance
SPA	Special Protection Area(s)
SSSI	Site(s) of Special Scientific Interest
WCA	Wildlife and Countryside Act

APPENDICES

APPENDIX 1

Relevant Protected Species Legislation Summaries

SUMMARY OF THE LEGISLATION RELATING TO BATS

All wild species of bat are protected under the Wildlife and Countryside Act (WCA) 1981, which has also been amended by later legislation, including the Countryside and Rights of Way (CRoW) Act 2000. Bats are listed on Schedule 5 of the WCA and are therefore subject to some the provisions of Section 9 which, with the amendments, make it an offence to:

- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for shelter or protection (S9:4b).
- Intentionally or recklessly obstruct access to any structure or place used for shelter or protection by a bat (S9:4c).

There are additional offences in relation to buying and selling (S9:5) any live or dead animal of this species or anything derived from them.

Bat species are also listed under Annexes IIa and IVa of the EC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora, also known as the 'Habitats Directive'. Inclusion on Annex IVa means they are consequently identified as European Protected Species (EPS) and protected under the Conservation of Habitats and Species Regulations 2017 (amended).

The Conservation of Habitats and Species Regulations 2017 (amended) state that a person commits an offence if they:

(a) deliberately capture, injure or kill any wild animal of a European protected species,

(b) deliberately disturb wild animals of any such species, in such a way as –

  (i) to impair their ability to survive, to breed or reproduce, or to rear their young, or

  (ii) in the case of animals of a hibernating or migratory species, to hibernate or migrate, or

  (iii) to affect significantly the local distribution or abundance of the species to which they belong;

(c) deliberately take or destroy the eggs of such an animal, or

(d) damage or destroy a breeding site or resting place of such an animal.

Under these Regulations it is an offence to damage or destroy a breeding site or resting place whether the animal is in occupation or not, and protection extends to all life stages of the animal in question. There are additional offences relating to possession, control and sale of a live or dead bat or part of such an animal.

In addition, seven native British bat species, including the soprano pipistrelle (*Pipistrellus pygmaeus*) and the brown long-eared bat (*Plecotus auritus*), are listed as 'species of principal importance' for the conservation of biodiversity in England under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 (amended). In Wales, Section 7 of the Environment (Wales) Act 2016 provide a list of organisms of 'principal importance for maintaining and enhancing biodiversity' and lists several species of bat including the common pipistrelle (*Pipistrellus pipistrellus*) which is absent from England's S41 list.

Please note: the above text provides a brief summary of the legislation in relation to bats and their roosts and the original Acts, Regulations and any amendments should be referred to for the precise wording.

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SUMMARY OF LEGISLATION RELATING TO BLACK REDSTART

All wild species of breeding birds and their nests and eggs are protected under Part 1 of the Wildlife and Countryside Act (WCA) 1981, as amended by later legislation including the Countryside and Rights of Way (CRoW) Act 2000.

Black redstarts (*Phoenicurus ochruros*) are additionally protected as they are listed on Schedule 1 of the WCA. Therefore, black redstarts, their nests, eggs and young are fully protected at all times throughout England and Wales.

Part 1 (Section 1:1) of the WCA states that:

'If any person intentionally,

(a) kills, injures or takes any wild bird;

(b) takes, damages or destroys the nest of any wild bird while that nest is in use or being built; or

(c) takes or destroys an egg of any wild bird,

he shall be guilty of an offence.'

Part 1 (Section 1:5) of the WCA (amended by the CRoW Act 2000) states that:

'If any person intentionally or recklessly,

(a) disturbs any wild bird included in Schedule 1 while it is building a nest or is in, on or near a nest containing eggs or young; or

(b) disturbs dependent young of such a bird,

he shall be guilty of an offence and liable to a special penalty.'

In addition, the black redstart is identified as a bird species of Moderate conservation concern ('Amber' listed) due to its declining breeding population and its rarity as a breeding species within Britain (Stanbury *et al.* 2021).

Stanbury, A.J., Eaton, M.A., Aebischer, N.J., Balmer, D., Brown, A.F., Douse, A., Lindley, P., McCulloch, N., Noble, D.G. & Win, I. 2021. Birds of Conservation Concern 5: The Status of All Regularly Occurring Birds in the UK, Channel Islands and Isle of Man. *British Birds.* **114:** 723-747.

Please note: the above text provides a brief summary of the legislation in relation to black redstart for England and Wales and the original Act and any amendments should be referred to for the precise wording.

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SUMMARY OF THE LEGISLATION RELATING TO BREEDING BIRDS

All wild species of breeding birds and their nests and eggs are protected under Part 1 of the Wildlife and Countryside Act (WCA) 1981, as amended by later legislation including the Countryside and Rights of Way (CRoW) Act 2000. This legislation applies in England and Wales.

Part 1 (Section 1:1) of the WCA states that:

> 'If any person intentionally,
>
> (a) kills, injures or takes any wild bird;
>
> (b) takes, damages or destroys the nest of any wild bird while that nest is in use or being built; or
>
> (c) takes or destroys an egg of any wild bird,
>
> he shall be guilty of an offence.'

Part 1 (Section 1:5) of the WCA (amended by the CRoW Act 2000) refers to specific birds listed on Schedule 1 of the WCA, and states that:

> 'If any person intentionally or recklessly,
>
> (a) disturbs any wild bird included in Schedule 1 while it is building a nest or is in, on or near a nest containing eggs or young; or
>
> (b) disturbs dependent young of such a bird,
>
> he shall be guilty of an offence and liable to a special penalty.'

Schedule 1 includes birds such as Western barn owl (*Tyto alba*), black redstart (*Phoenicurus ochruros*), woodlark (*Lullula arborea*) and Cetti's warbler (*Cettia cetti*). Please refer to the WCA for a complete list of Schedule 1 species[1].

Some provisions are made to allow the killing and taking of certain species under certain circumstances, as follows:

- Birds listed on Schedule 2 (Part 1) of the Act may be taken or killed outside of the 'close season' for each individual species (the 'close season' is defined by the Act). This includes various wild duck and geese species.
- Birds listed on Schedule 2 (Part 2) of the Act may be killed or taken by authorised persons at all times. This includes species such as carrion crow (*Corvus corone*), Eurasian magpie (*Pica pica*), feral pigeon[2] (*Columba livia*) and greater Canada goose (*Branta canadensis*). An 'authorised person' is defined as a person who has written authorisation to undertake the act from the relevant statutory authority. The written authority is in the form of a licence, either a general licence which covers a number of the more typical 'pest' species, or an individual licence for other individual species. In England these licences are issued by Natural England and in Wales by the Welsh Assembly Government.

Please note: the above text provides a brief summary of the legislation in relation to breeding birds in England and Wales and the original Act and any amendments should be referred to for the precise wording.

[1] *https://www.legislation.gov.uk/ukpga/1981/69/schedule/1*

[2] *Also known as rock dove*

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SUMMARY OF LEGISLATION RELATING TO BIRDS LISTED ON SCHEDULE 1 OF THE WILDLIFE AND COUNTRYSIDE ACT

All wild species of breeding birds and their nests and eggs are protected under Part 1 of the Wildlife and Countryside Act (WCA) 1981, as amended by later legislation including the Countryside and Rights of Way (CRoW) Act 2000. Certain species are additionally protected as they are listed on Schedule 1 of the WCA. These Schedule 1 birds, their nests, eggs and young are protected by special penalties.

Part 1 (Section 1:1) of the WCA states that:

> 'If any person intentionally,
>
> (a) kills, injures or takes any wild bird;
>
> (b) takes, damages or destroys the nest of any wild bird while that nest is in use or being built; or
>
> (c) takes or destroys an egg of any wild bird,
>
> he shall be guilty of an offence.'

Part 1 (Section 1:5) of the WCA (amended by the CRoW Act 2000) states that:

> 'If any person intentionally or recklessly,
>
> (a) disturbs any wild bird included in Schedule 1 while it is building a nest or is in, on or near a nest containing eggs or young; or
>
> (b) disturbs dependent young of such a bird,
>
> he shall be guilty of an offence and liable to a special penalty.'

Some of the species included on Schedule 1 are listed below (*please note this list is not exhaustive*):

Common Name	**Scientific Name**
Western barn owl	*Tyto alba*
Black redstart	*Phoenicurus ochruros*
Brambling	*Fringilla montifringilla*
Cetti's warbler	*Cettia cetti*
Cirl bunting	*Emberiza cirlus*
Corncrake	*Crex crex*
Dartford warbler	*Sylvia undata*
Dotterel	*Charadrius morinellus*
Fieldfare	*Turdus pilaris*
Greenshank	*Tringa nebularia*
Kingfisher	*Alcedo atthis*
Little ringed plover	*Charadrius dubius*
Merlin	*Falco columbarius*
Western osprey	*Pandion haliaetus*
Peregrin	*Falco peregrinus*
Quail	*Coturnix coturnix*
Red kite	*Milvus milvus*
Red-backed shrike	*Lanius collurio*
Red-billed chough	*Pyrrhocorax pyrrhocorax*
Redwing	*Turdus iliacus*
Savi's warbler	*Locustella luscinioides*
Stone curlew	*Burhinus oedicnemus*
Whooper swan	*Cygnus cygnus*
Woodlark	*Lullula arborea*

Please note: the above text provides a brief summary of the legislation in relation to Schedule 1 birds for England and Wales and the original Act and any amendments should be referred to for the precise wording.

APPENDIX 2

Photographs



Photograph 1
Southern structure facing onto Parsonage Gardens



Photograph 2
Southern structure looking east



Photograph 3
Southern structure from Parsonage Gardens, with a view of the pitched roof aspect and dormers



Photograph 4
Southern structure at roof level



Photograph 5
Basement level of southern structure



Photograph 6
Northern structure



Photograph 7
Roof of northern building and parti wall with the joining structure to the north



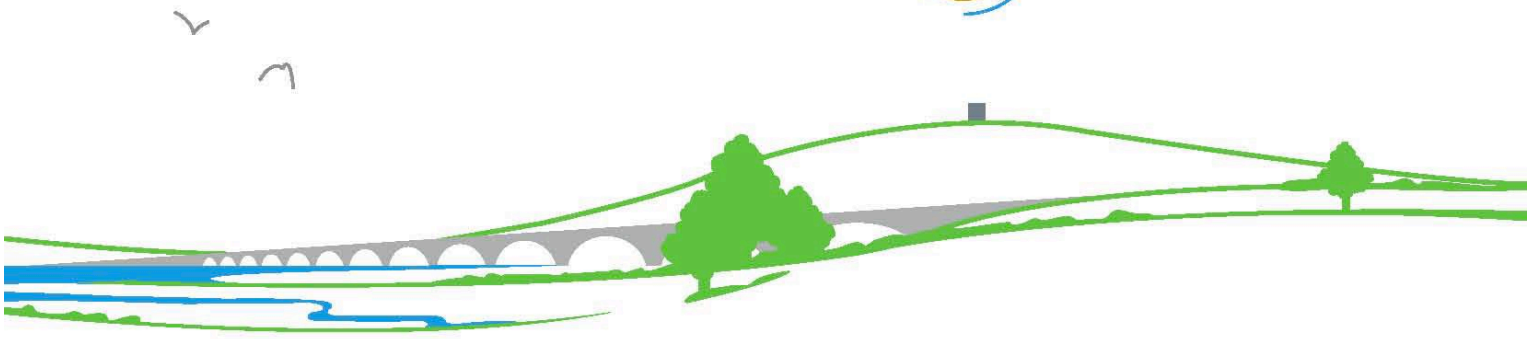
Photograph 8
Roof of northern building



Photograph 9
Evidence of nesting by feral pigeon on the first floor of the southern building

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Appendix 6– Phase 1 Geo-Environmental Assessment



ONE NORTH PARADE, MANCHESTER

PHASE 1 GEO-ENVIRONMENTAL ASSESSMENT

Project No 2404-02

May 2025

Rev: P01

ONP-REN-XX-XX-RP-C-00003

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1 CONTENTS

1.0 INTRODUCTION 1
1.1 CONTEXT 1
1.2 PROPOSED DEVELOPMENT 1
1.3 OBJECTIVES AND SC`OPE 1
1.4 LIMITATIONS 1
2.0 THE SITE 3
2.1 LOCATION 3
2.2 SITE DESCRIPTION 3
3.0 GEO-ENVIRONMENTAL SETTING 4
3.1 HISTORICAL SETTING 4
3.2 PUBLISHED GEOLOGY 5
3.3 BGS EXPLORATORY HOLE RECORDS 6
3.4 MINING AND MINERAL EXTRACTION 6
3.5 HYDROGEOLOGY 7
3.6 HYDROLOGY 7
3.7 LANDFILL AND WASTE MANAGEMENT SITES 8
3.8 ENVIRONMENTAL REGULATORY DATA 8
3.9 RADON 8
3.10 UXO RISK 9
4.0 PHASE 1 SUMMARY AND RISK ASSESSMENT 10
4.1 INTRODUCTION 10
4.2 POTENTIAL CONTAMINATIVE SOURCES 10
4.3 PATHWAYS 11
4.4 RECEPTORS 12
4.5 PRELIMINARY CONCEPTUAL SITE MODEL (CSM) 12
5.0 PRELIMINARY GEOTECHNICAL ASSESSMENT 17
5.1 HAZARD IDENTIFICATION 17
5.2 FOUNDATION AND GEOTECHNICAL DESIGN 17
5.3 DRAINAGE 17
5.4 RECOMMENDATIONS 17
6.0 CONCLUSIONS AND RECOMMENDATIONS 18
6.1 GEO-ENVIRONMENTAL SUMMARY 18
6.2 GEOTECHNICAL SUMMARY 18
6.3 FURTHER WORK 18

7.0 ABBREVIATIONS AND DEFINITIONS 19
8.0 REFERENCES 22

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

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

1. INTRODUCTION

1.1 Context

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

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

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

1.2 Proposed Development

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

1.3 Objective and Scope

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

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

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

1.4 Limitations

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

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

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

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charge may be levied against such approval. If any unauthorised third party comes into possession of this report, then they rely on it at their own risk and renaissance do not owe them any Duty of Care. This report may not be relied upon by the client or submitted to a third party for their reliance for the purposes of valuation, mortgage, insurance and regulatory approval, until all invoices have been settled in full.

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

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

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

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

2. THE SITE

2.1 Location

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

2.2 Site Description

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

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

3. SITE SETTING

3.1 Historical Setting

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

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

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

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

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

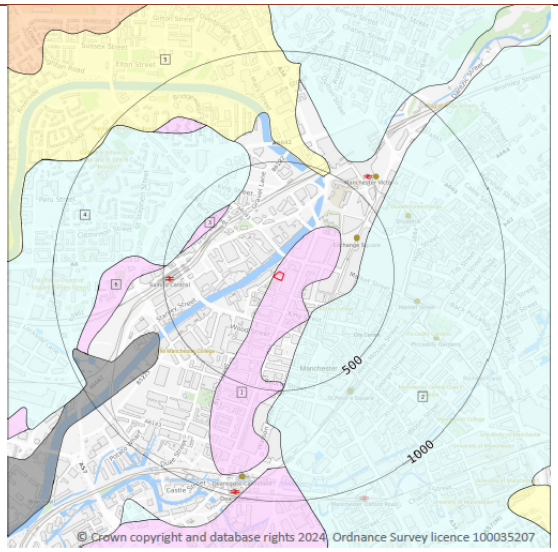
Historical land use in the surrounding area has been predominantly commercial and industrial, with numerous works buildings present.

3.2 Published Geology

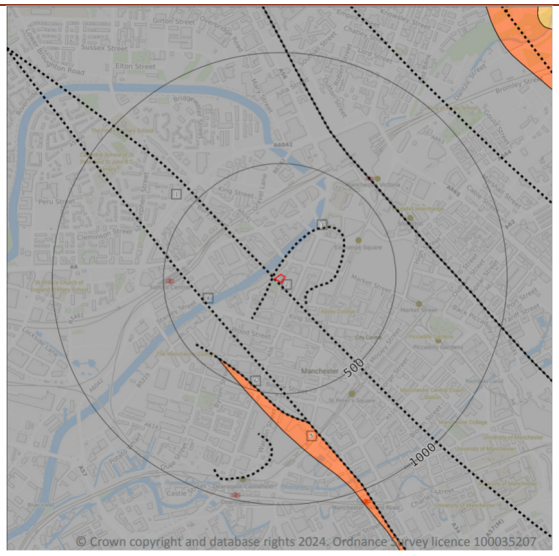
The following publications of the British Geological Survey (BGS) were examined in respect of the geology underlying the site:

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

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



BGS 1:10 000 Superficial Geology



BGS 1:10 000 Solid Geology

3.2.1 Made Ground

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

3.2.2 Superficial Deposits

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

3.2.3 Solid Geology

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

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

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

3.3 BGS Exploratory Hole Records

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

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

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

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

The BGS Borehole Logs are presented in Appendix D.

3.4 Mining and Mineral Extraction

Coal Mining

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

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

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

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

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

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

3.5 Hydrogeology

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

Stratum	Coverage	Aquifer Designation
Superficial Glaciofluvial Sheet Deposits	Full Site	Secondary (A) Aquifer. These are permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.
Bedrock Chester Pebble Bed Formation	Ful Site	Principal Aquifer. This is Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale.

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

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

3.6 Hydrology

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

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

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

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

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

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

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

3.7 Landfill and Waste Management Sites

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

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

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

3.8 Environmental Regulatory Data

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

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

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

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

3.9 Radon

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

3.10 UXO Risk

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

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

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

4. PHASE 1 SUMMARY AND RISK ASSESSMENT

4.1 Introduction

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

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

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

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

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

4.2 Potential Contaminative Sources

4.2.1 On-Site

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

- Made ground from previous demolition / construction.

4.2.2 Off-Site

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

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

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

4.2.3 Associated Contaminants

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

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

4.3 Pathways

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

4.4 Receptors

The identified receptors are listed below:

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

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

4.5 Preliminary Conceptual Site Model (CSM)

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

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

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

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

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

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

Human Health Risk – Soils Contamination Summary

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

Human Health Risk – Ground Gas Summary

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

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

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

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

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

Controlled Waters Risk - Summary

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

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

5 PRELIMINARY GEOTECHNICAL ASSESSMENT

5.2 Hazard Identification

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

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

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

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

5.3 Foundation and Geotechnical Design

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

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

5.4 Drainage

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

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

5.5 Recommendations

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

6 CONCLUSIONS AND RECOMMENDATIONS

6.2 Geo-Environmental Summary

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

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

Radon is not considered to pose a risk

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

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

6.3 Geotechnical Summary

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

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

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

6.4 Further Work

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

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

7 ABBREVIATIONS AND DEFINITIONS

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

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

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

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

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

8 REFERENCES

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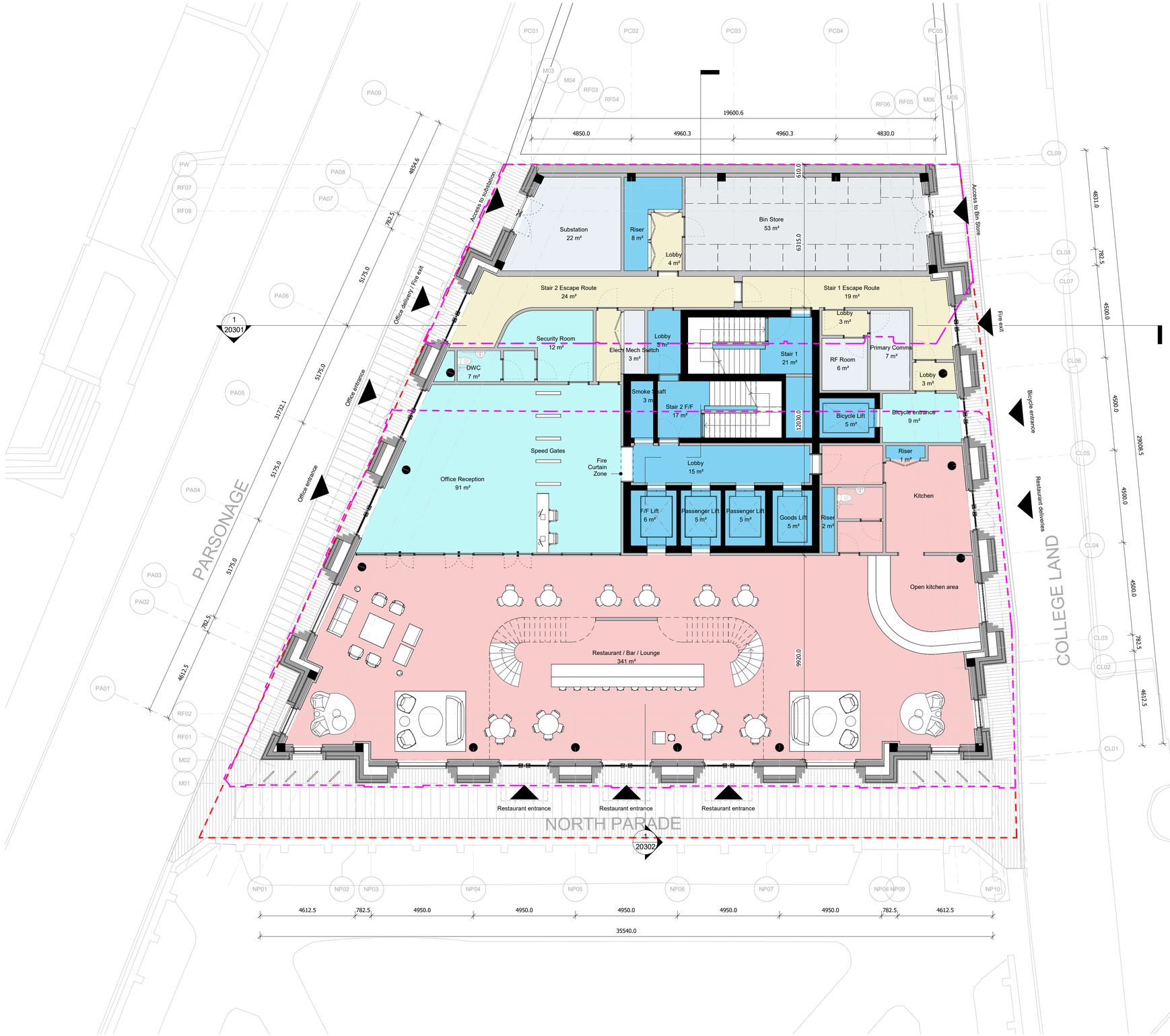
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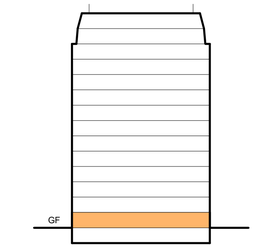
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- Circulation
- Core
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- Plant
- Office
- Retail
- Planning Application Boundary
- Existing Building Boundary
- 2000 mm Clear Head Height

Key

- Structure
- Facade
- Internal

Key Plan



Description	Date	Chk	Rev
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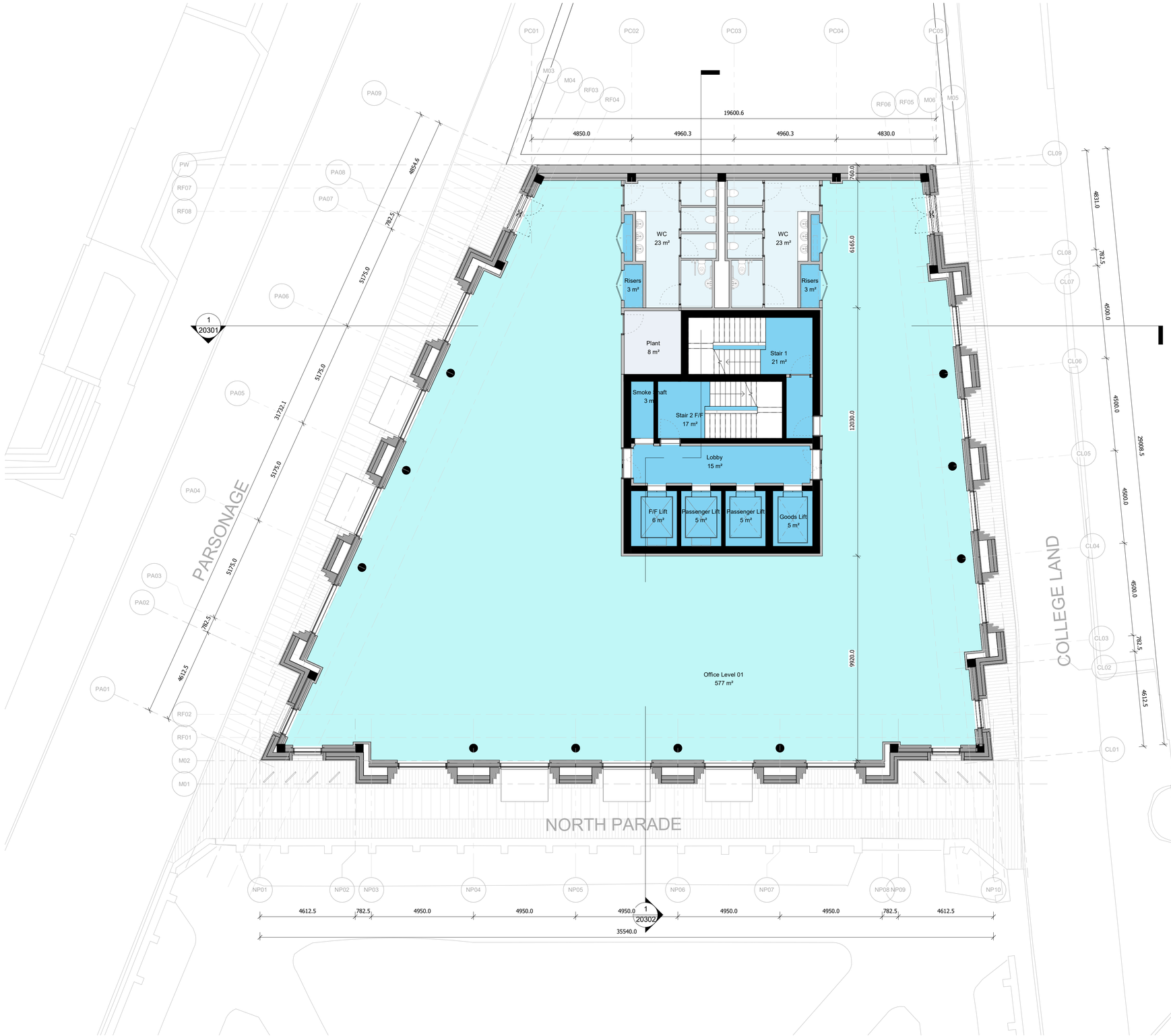
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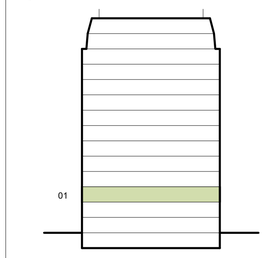
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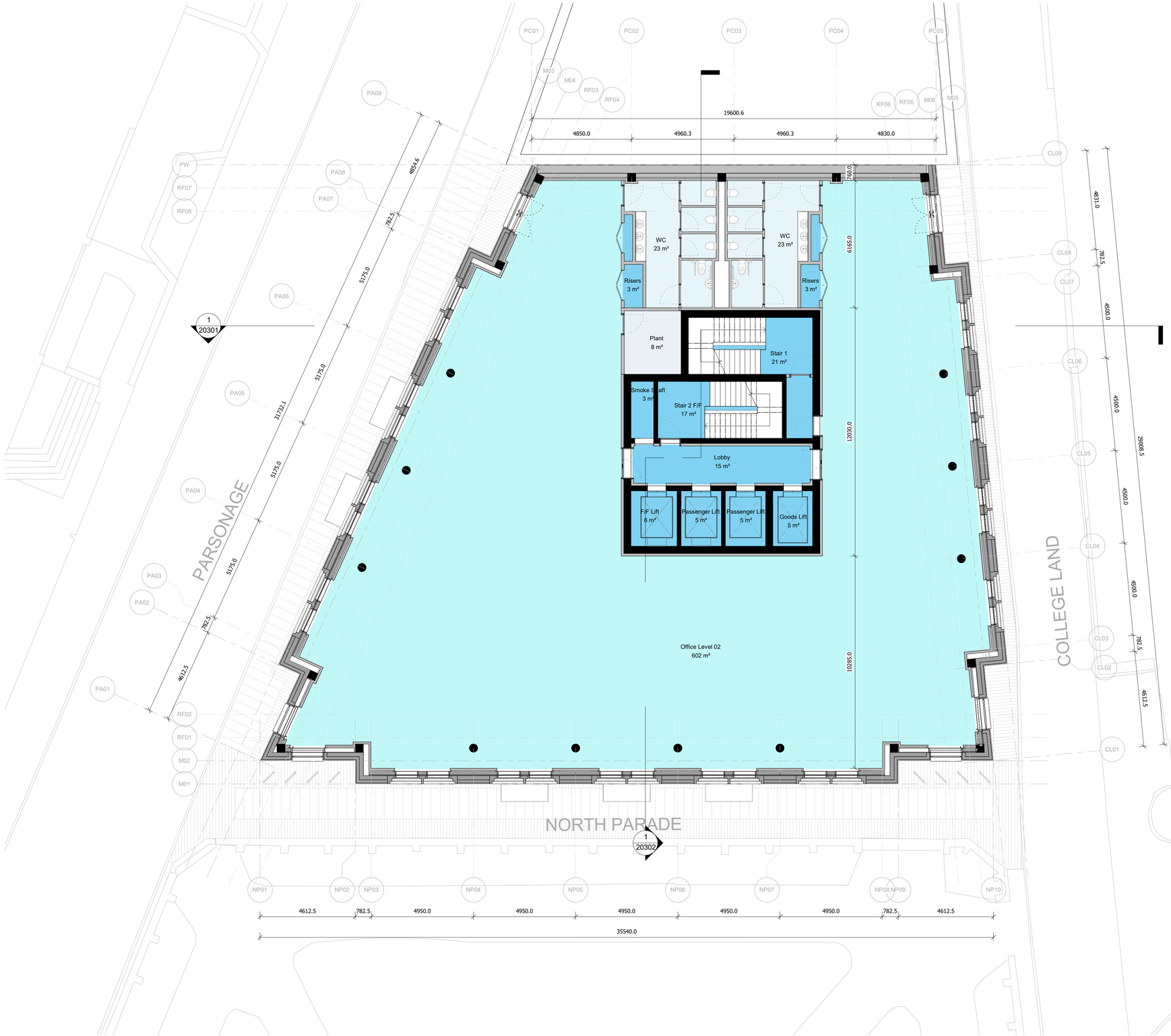
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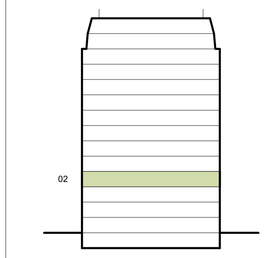
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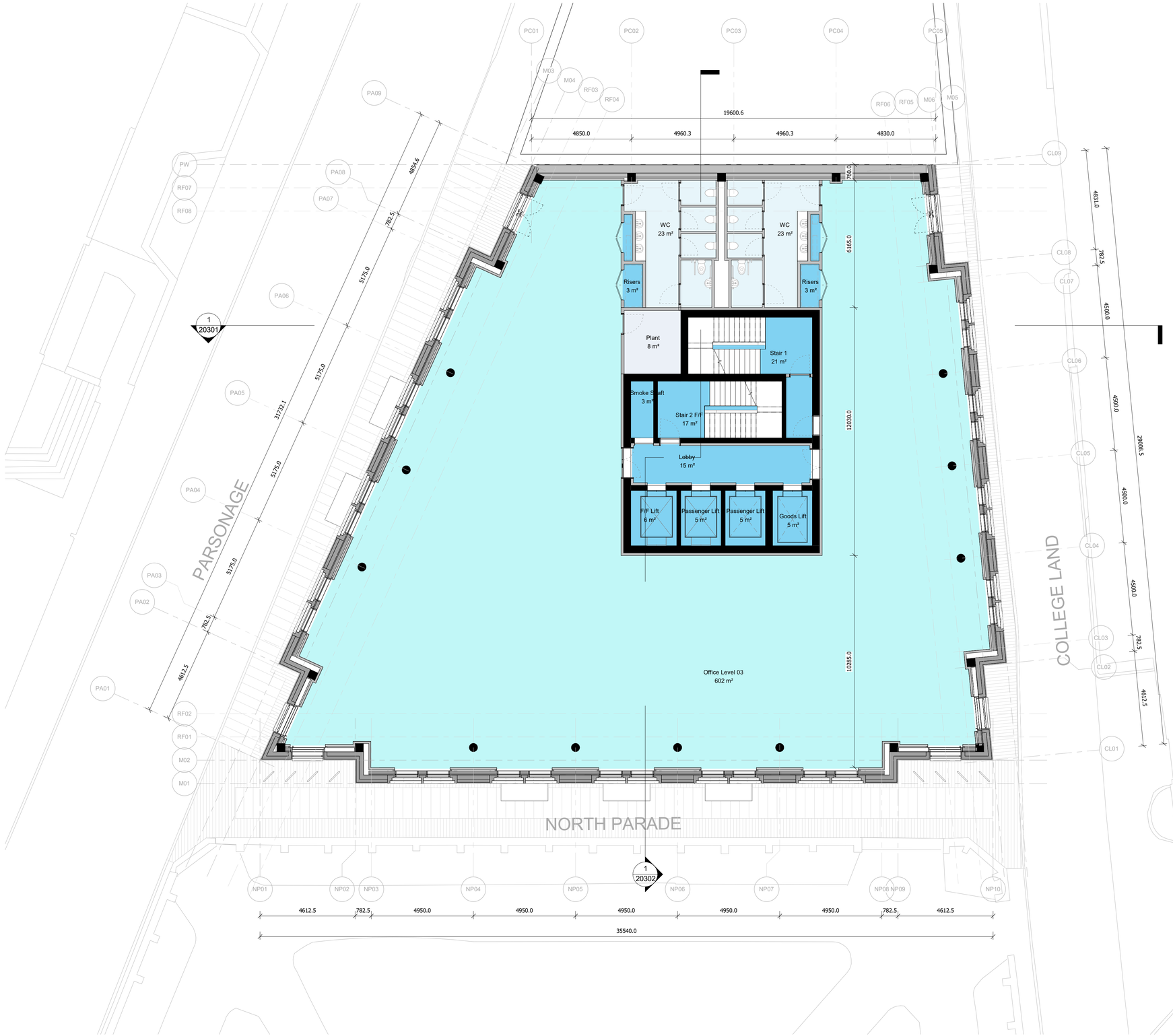
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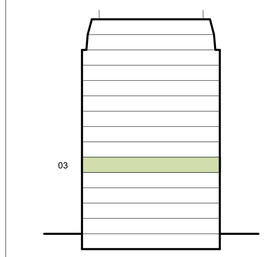
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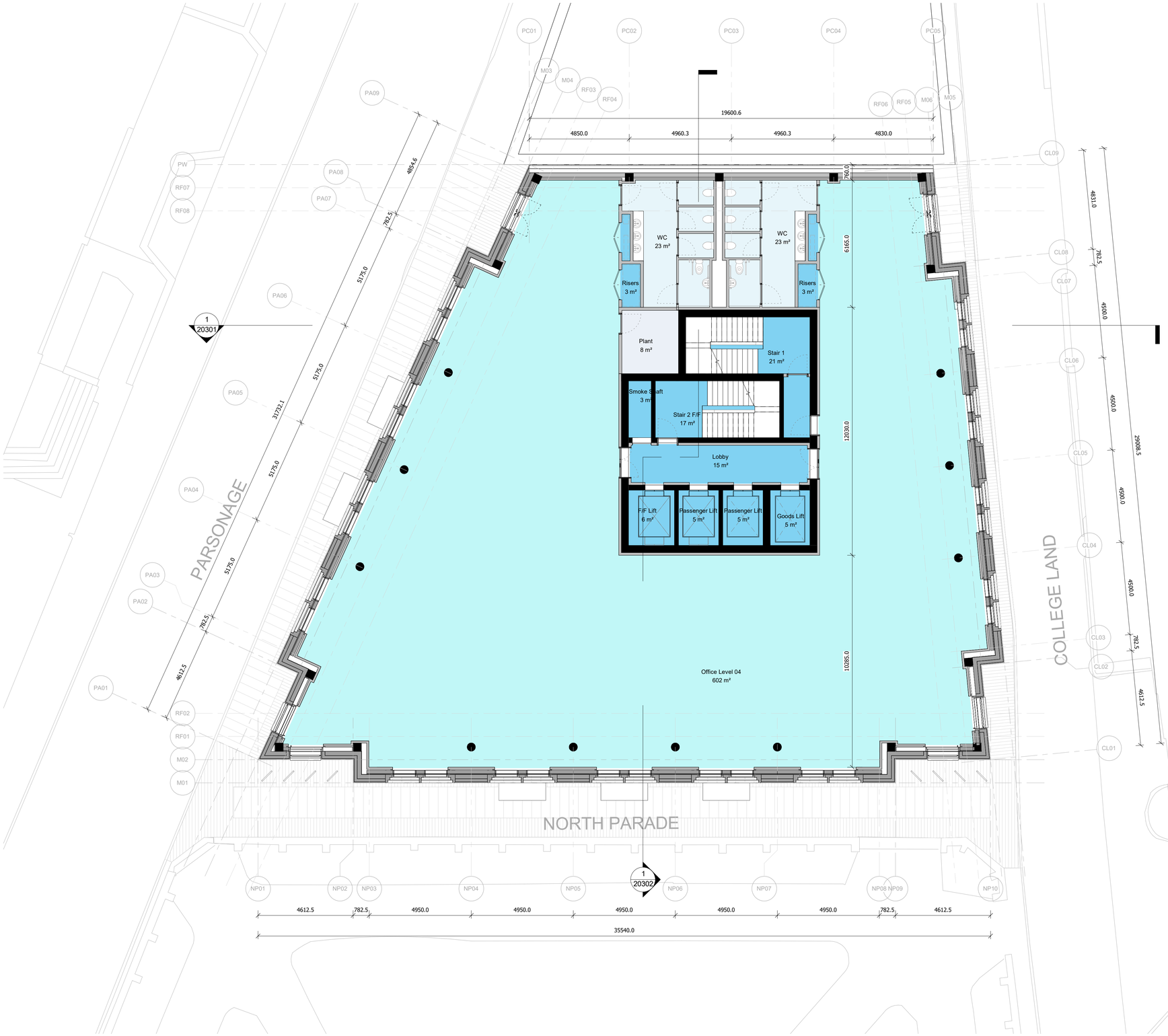
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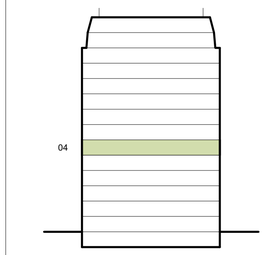
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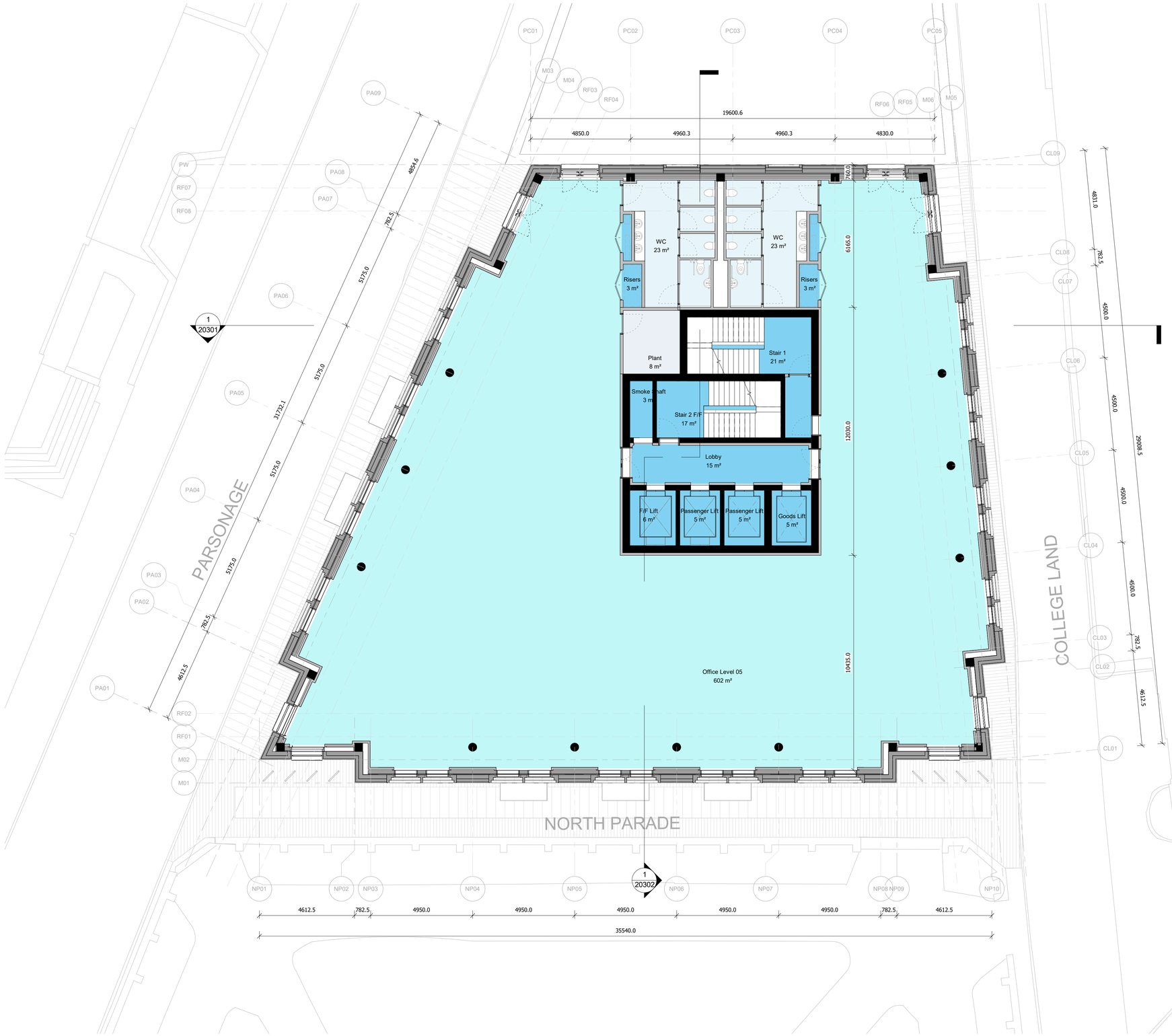
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Level 04

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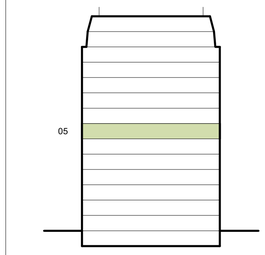
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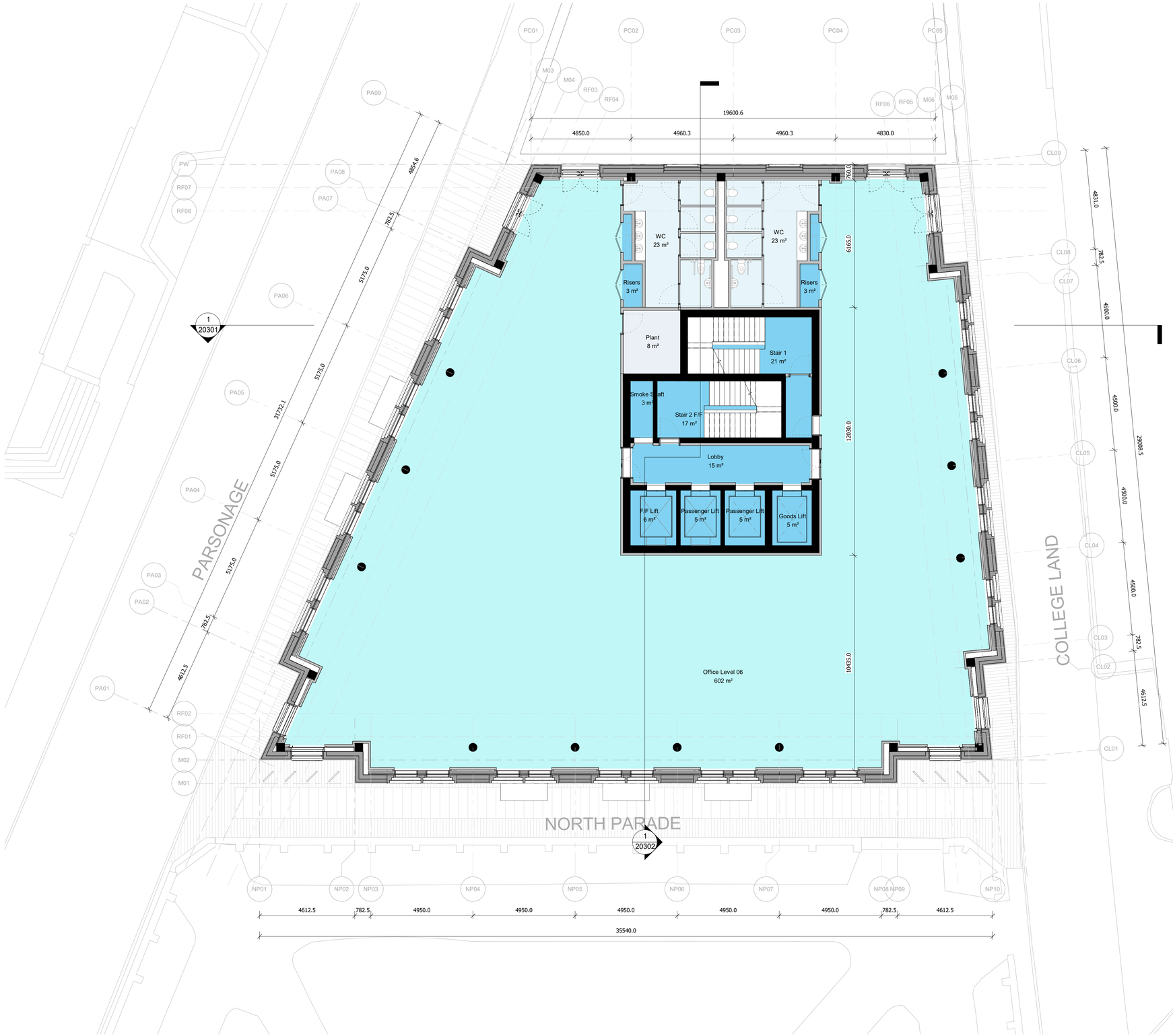
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Level 05

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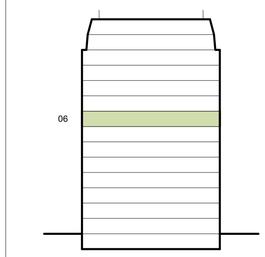
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Description	Date	Chk	Rev
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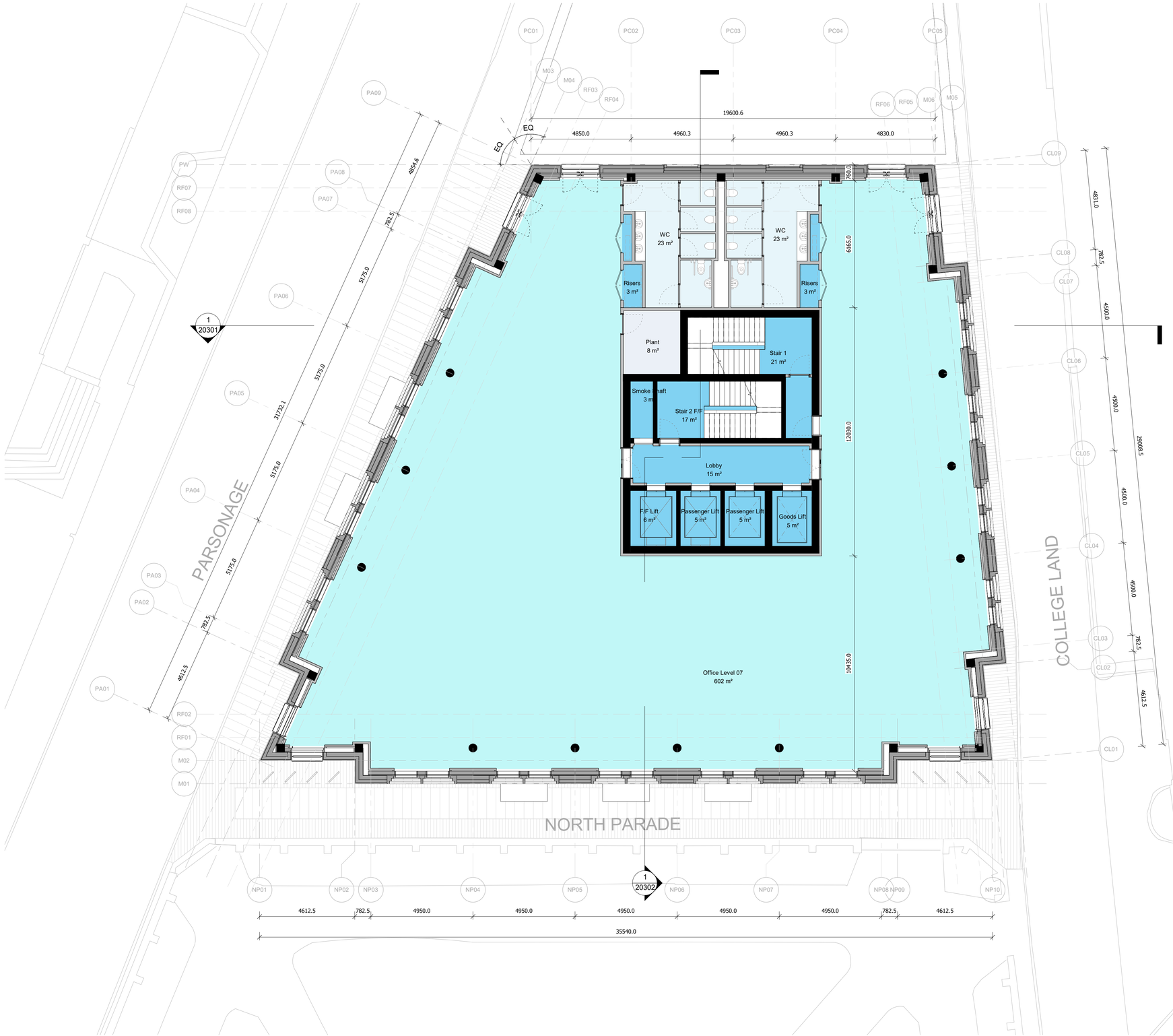
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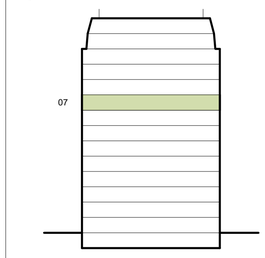
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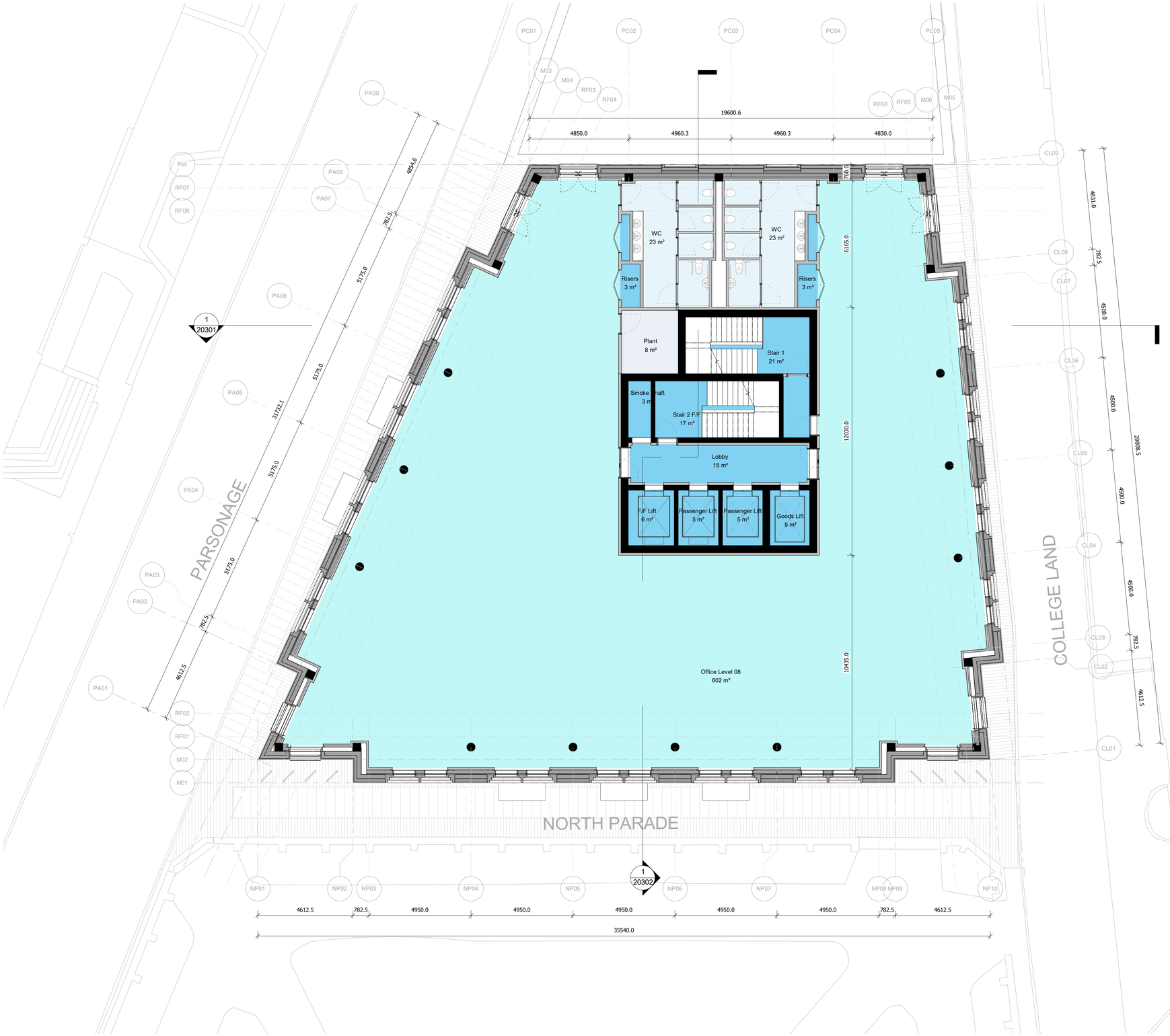
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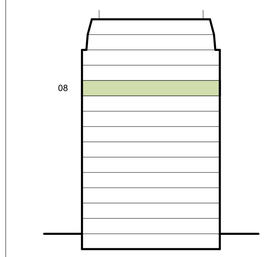
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Description	Date	Chk	Rev
Issued for Information	16/04/25	MGr	P05
Issued for Information	26/02/25	MGr	P04
Design Freeze	21/02/24	MGr	P03
Issue for Information	30/09/24	MGr	P02
First Issue	17/09/24	MGr	P01

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Project

Parsonage Gardens
Manchester
M3 2NH

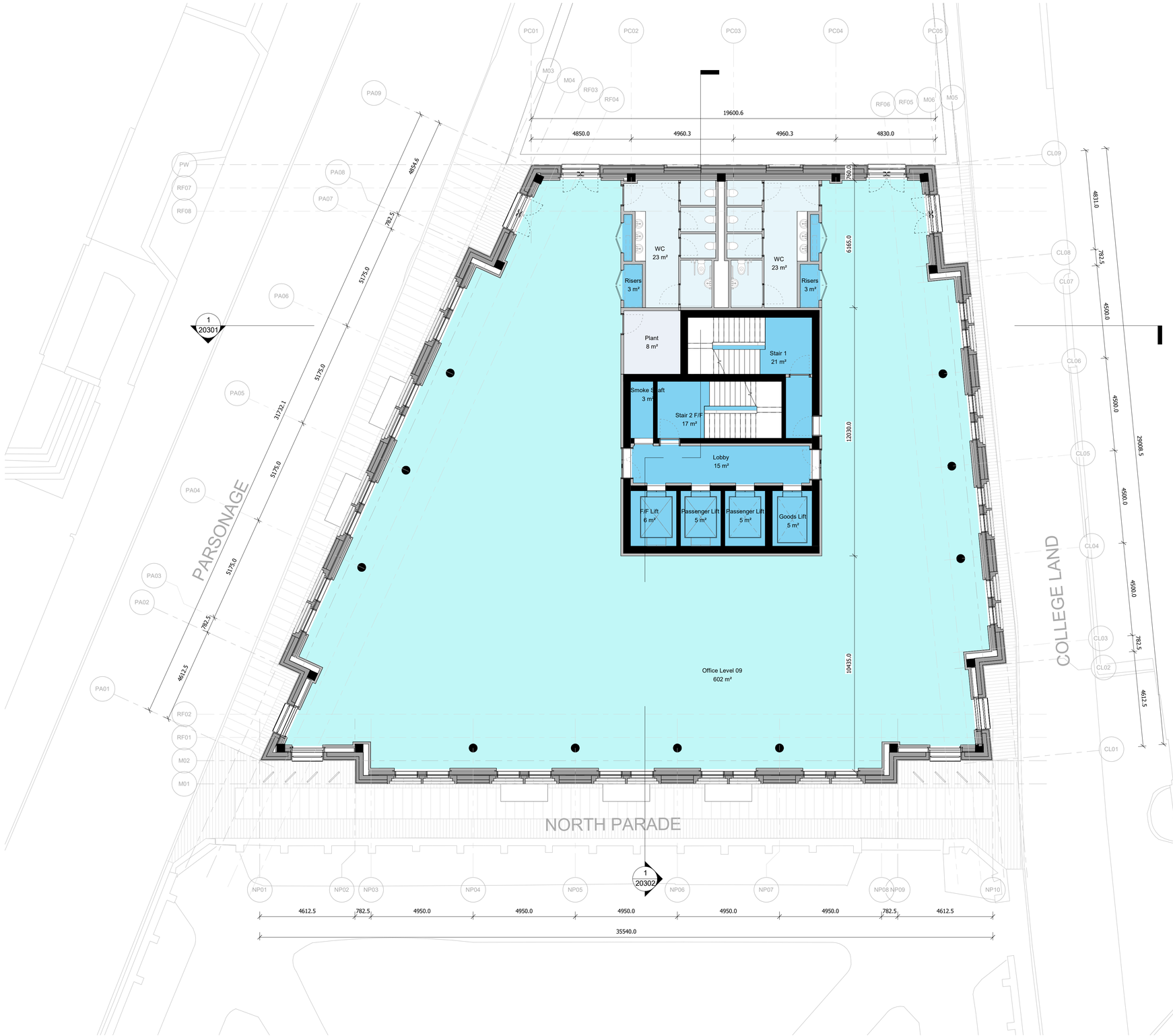
Title

Parsonage Gardens Floor Plans
Proposed GA Floor Plan
Level 08

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

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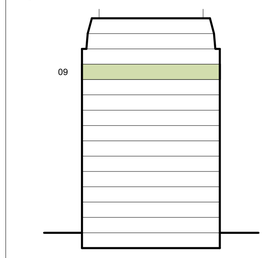
Key

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

Key

- Structure
- Facade
- Internal

Key Plan



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

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Title

Parsonage Gardens Floor Plans
Proposed GA Floor Plan
Level 09

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

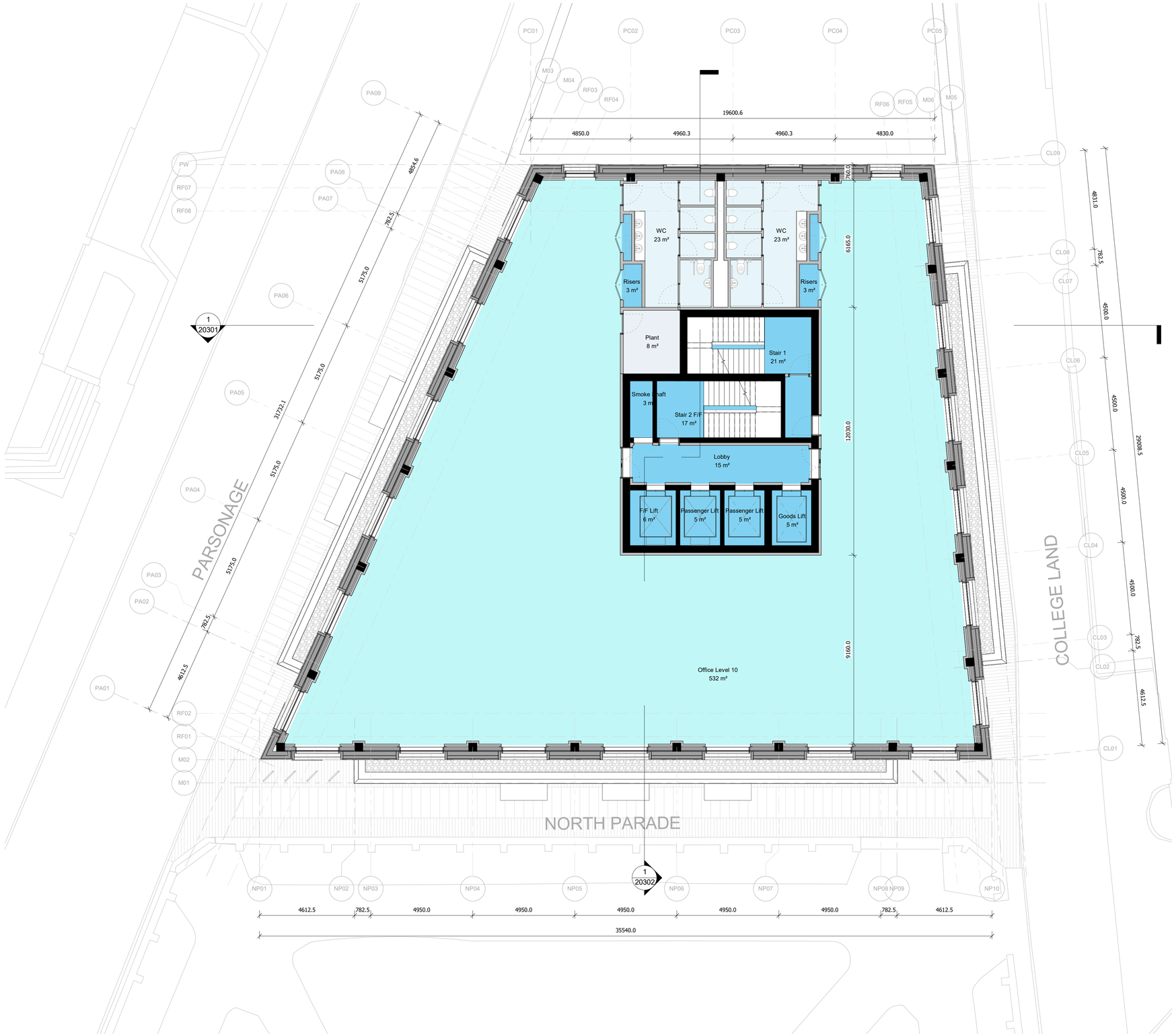
1 GA Proposed Level 09 FFL

N

0 2 4 6 8 10 m

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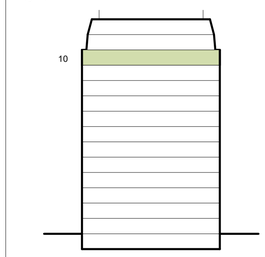
Key

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

Key

- Structure
- Facade
- Internal

Key Plan



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

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Title

Parsonage Gardens Floor Plans
Proposed GA Floor Plan
Level 10

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

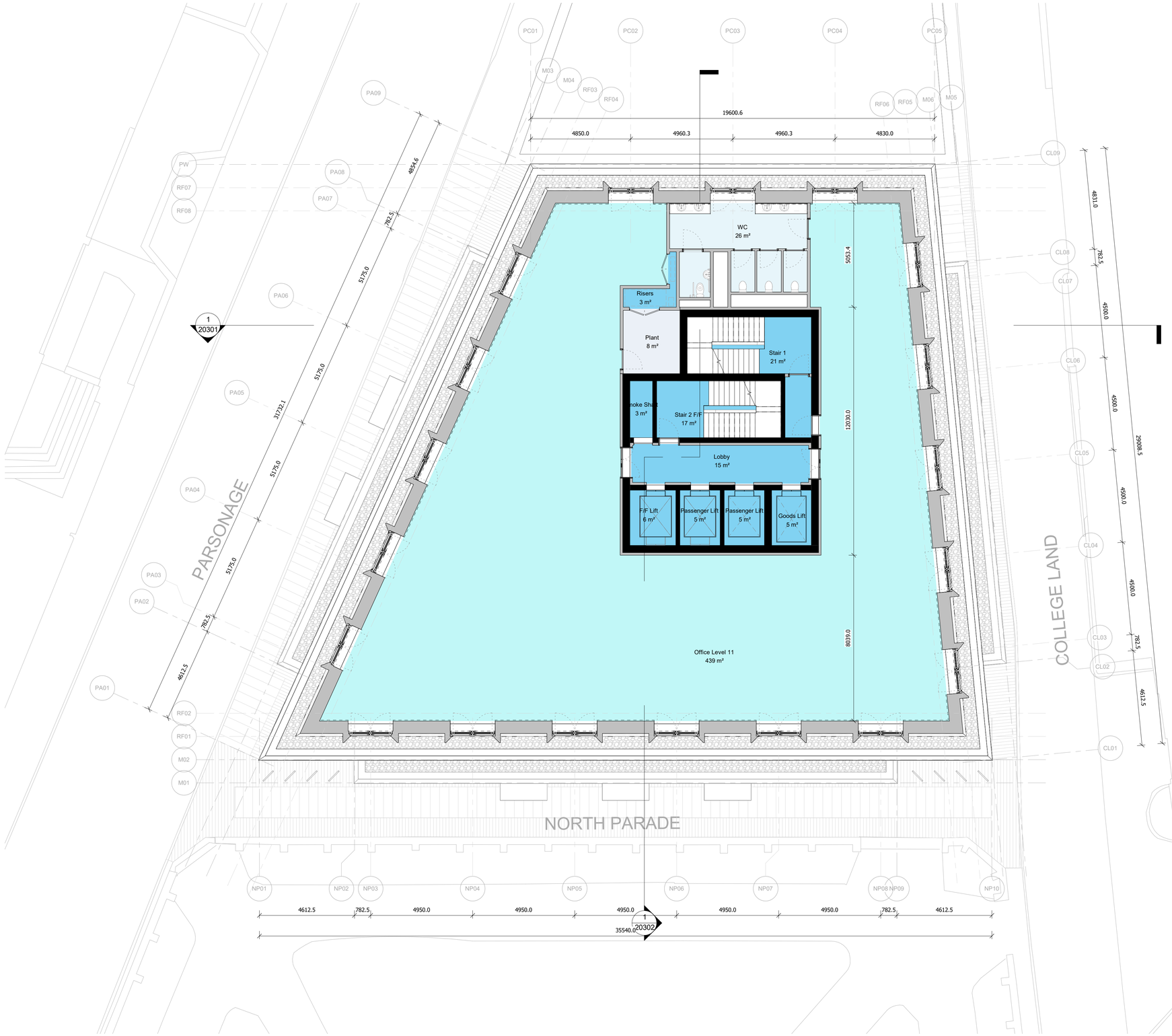
1 GA Proposed Level 10 FFL

N

0 2 4 6 8 10 m

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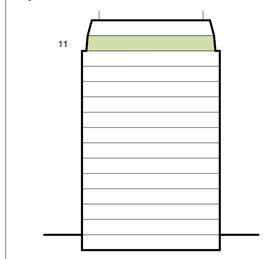
Key

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

Key

- Structure
- Facade
- Internal

Key Plan



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

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Title

Parsonage Gardens Floor Plans
Proposed GA Floor Plan
Level 11

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

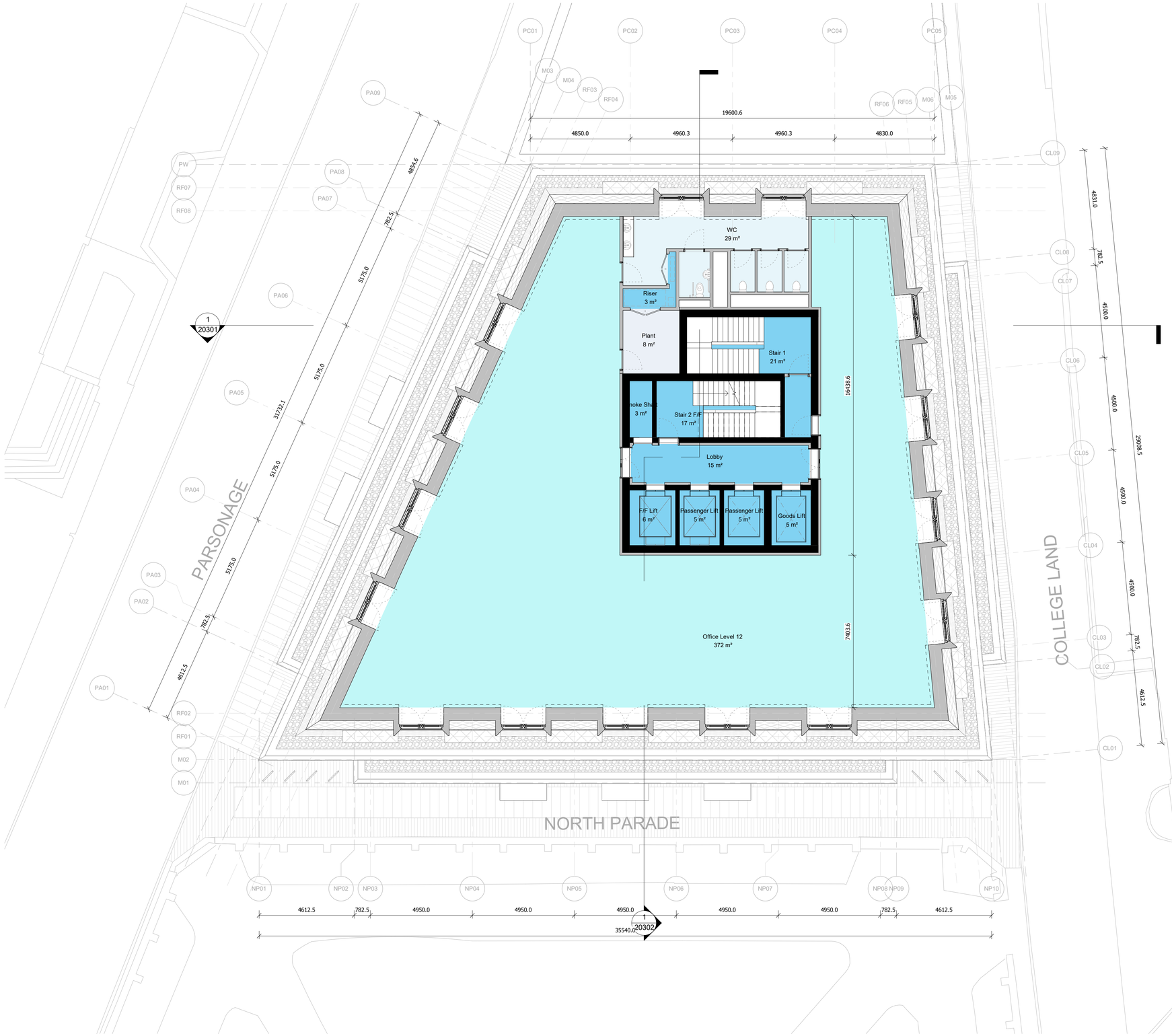
1 GA Proposed Level 11 FFL

N

0 2 4 6 8 10 m

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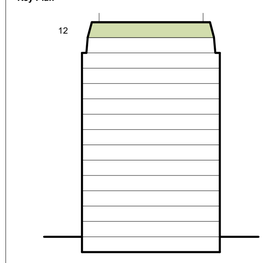
Key

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

Key

- Structure
- Facade
- Internal

Key Plan



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

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Title

Parsonage Gardens Floor Plans
Proposed GA Floor Plan
Level 12

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

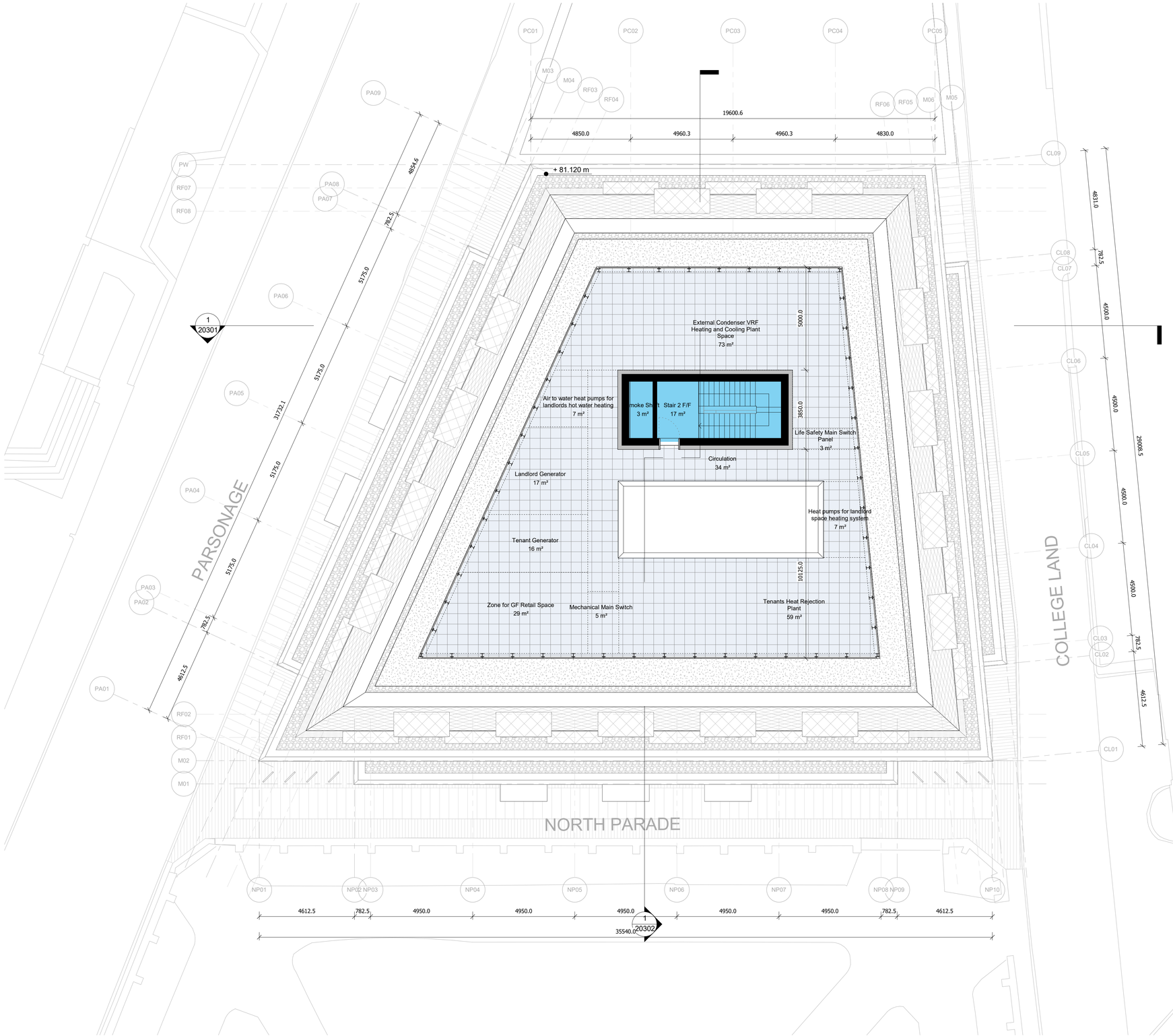
1 GA Proposed Level 12 FFL

N

0 2 4 6 8 10 m

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2 GA Proposed Level Roof FFL

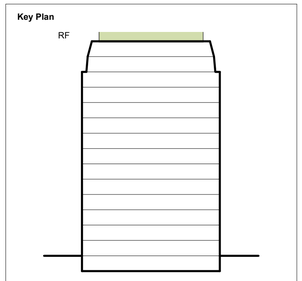
Key

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

Key

- Structure
- Facade
- Internal

Key Plan



N

0 2 4 6 8 10 m

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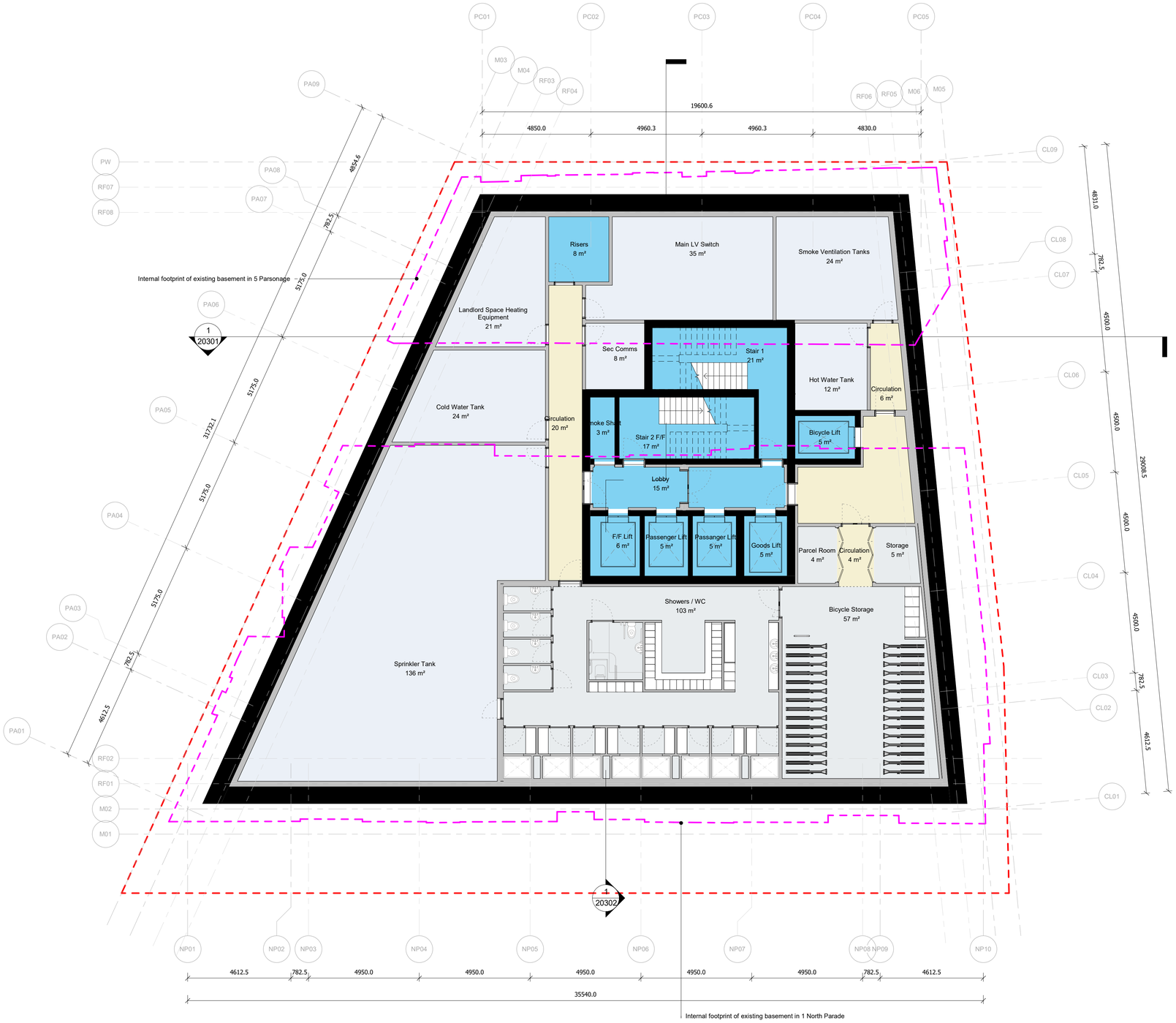
Title

Parsonage Gardens Floor Plans
Proposed GA Floor Plan
Roof Level

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

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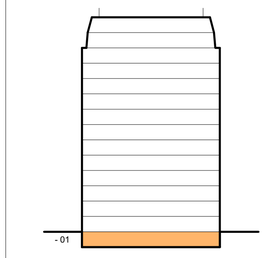
Key

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

Key

- Structure
- Facade
- Internal

Key Plan



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

Parsonage Gardens Floor Plans
Proposed GA Floor Plan
Level B1

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

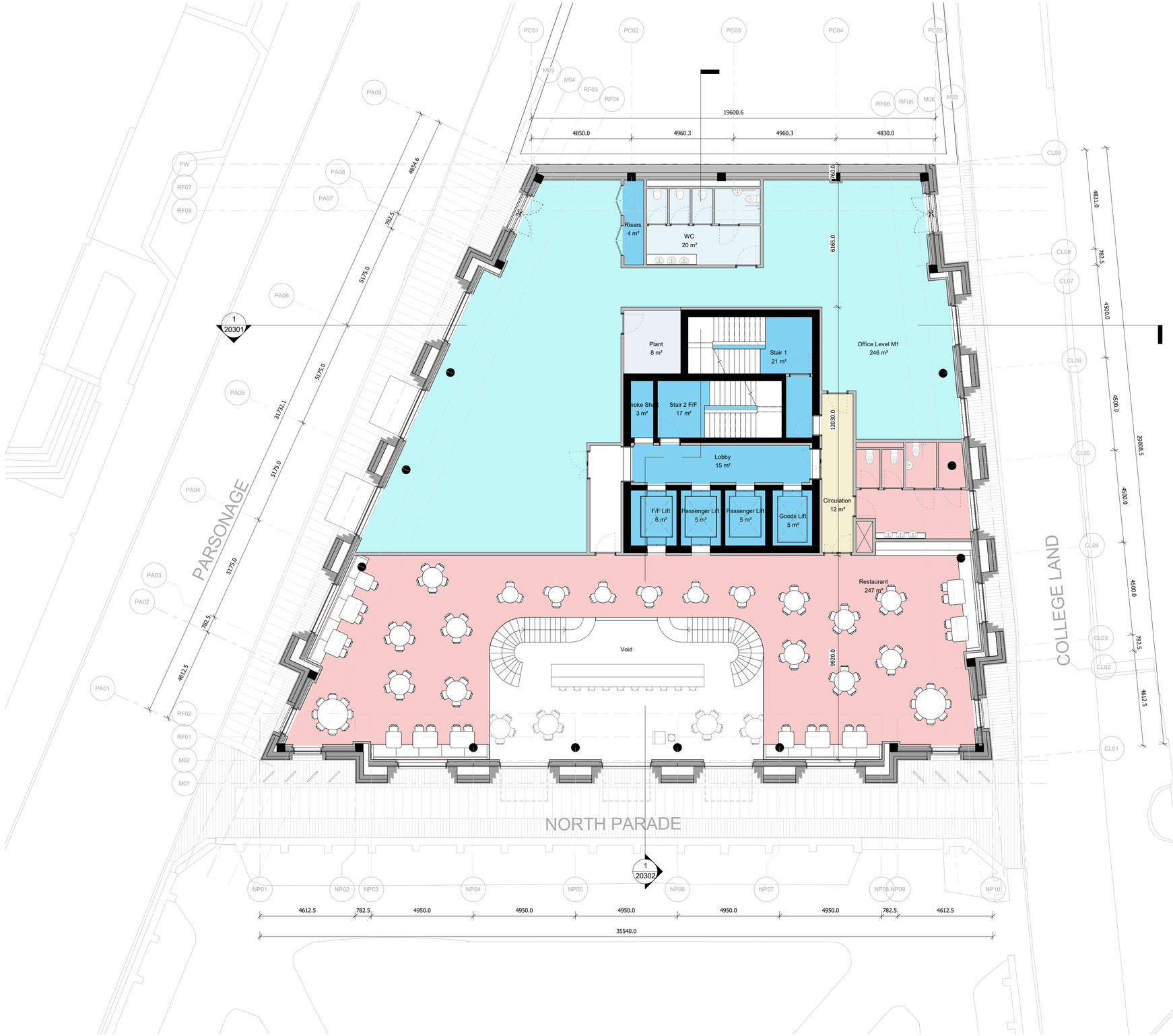
1 GA Proposed Level B1 FFL

N

0 2 4 6 8 10 m

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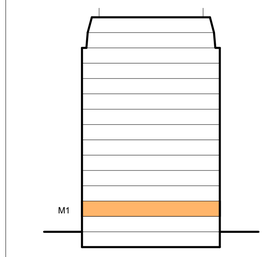
Key

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

Key

- Structure
- Facade
- Internal

Key Plan



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

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Title

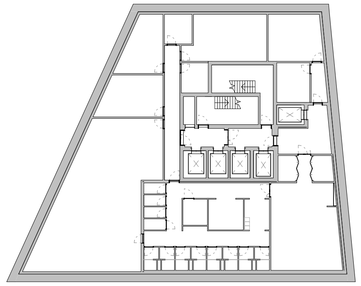
Parsonage Gardens Floor Plans
Proposed GA Floor Plan
Level M1

Suitability	Status	
	Work in Progress	
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Drawing Number		Revision
19020-SQP-ZZ-M1-DR-A-20102		P05

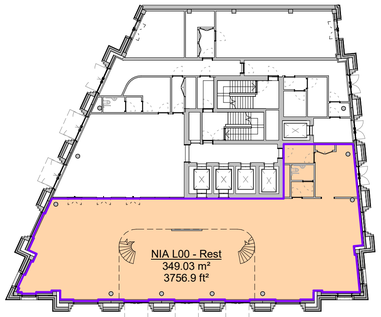
1 GA Proposed Level M1 - FFL

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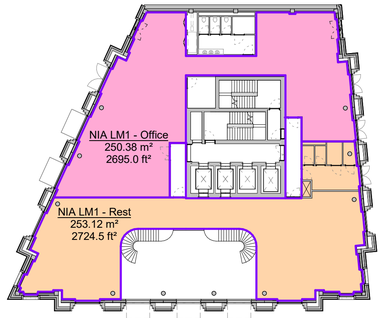
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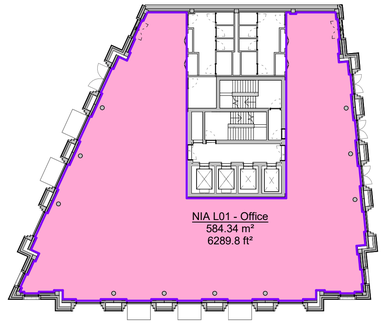
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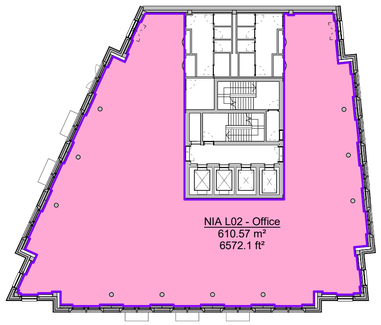
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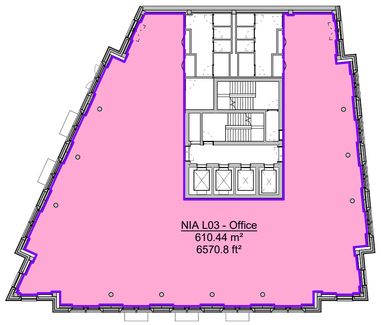
3 Level M1 - FFL
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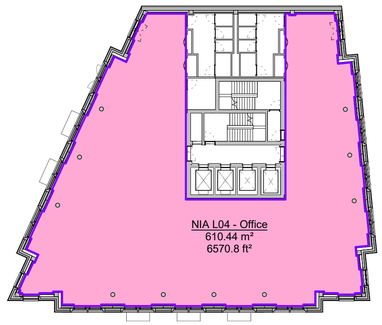
4 Level 01 - FFL
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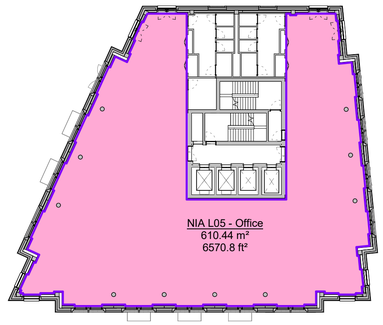
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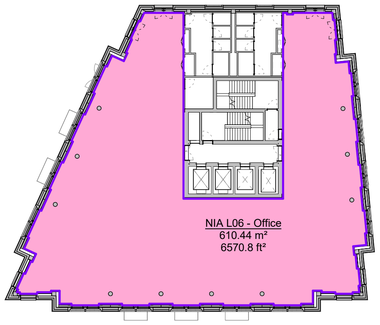
6 Level 03 - FFL
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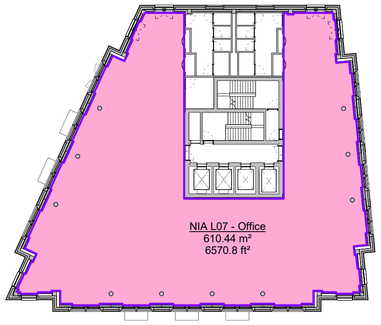
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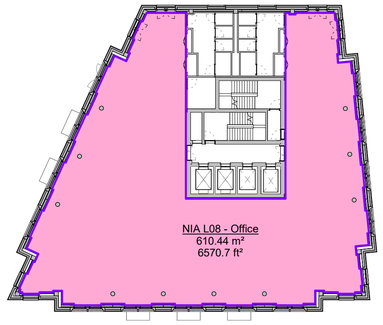
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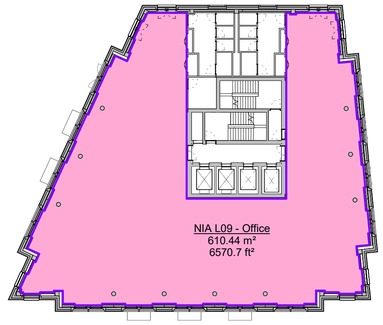
9 Level 06 - FFL
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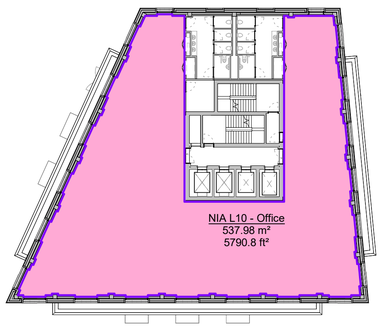
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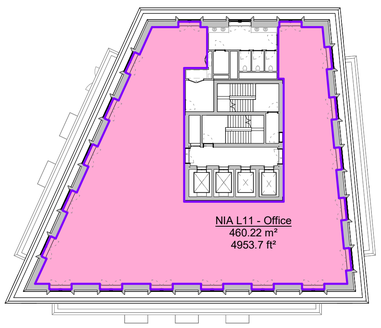
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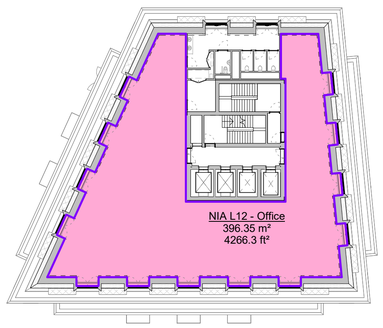
12 Level 09 - FFL
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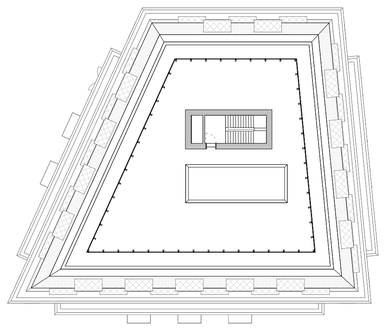
13 Level 10 - FFL
1 : 300



14 Level 11 - FFL
1 : 300



15 Level 12 - FFL
1 : 300



16 Roof - FFL
1 : 300

N

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

0 1 2 3 4 5 m

Area Schedule (NIA)

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

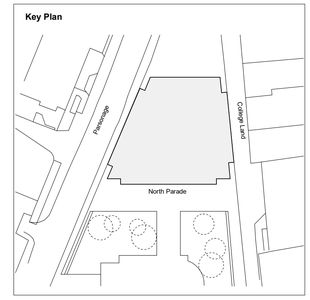
Note:

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

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Key Plan



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

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www.squireandpartners.com

Project

Parsonage Gardens
Manchester
M3 2NH

Title

Area Proofs
NIA

Suitability: Work in Progress

Status

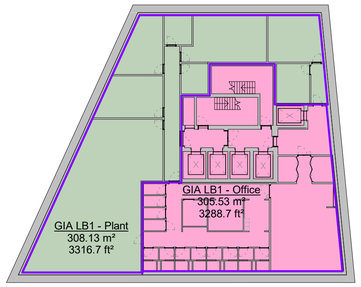
Date: 18/09/24

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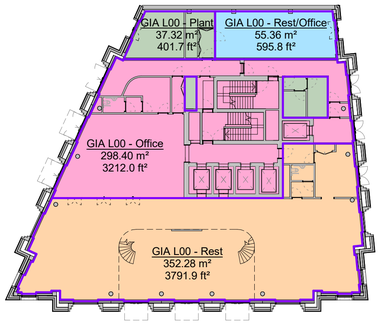
Job Number: 19020

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

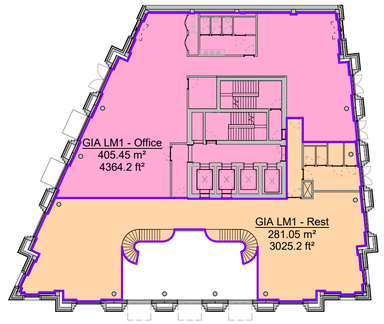
Revision: P03



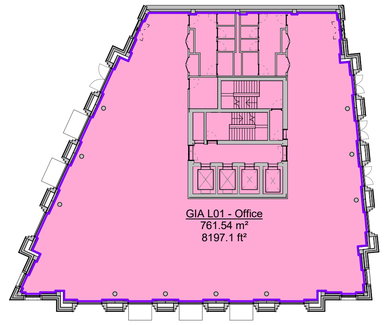
1 Level B1 - FFL
1 : 300



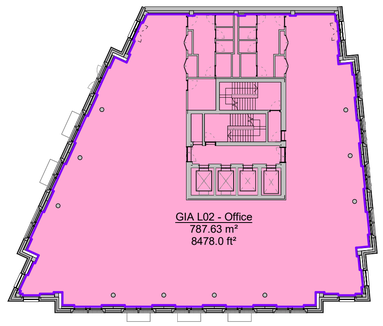
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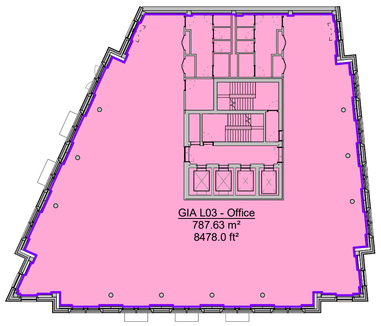
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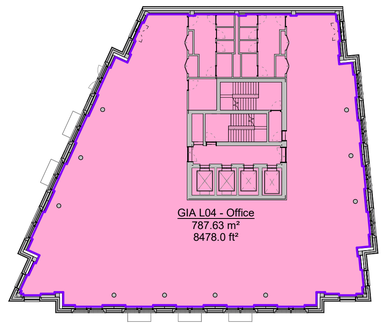
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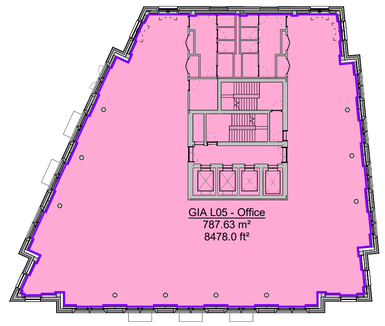
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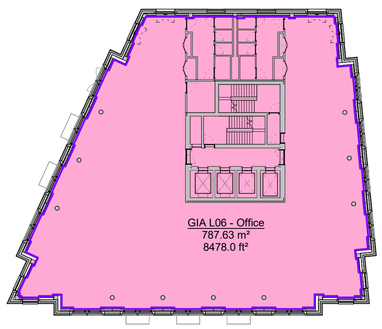
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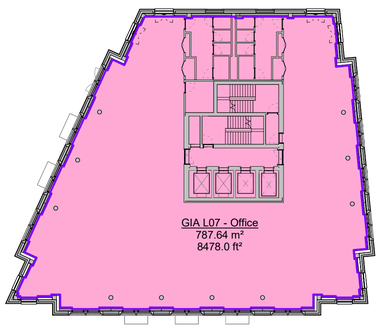
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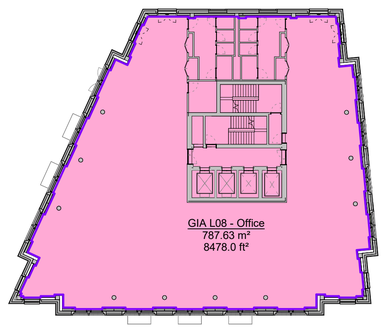
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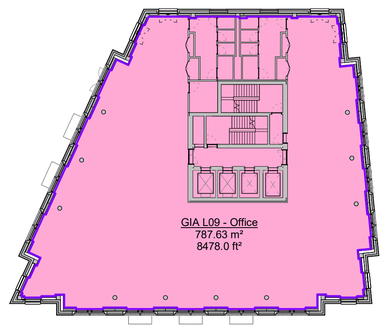
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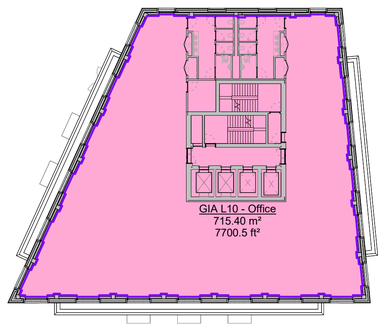
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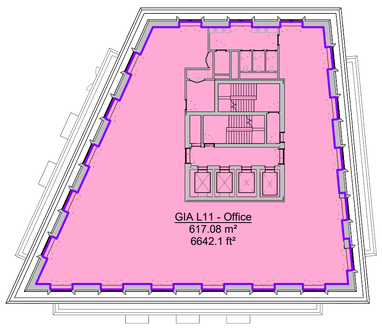
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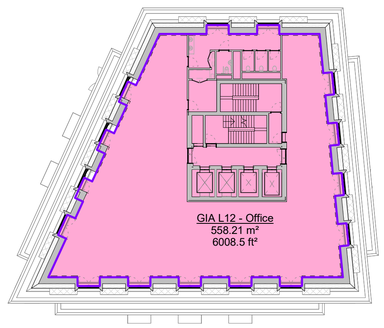
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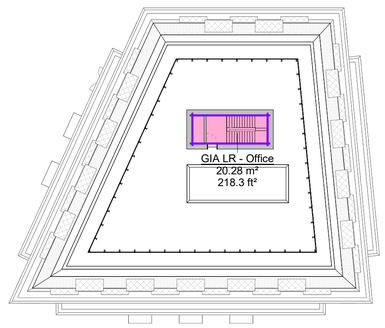
13 Level 10 - FFL
1 : 300



14 Level 11 - FFL
1 : 300



15 Level 12 - FFL
1 : 300



16 Roof - FFL
1 : 300

N

0 1 2 3 4 5 m

Area Schedule (GIA)

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

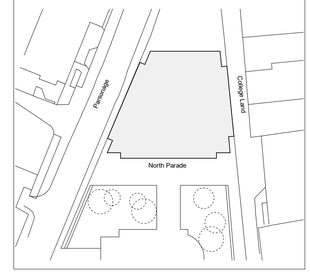
Note:

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

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Key Plan



KEY:

- Retail
- Office
- Plant
- Retail/Office

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

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Project

Parsonage Gardens
Manchester
M3 2NH

Title

Area Proofs
GIA

Suitability: Work in Progress

Status

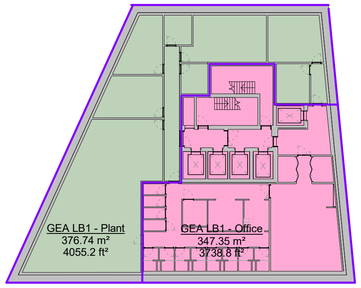
Date: 18/09/24

Scale @ ISO A1: As indicated

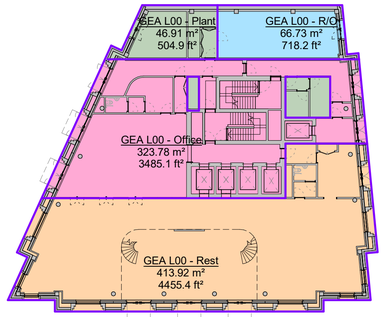
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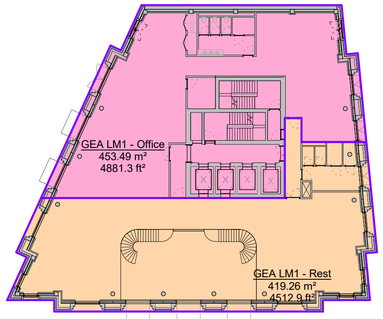
Revision: P03



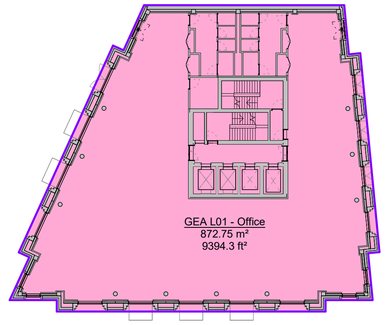
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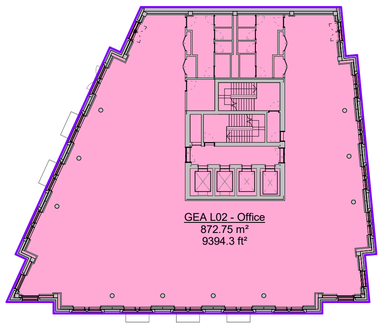
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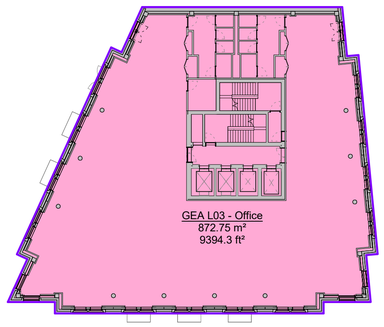
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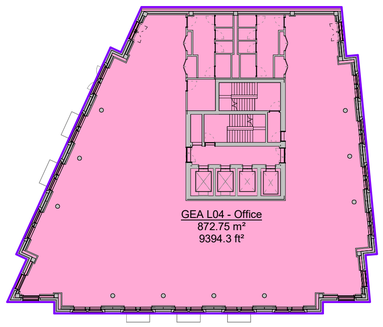
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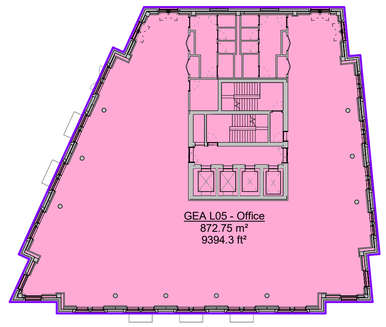
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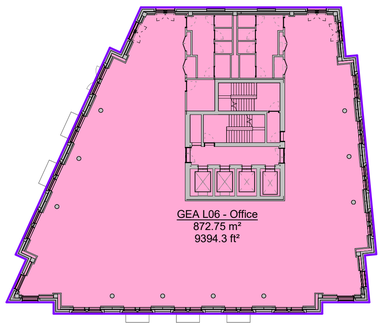
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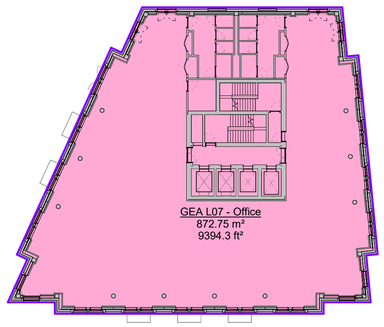
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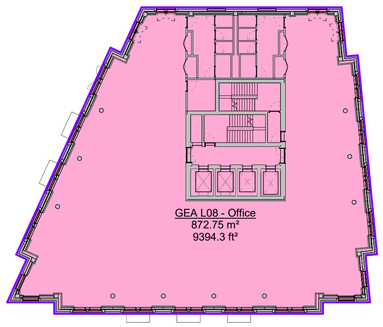
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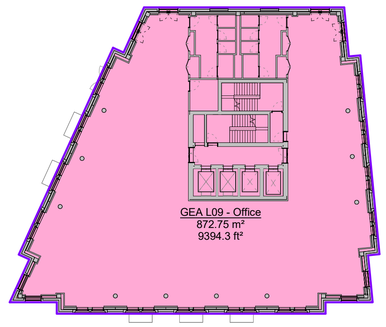
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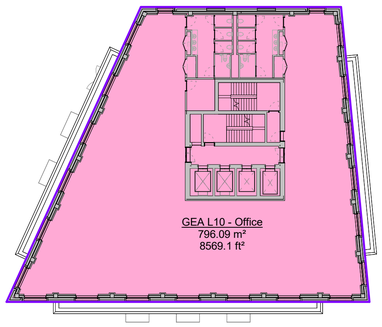
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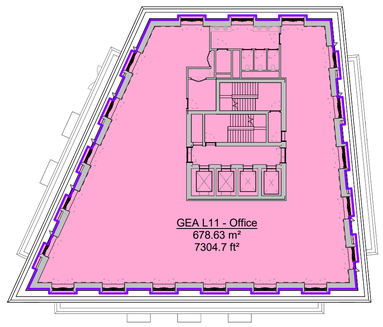
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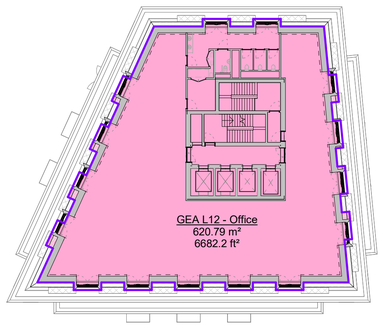
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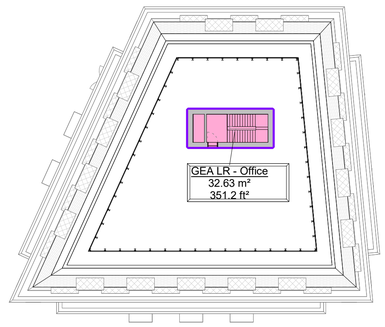
13 Level 10 - FFL
1 : 300



14 Level 11 - FFL
1 : 300



15 Level 12 - FFL
1 : 300



16 Roof - FFL
1 : 300

N

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

0 1 2 3 4 5 m

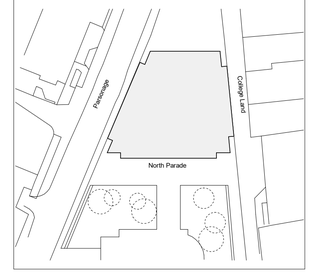
Area Schedule (GEA)

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

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Key Plan



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

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Project

Parsonage Gardens
Manchester
M3 2NH

Title

Area Proofs
GEA

Suitability: Work in Progress

Status

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

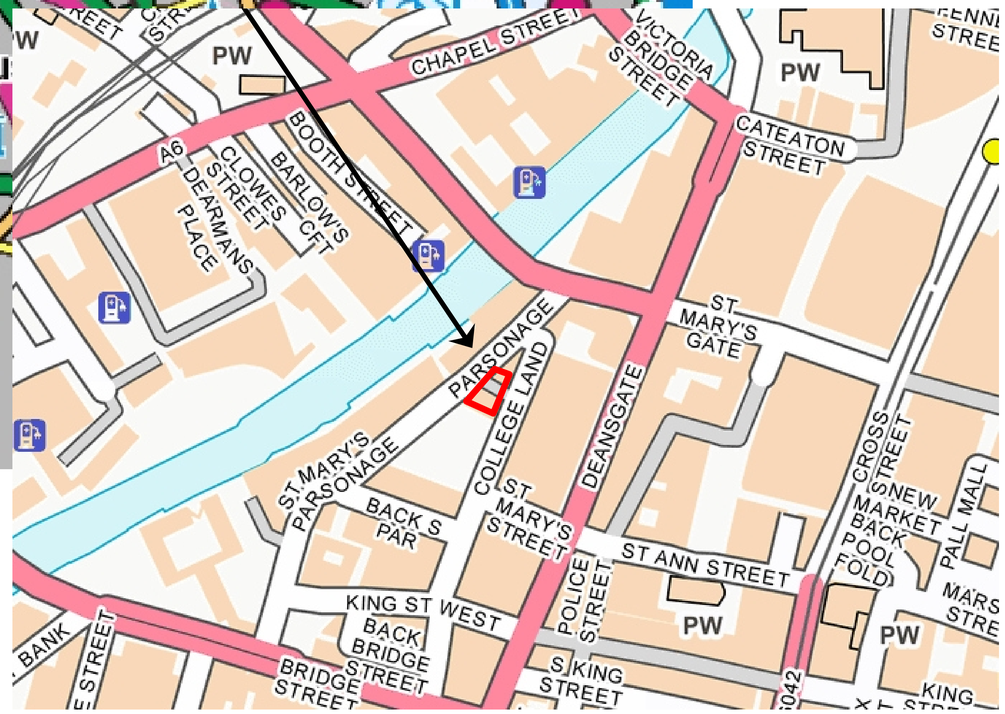
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Revision: P03

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SITE LOCATION NEAREST POSTCODE: M3 2HS

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

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

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

Project:
ONE NORTH PARADE

Drawing Title:
SITE LOCATION PLAN

Status:
FOR INFORMATION

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

Scale:	Project No:
NTS	2404-02

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

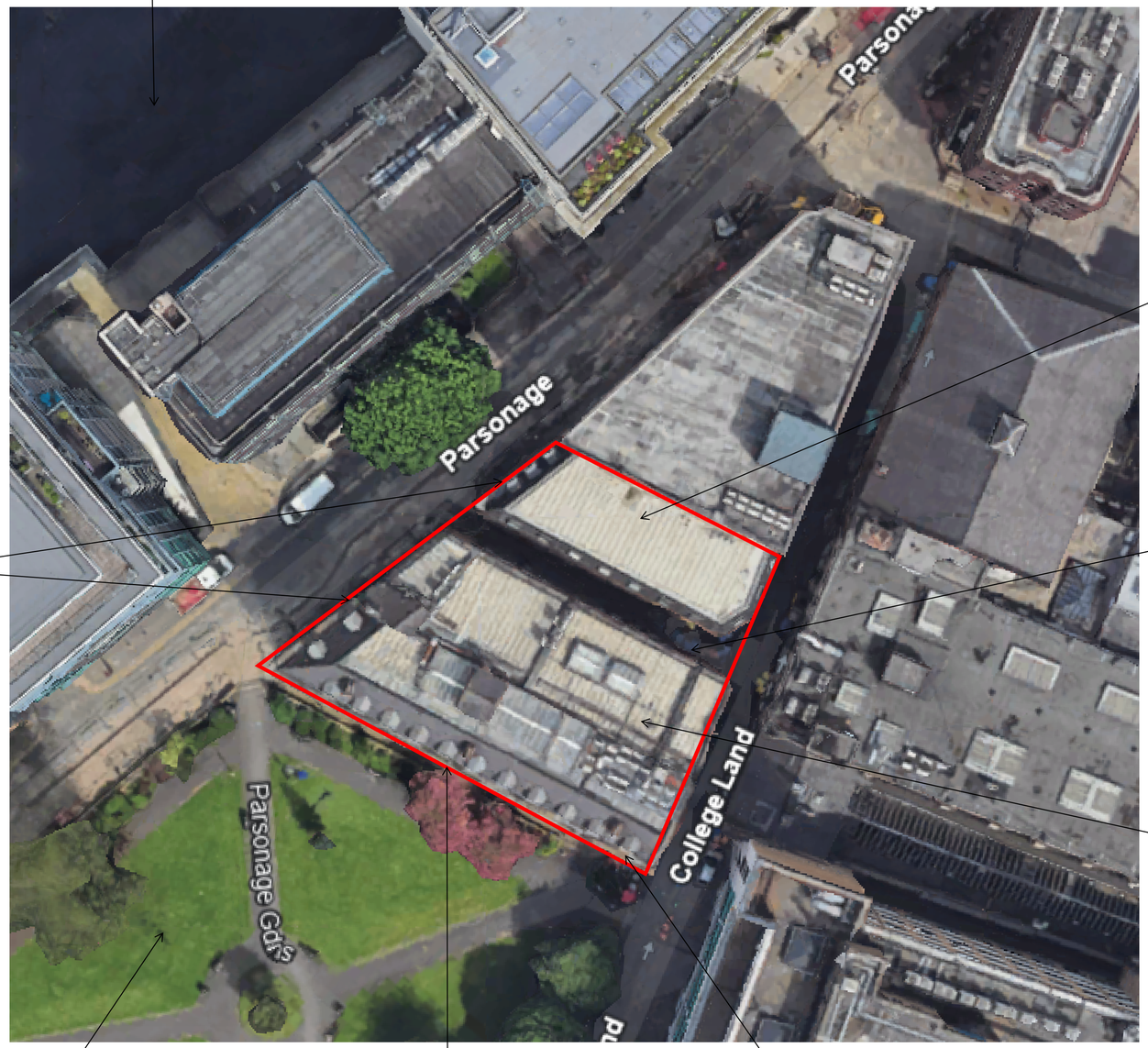
Revision: P01

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RIVER IRWELL



SMALLER BUILDING THREE STORIYS HIGH

SITE ACCESS OFF PARSONAGE

BACK COLLEGE LAND ACCESS OFF PARSONAGE BETWEEN BUILDINGS

LARGER BUILDING FOUR STOREYS HIGH

PARSONAGE GARDENS

SITE ACCESS SOUTH OF BUILDING

BOARDED SITE ACCESS TO BASEMENT LEVEL OF LARGER BUILDING

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

renaissance

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

Project:

ONE NORTH PARADE

Drawing Title:

SITE FEATURES PLAN

Status:

FOR INFORMATION

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

Scale:	Project No:
NTS	2404-02

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

Revision: P01

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PHOTOGRAPHS



Photograph 1: View of larger building from Parsonage Gardens



Photograph 2: Western Corner view from Parsonage



Photograph 3: View of smaller building



Photograph 4: View/entrance of Back College Land



Photograph 5: Southern boundary of site



Photograph 6: Boarded entrance to basement floor



Photograph 7: View/access of Back College Land



Photograph 8: Upper floor access from inside basement level



Photograph 9: Ground level of basement level



Photograph 10: Barrels inside basements



Photograph 11: Derelict room within basement level



Photograph 12: Boiler room and fire exit ahead

APPENDIX A

METHODOLOGY AND GUIDANCE

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

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

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

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

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

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

Contaminated Land – Legislative Background

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Relevant Guidance Documents

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

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

Relevant Legislative Documents

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

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

Contaminated Land Risk Assessment Approach

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

Hazard Identification ➔ Hazard Assessment ➔ Risk Estimation ➔ Risk Evaluation

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

Further information can be found at the below site:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Ground Gas Risk Assessment Guidance

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

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

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

Legislative Framework

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

Generation Potential of Sources

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

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

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

Frequency and Duration of Monitoring

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

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

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

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

Typical/idealised periods of monitoring

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

Typical/idealised frequency of monitoring/Number of Visits Required

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

Note:

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

RB17 Approach

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

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

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

Radon

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

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

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

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

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

Unexploded Ordnance (UXO) Guidance

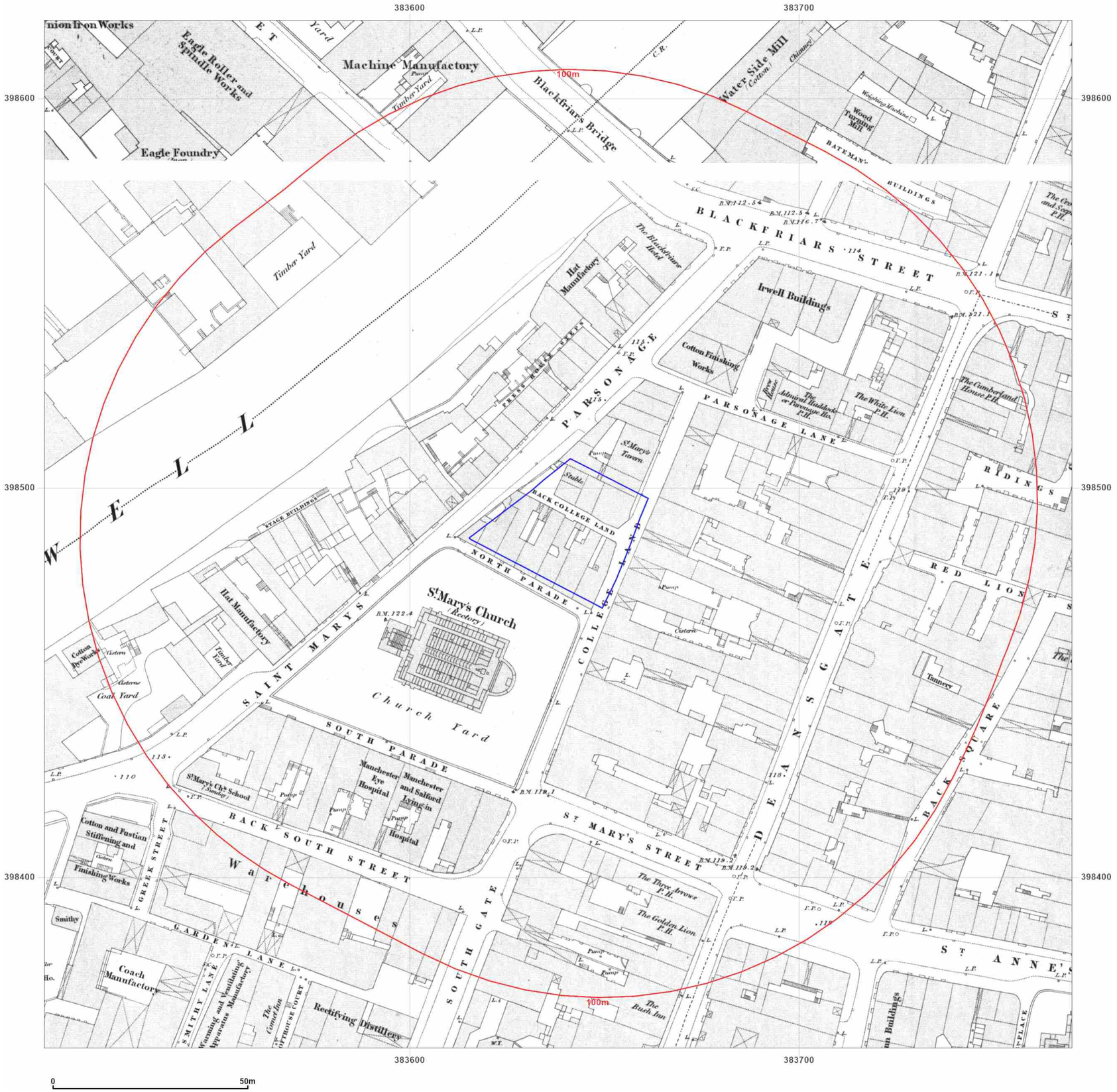
Clients have a legal duty under the CDM 2015 Regulations to provide designers and contractors with project-specific health and safety information needed to identify hazards and risks. This includes the possibility of unexploded ordnance (UXO) being encountered on the site. Further details are given in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

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

Geotechnical Guidance

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

APPENDIX B
HISTORICAL MAPS



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GEO-ENVIRONMENTAL ENGINEERING EXCELLENCE

Site Details:

NORTH PARADE,
MANCHESTER, M3 2NH

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

Map Name: 1056 Scale Town Plan

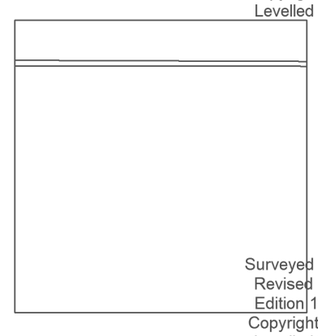
Map date: **1850-1851**

Scale: 1:1,056

Printed at: 1:1,056

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Surveyed 1849
Revised N/A
Edition 1850
Copyright N/A
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Surveyed 1849
Revised N/A
Edition 1851
Copyright N/A
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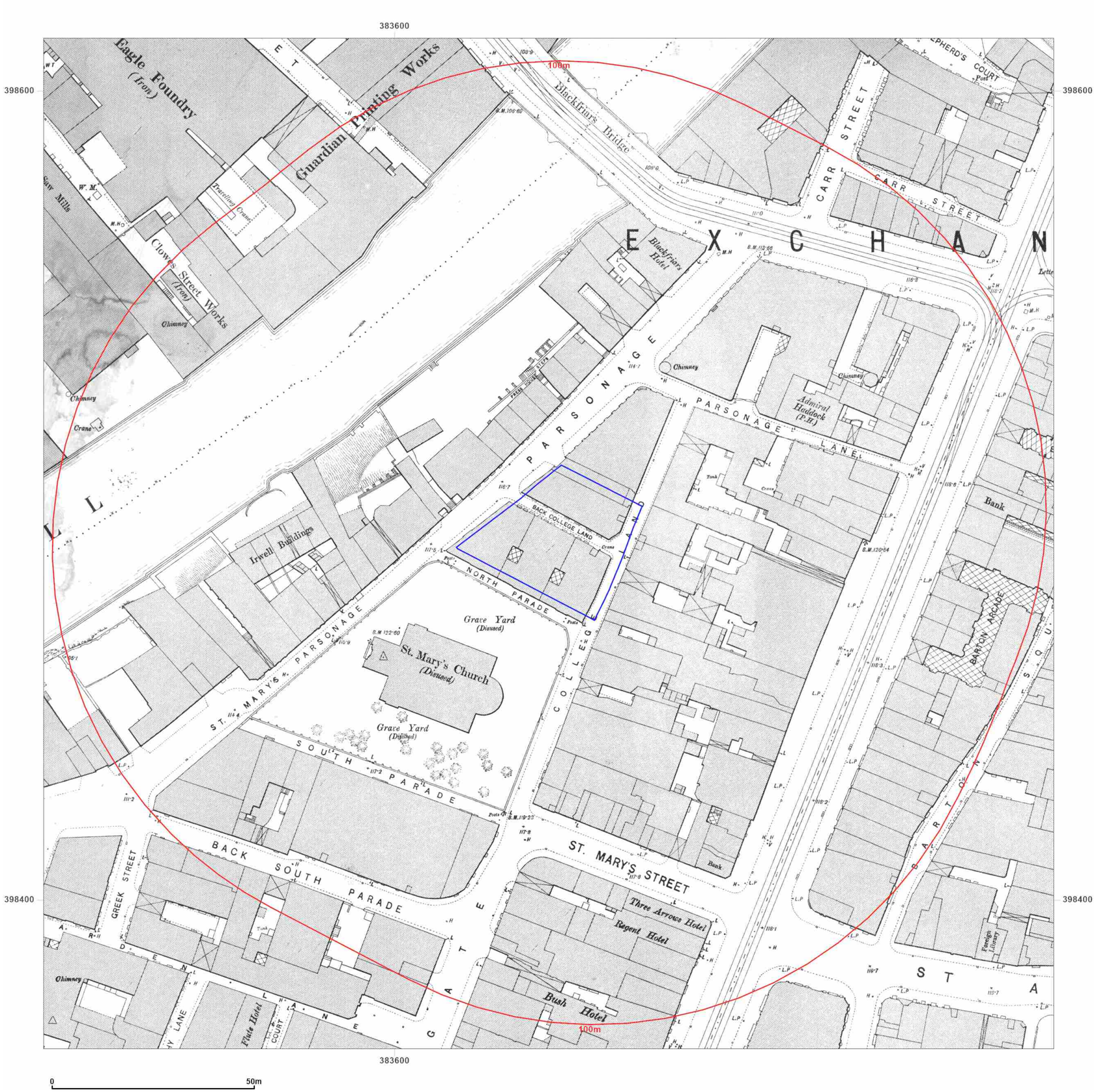
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www.groundsure.com/sites/default/files/groundsure_legend.pdf



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Site Details:

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

Map Name: County Series Town Plan

Map date: **1891**

Scale: 1:500

Printed at: 1:1,000

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

Map Name: County Series

Map date: **1892-1893**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1892
Revised 1892
Edition N/A
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Surveyed 1893
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Site Details:

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

Map Name: County Series

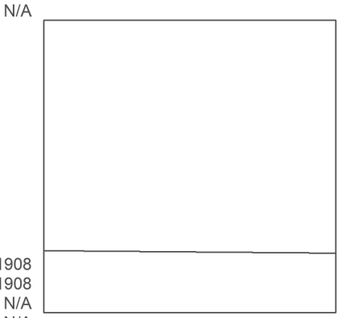
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Printed at: 1:2,500

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

Map Name: County Series

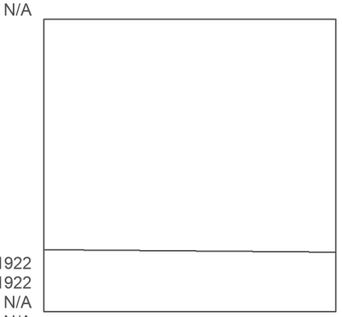
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Edition N/A
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Surveyed 1922
Revised 1922
Edition N/A
Copyright N/A
Levelled N/A

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

Map Name: County Series

Map date: **1932-1933**

Scale: 1:2,500

Printed at: 1:2,500

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

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

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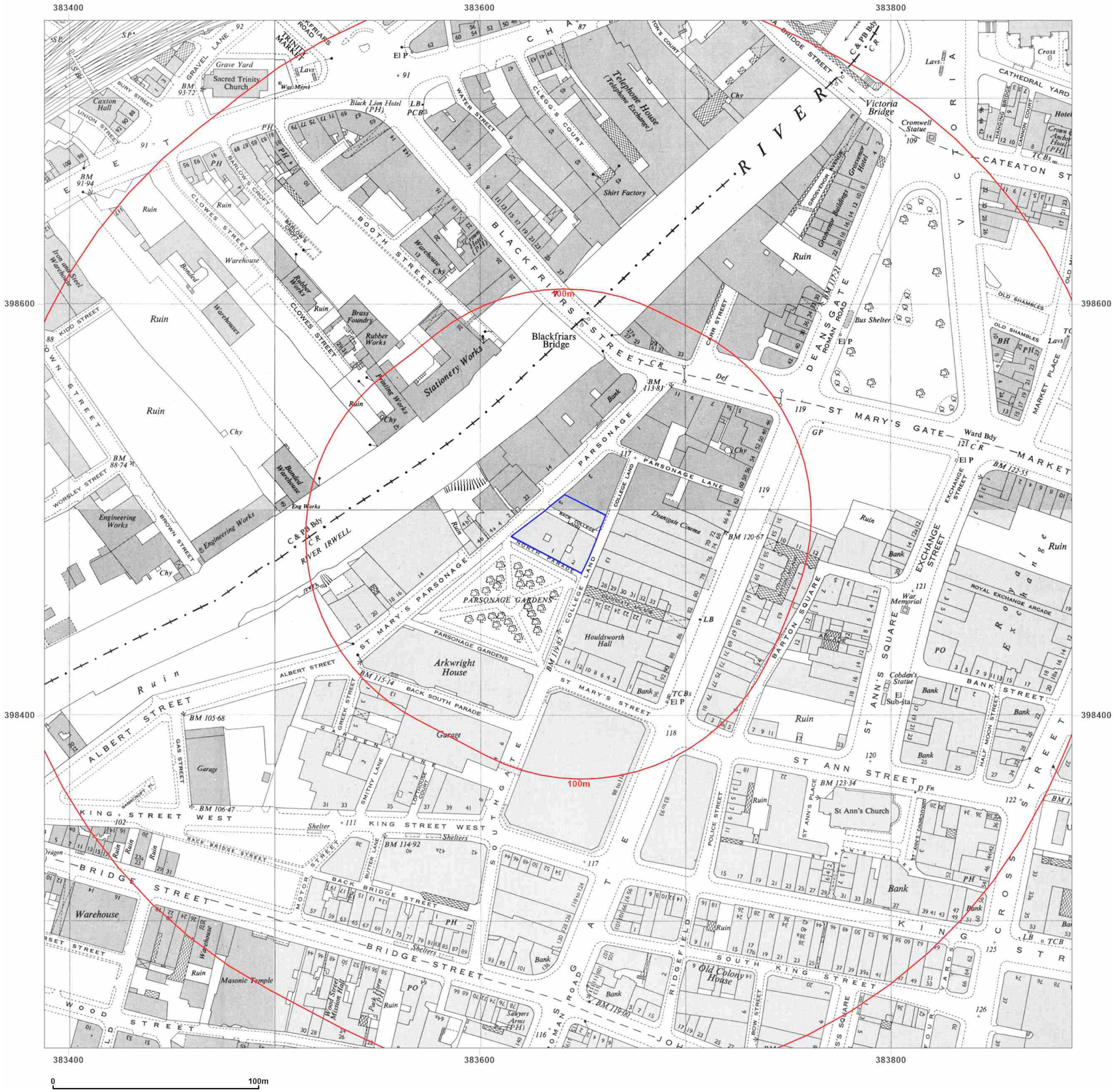
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Site Details:

NORTH PARADE,
MANCHESTER, M3 2NH

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

Map Name: National Grid

Map date: **1948-1949**

Scale: 1:1,250

Printed at: 1:2,000

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

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

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

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

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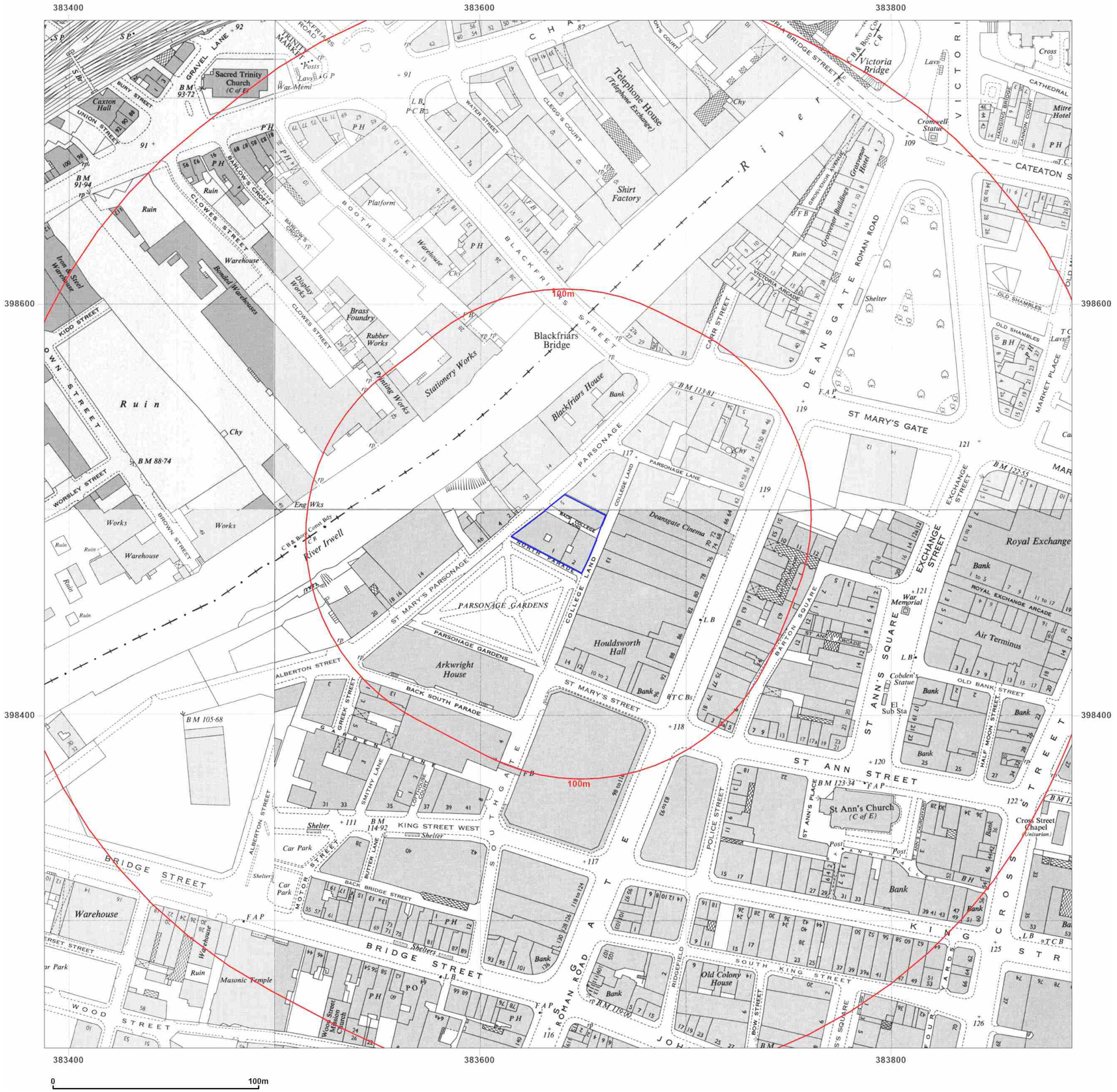
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Surveyed 1948 Revised 1957 Edition N/A Copyright N/A Levelled 1927	Surveyed 1948 Revised 1955 Edition N/A Copyright N/A Levelled 1927

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Site Details:

NORTH PARADE,
MANCHESTER, M3 2NH

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

Map Name: National Grid
Map date: **1953-1957**
Scale: 1:1,250
Printed at: 1:2,000

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Site Details:

NORTH PARADE,
MANCHESTER, M3 2NH

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

Map Name: National Grid

Map date: **1958**

Scale: 1:2,500

Printed at: 1:2,500

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Revised 1949
Edition N/A
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Site Details:

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MANCHESTER, M3 2NH

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

Map Name: National Grid

Map date: **1958**

Scale: 1:2,500

Printed at: 1:2,500

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Site Details:

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

Map Name: National Grid

Map date: **1963**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed N/A
Revised N/A
Edition 1963
Copyright 1963
Levelled 1958

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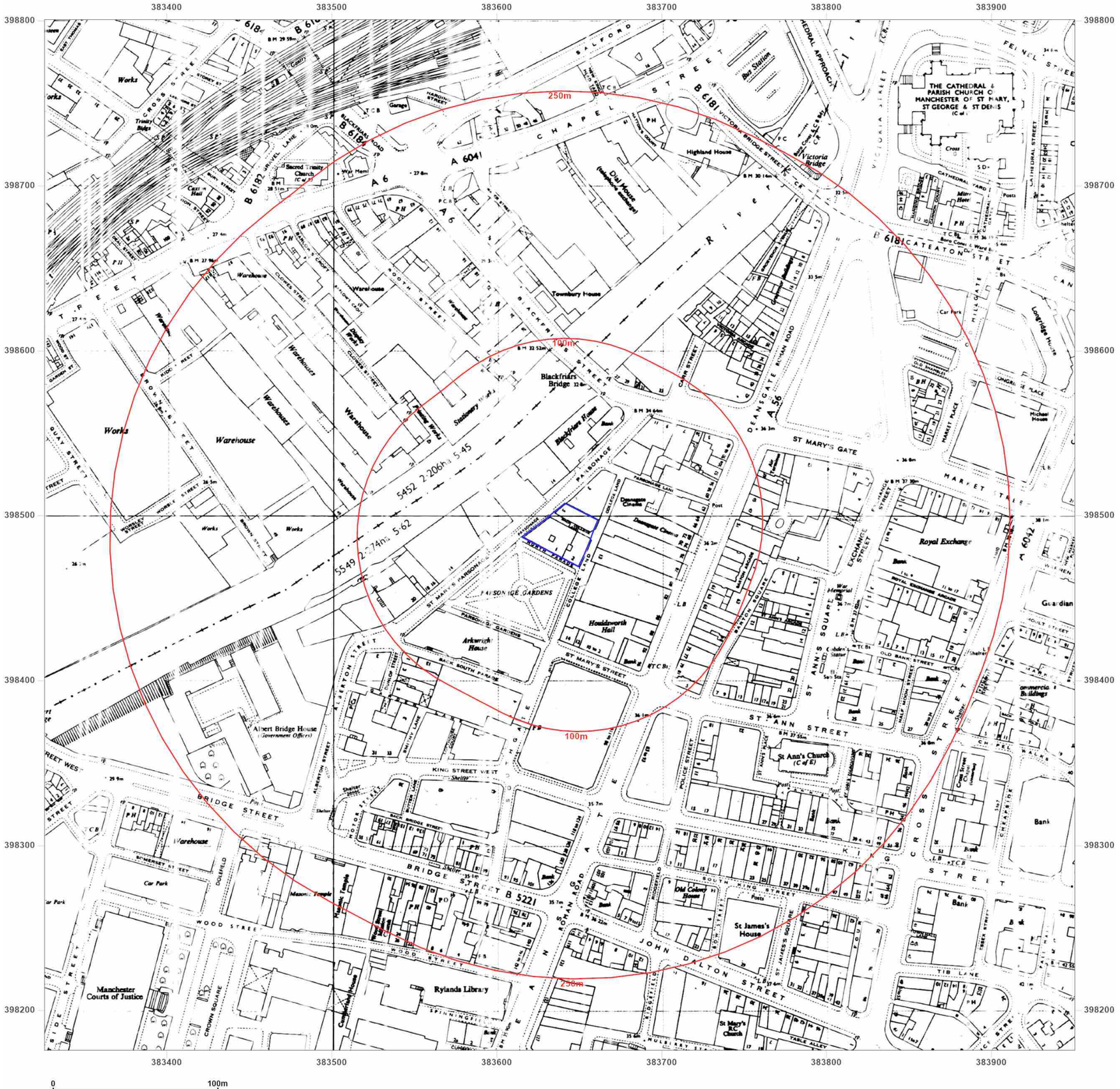
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Site Details:

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

Map Name: National Grid

Map date: **1971**

Scale: 1:2,500

Printed at: 1:2,500

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

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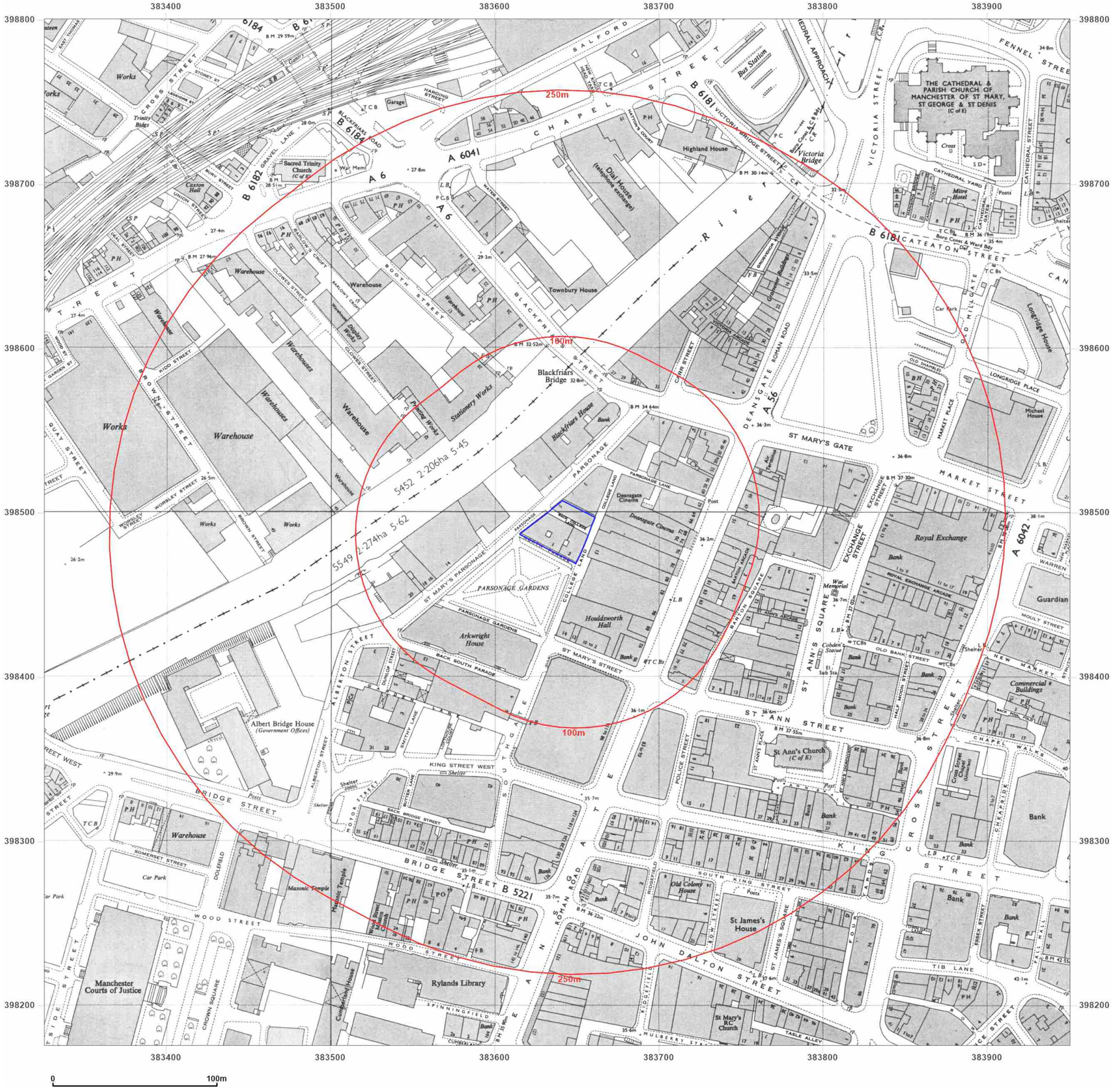
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Site Details:

NORTH PARADE,
MANCHESTER, M3 2NH

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

Map Name: National Grid

Map date: **1971**

Scale: 1:2,500

Printed at: 1:2,500

N
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Revised 1970
Edition N/A
Copyright 1971
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Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: National Grid

Map date: **1970-1973**

Scale: 1:1,250

Printed at: 1:2,000

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

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

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

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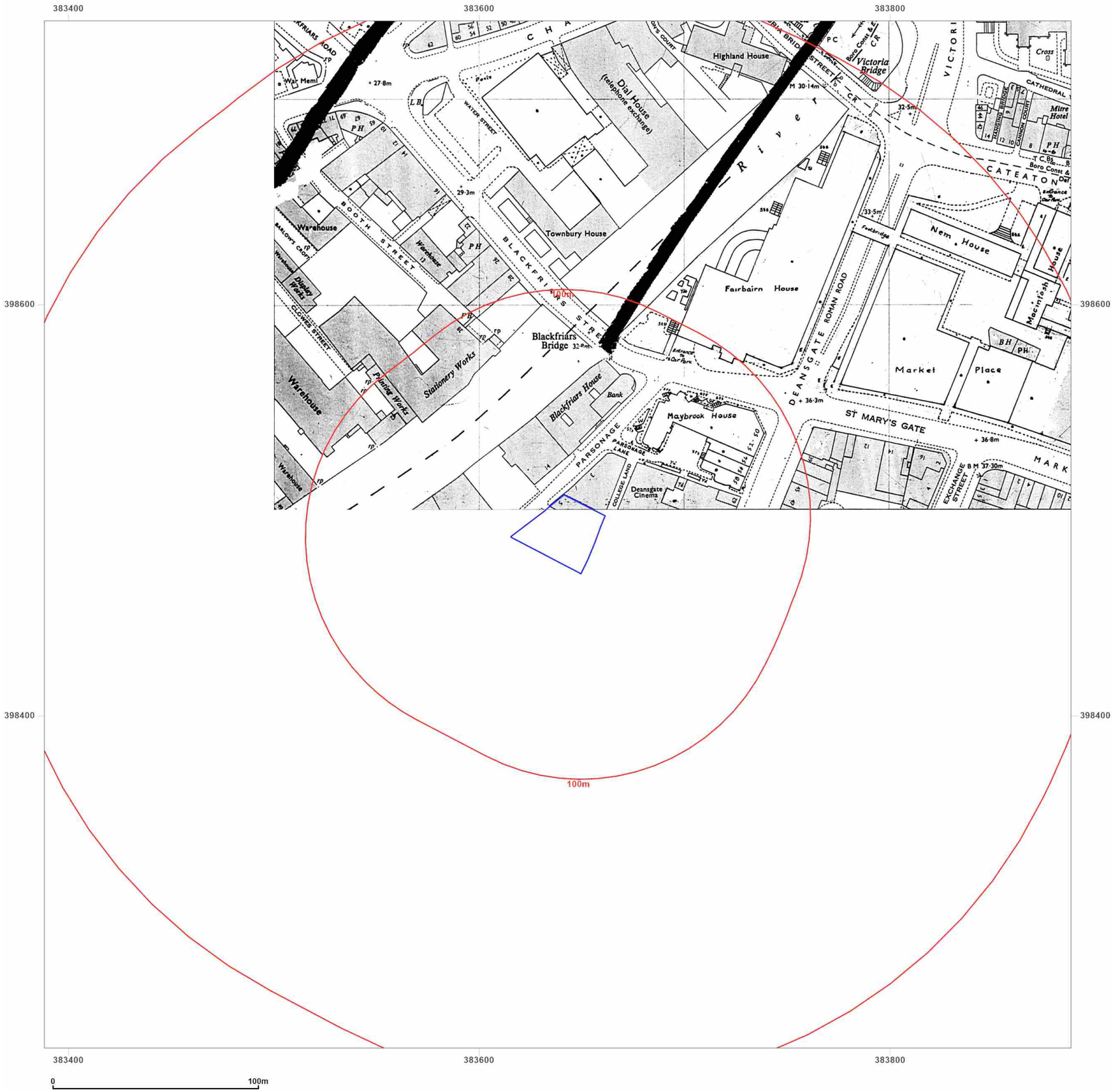
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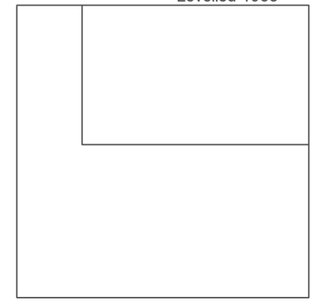
NORTH PARADE,
MANCHESTER, M3 2NH

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

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

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



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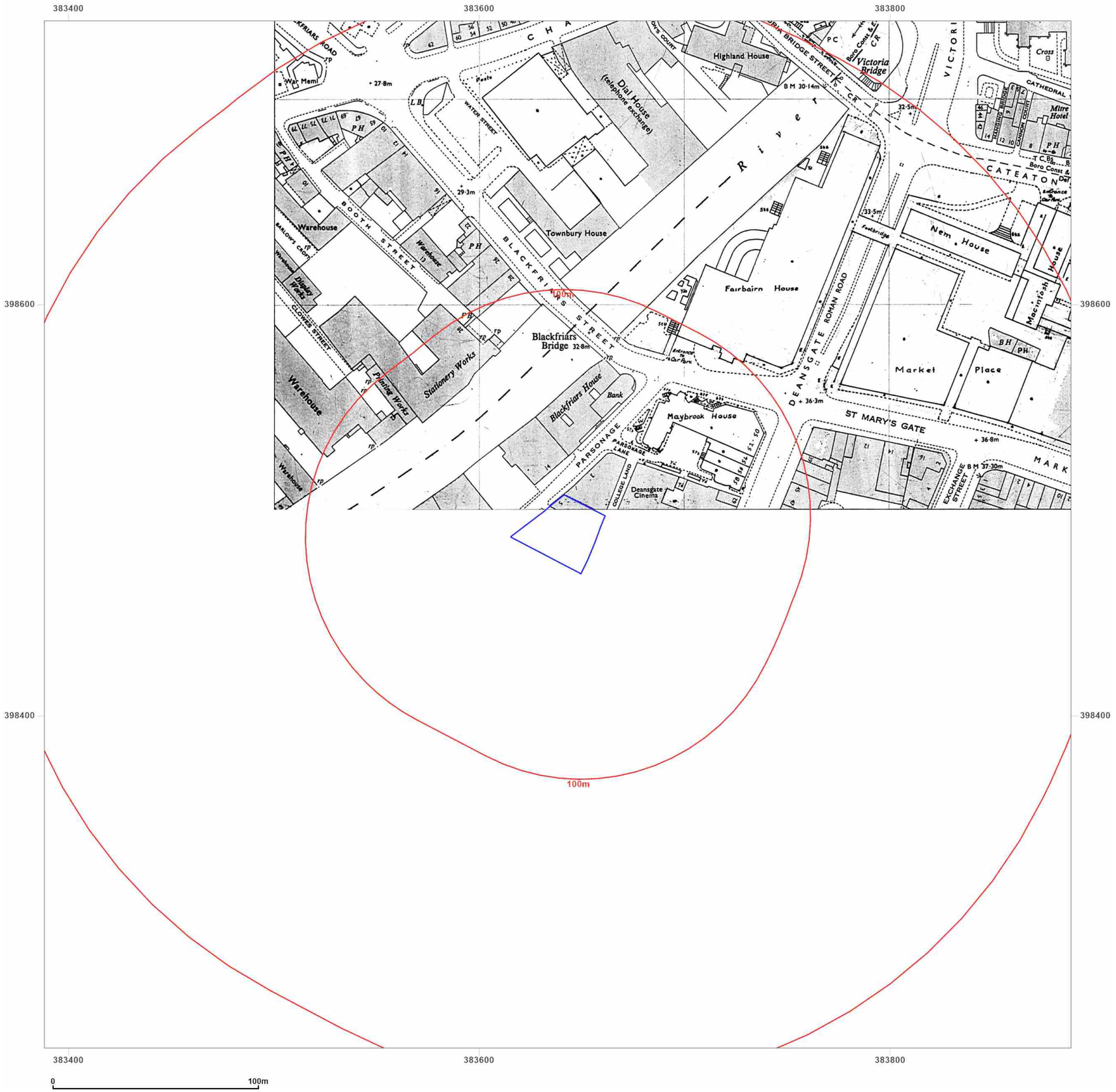
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Site Details:

NORTH PARADE,
MANCHESTER, M3 2NH

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

Map Name: National Grid

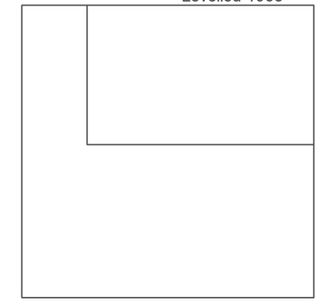
Map date: **1979**

Scale: 1:1,250

Printed at: 1:2,000

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Revised N/A
Edition N/A
Copyright 1979
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Site Details:

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MANCHESTER, M3 2NH

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

Map Name: National Grid

Map date: **1979-1984**

Scale: 1:1,250

Printed at: 1:2,000

N
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Surveyed N/A
Revised N/A
Edition N/A
Copyright 1980
Levelled 1964

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

Surveyed 1963
Revised 1984
Edition N/A
Copyright 1984
Levelled 1963

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

Map Name: National Grid

Map date: **1985-1990**

Scale: 1:1,250

Printed at: 1:2,000

N
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Surveyed 1964
Revised 1986
Edition N/A
Copyright 1987
Levelled 1964

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

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

Surveyed 1964
Revised 1986
Edition N/A
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Site Details:

NORTH PARADE,
MANCHESTER, M3 2NH

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

Map Name: National Grid

Map date: **1988-1992**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1949 Revised 1987 Edition N/A Copyright 1988 Levelled 1963	Surveyed 1949 Revised 1989 Edition N/A Copyright 1989 Levelled N/A
Surveyed N/A Revised N/A Edition N/A Copyright 1992 Levelled N/A	Surveyed 1948 Revised 1989 Edition N/A Copyright 1989 Levelled N/A

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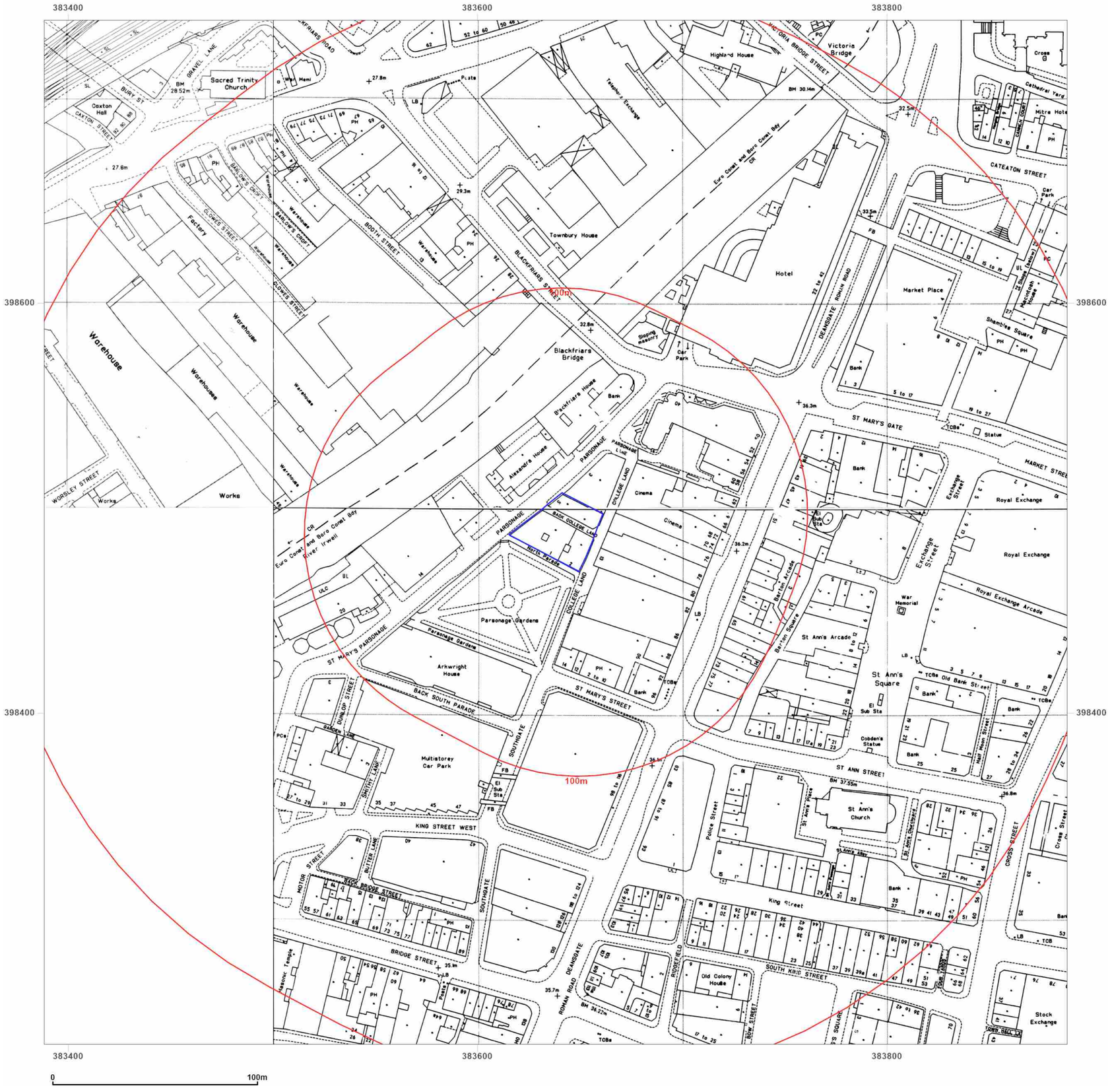
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Site Details:

NORTH PARADE,
MANCHESTER, M3 2NH

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

Map Name: National Grid

Map date: **1988-1992**

Scale: 1:1,250

Printed at: 1:2,000

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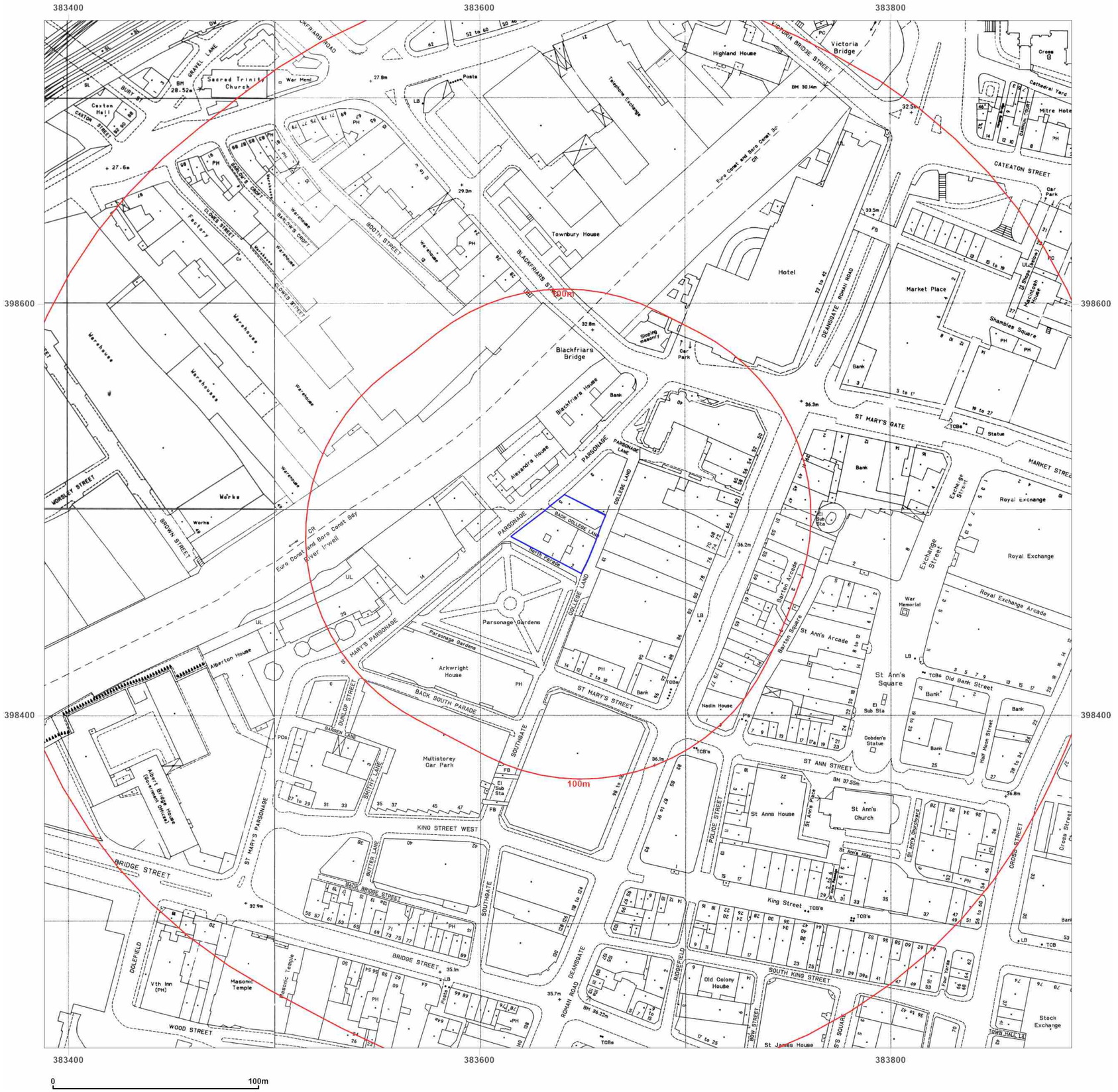
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Site Details:

NORTH PARADE,
MANCHESTER, M3 2NH

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

Map Name: National Grid

Map date: **1990-1995**

Scale: 1:1,250

Printed at: 1:2,000

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

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

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

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

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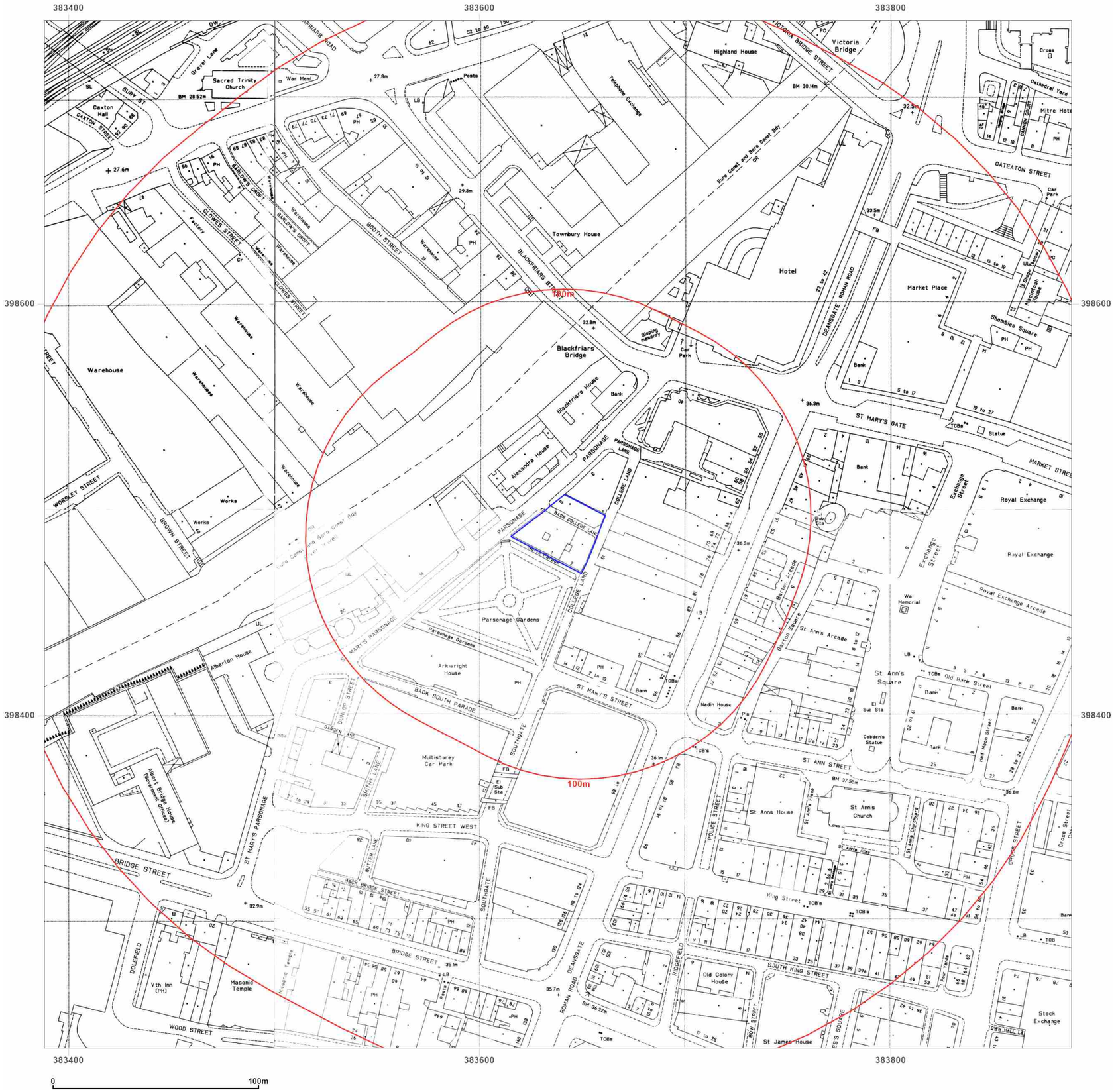
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Site Details:

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MANCHESTER, M3 2NH

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

Map Name: National Grid

Map date: **1992-1995**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed N/A Revised N/A Edition N/A Copyright 1992 Levelled N/A	Surveyed 1994 Revised 1994 Edition N/A Copyright 1994 Levelled N/A
Surveyed 1994 Revised 1994 Edition N/A Copyright 1994 Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright 1995 Levelled N/A

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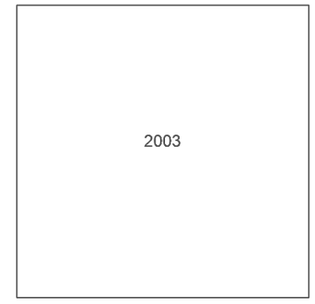
Site Details:

NORTH PARADE,
MANCHESTER, M3 2NH

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

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

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

Map Name: County Series

Map date: **1848**

Scale: 1:10,560

Printed at: 1:10,560

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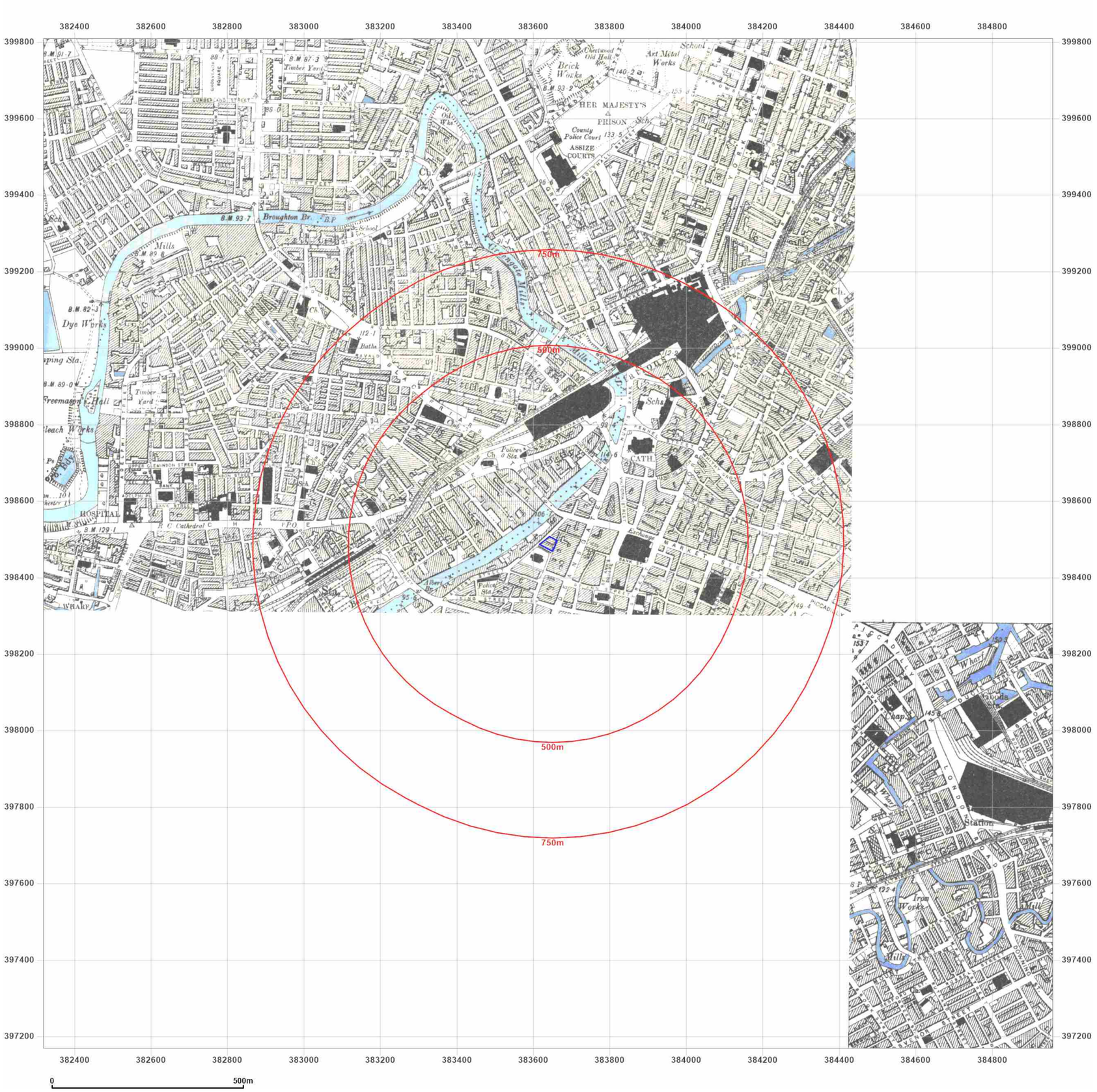
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Edition 1848
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Levelled N/A

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Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: County Series

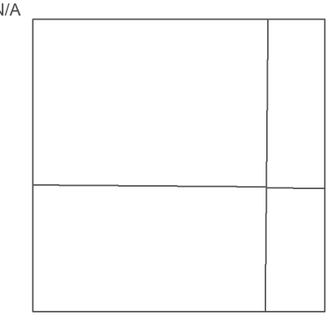
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Printed at: 1:10,560

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



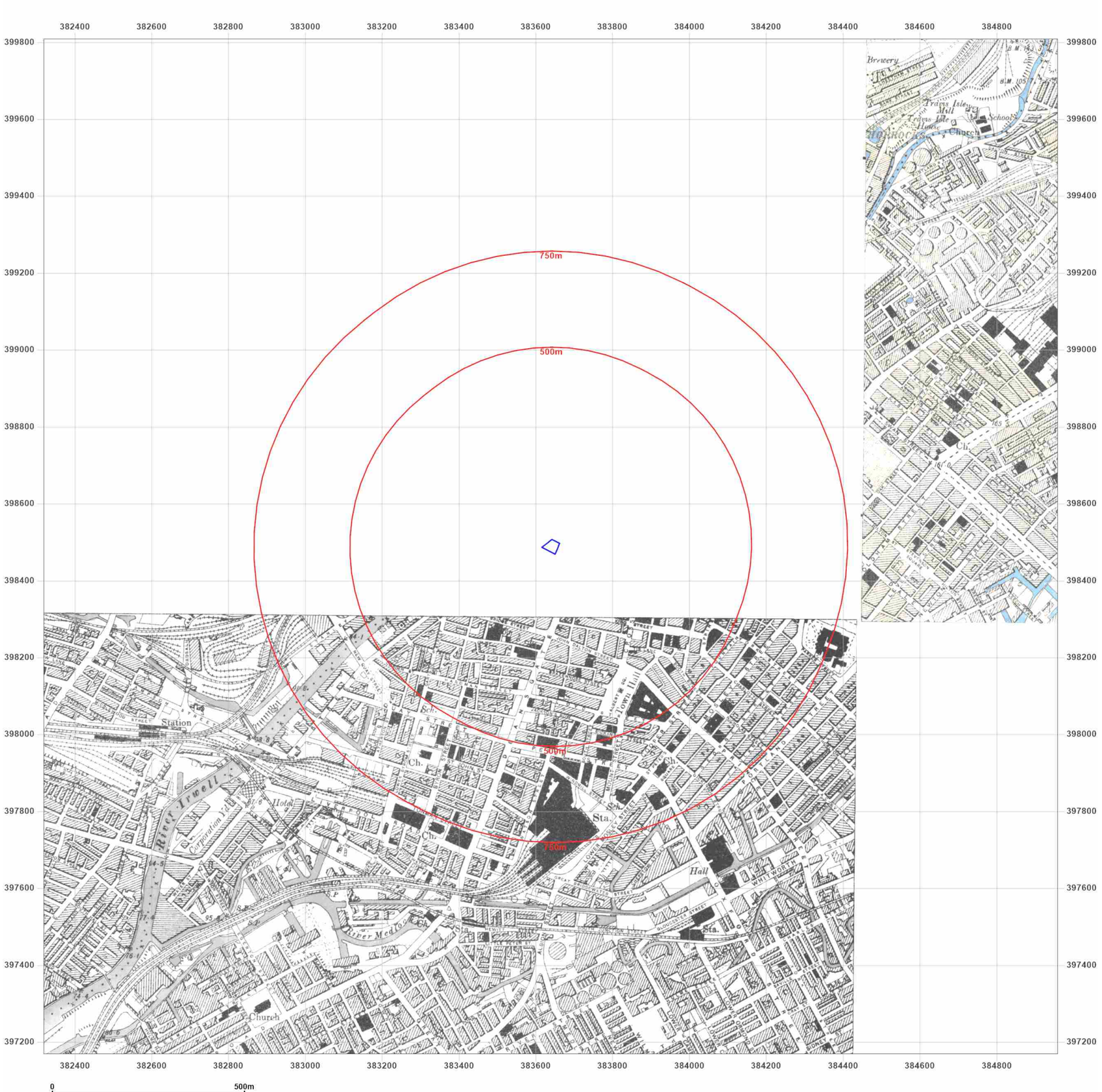
Surveyed 1890
Revised 1890
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Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: County Series

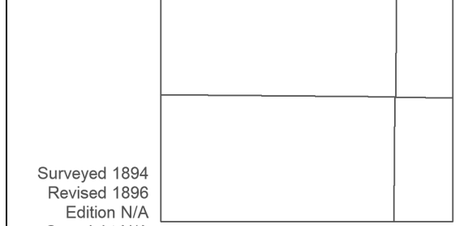
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Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1891
Revised 1891
Edition N/A
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Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: County Series

Map date: **1905-1906**

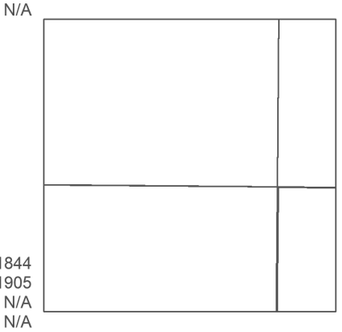
Scale: 1:10,560

Printed at: 1:10,560

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

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



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

Surveyed 1844
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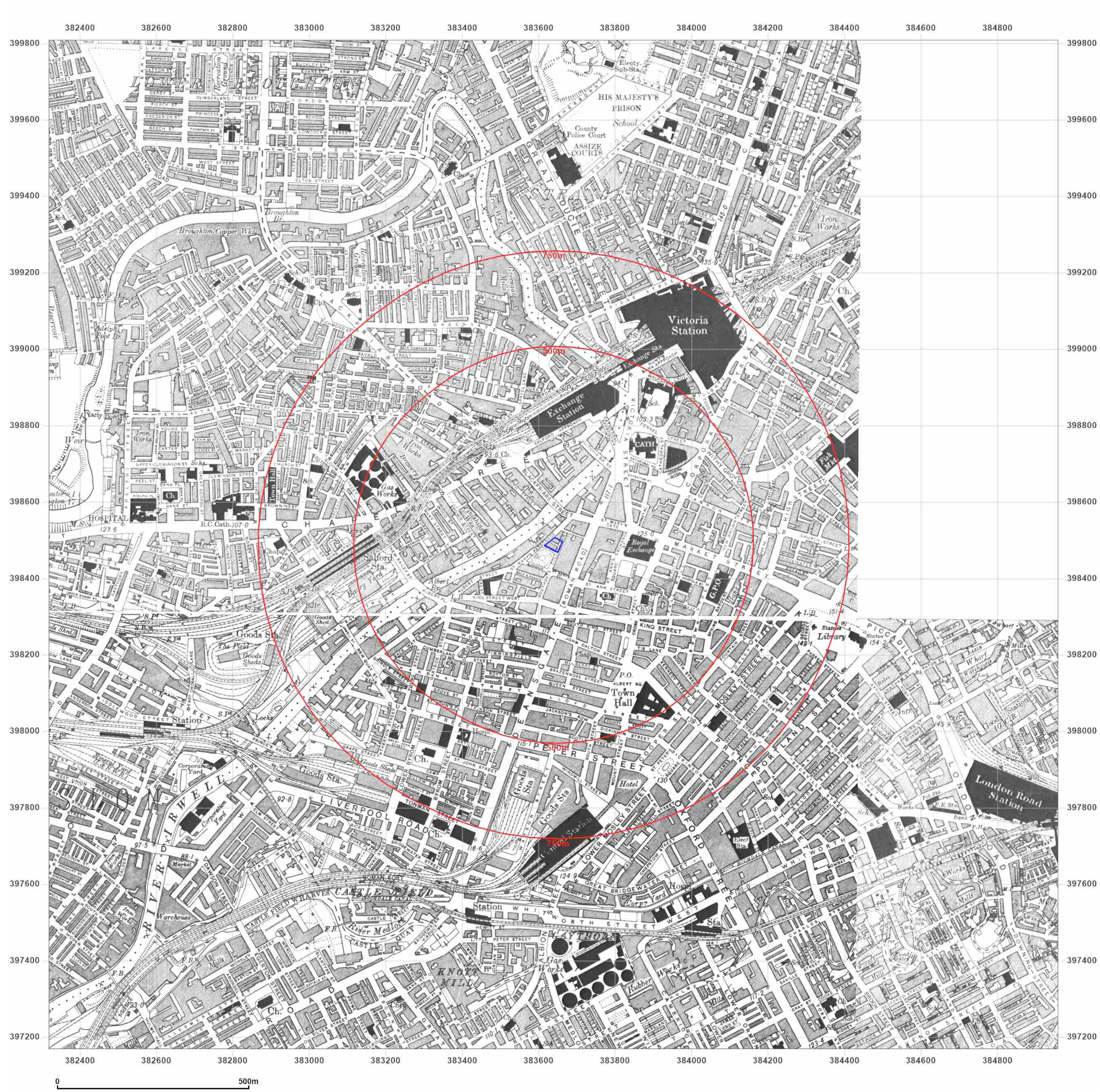
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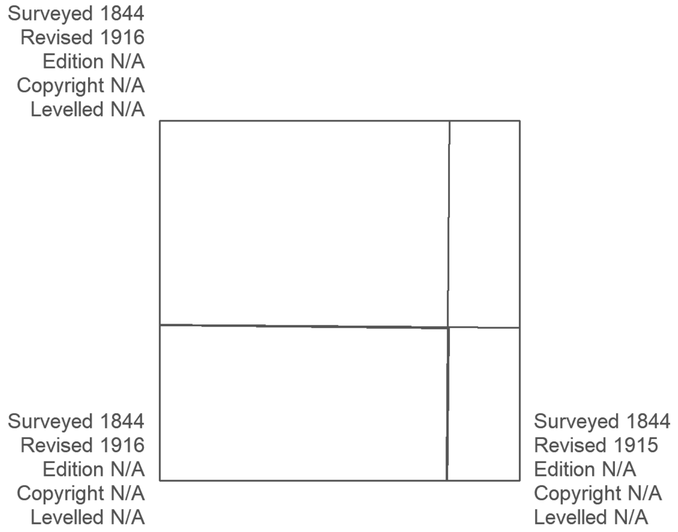
Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: County Series

Map date: **1915-1916**

Scale: 1:10,560

Printed at: 1:10,560

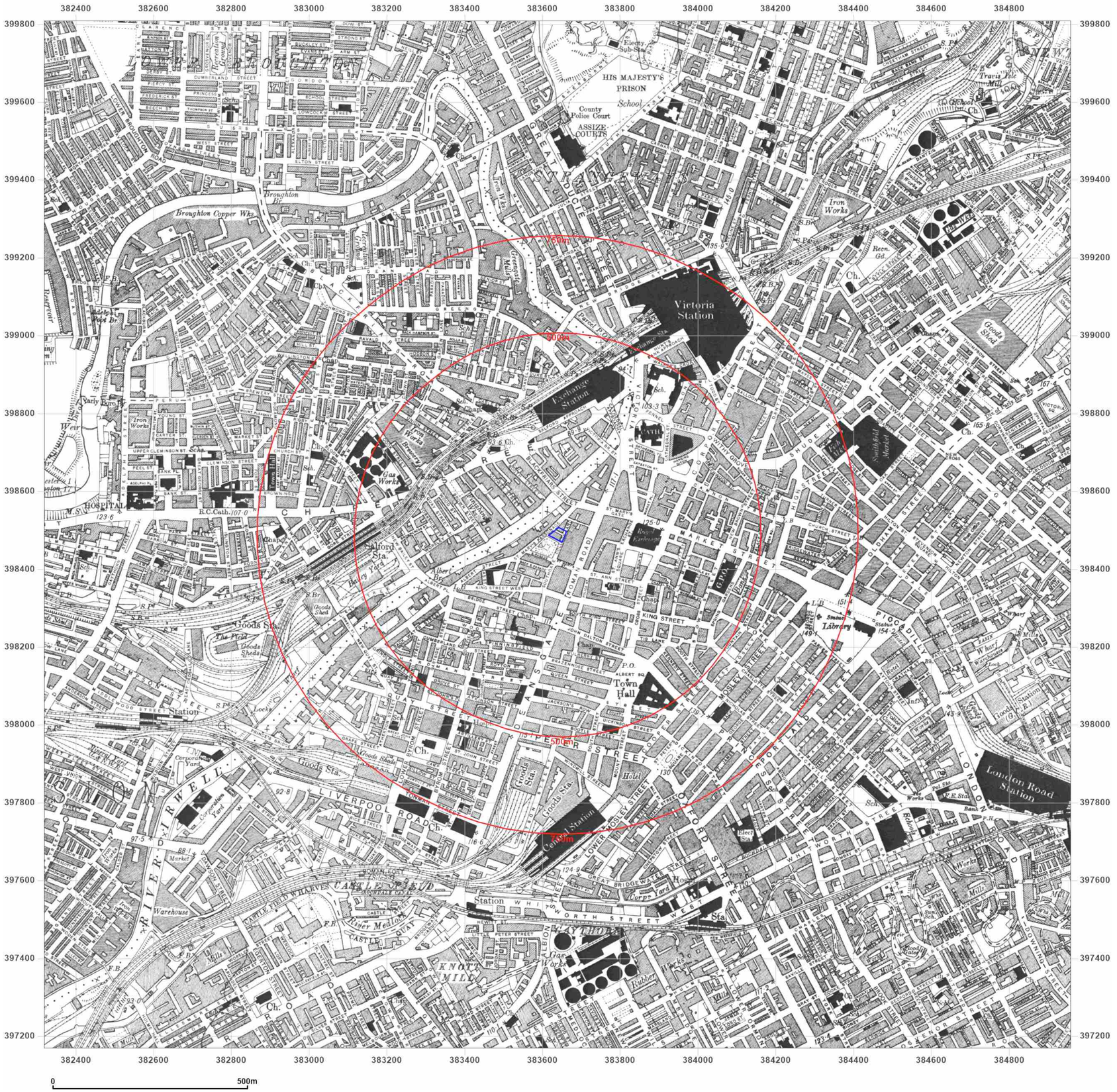


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Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: County Series

Map date: **1923**

Scale: 1:10,560

Printed at: 1:10,560

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

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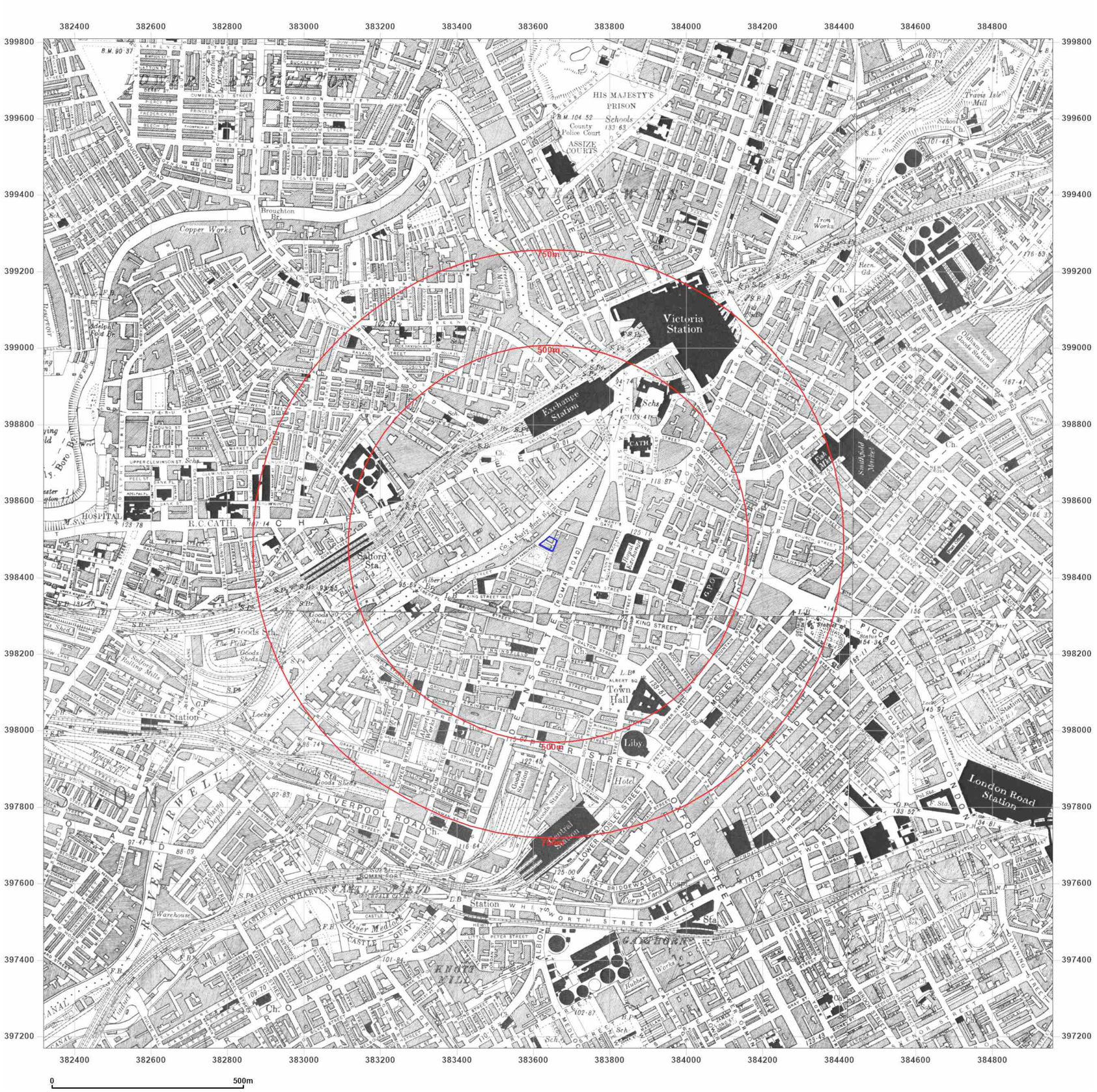
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MANCHESTER, M3 2NH

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

Map Name: County Series
Map date: **1931-1934**
Scale: 1:10,560
Printed at: 1:10,560

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

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

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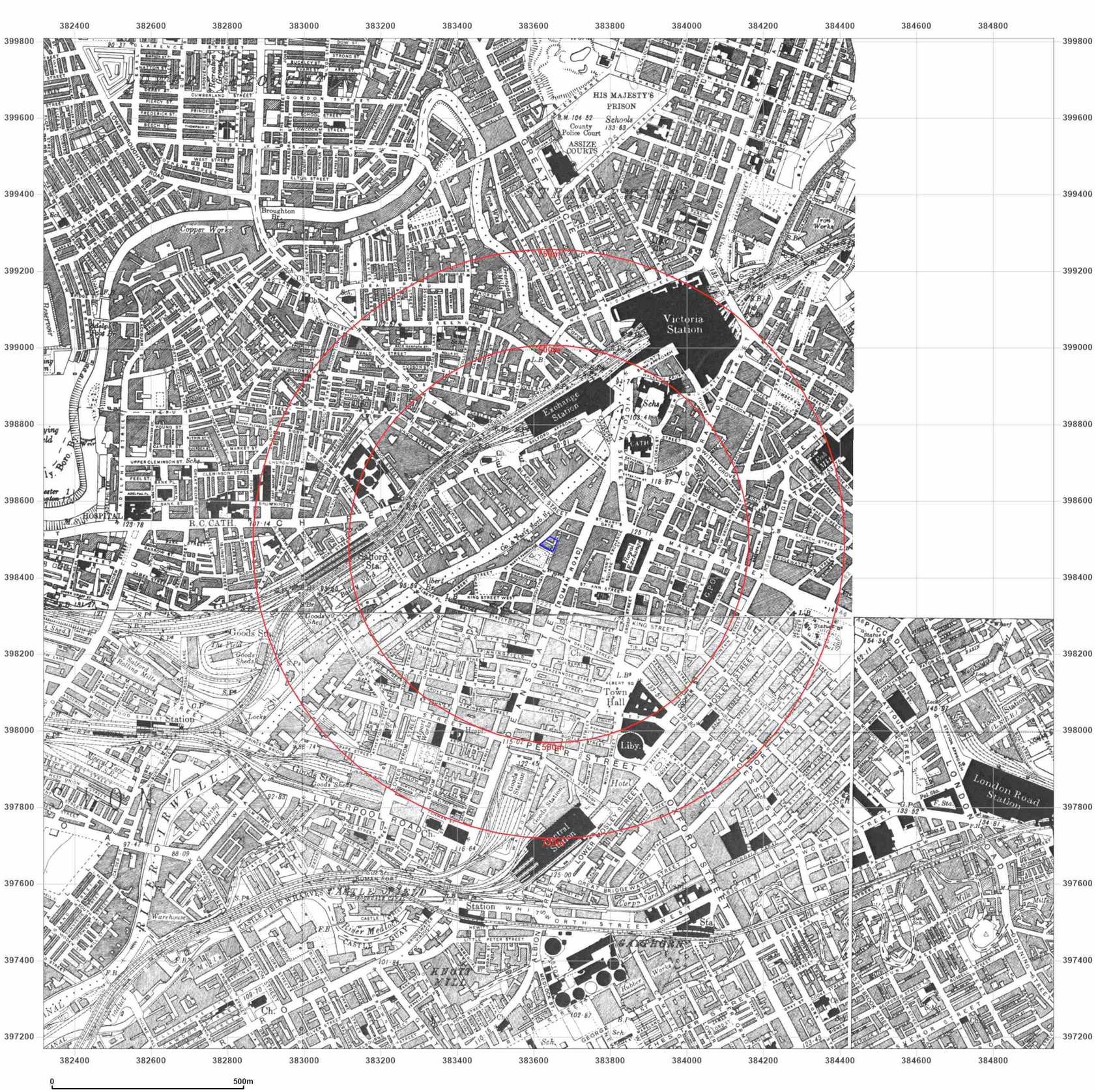
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Client Ref: C5890-5653-SD
Report Ref: BRO-TMZ-Z6M-VTX-DNZ
Grid Ref: 383638, 398488

Map Name: County Series

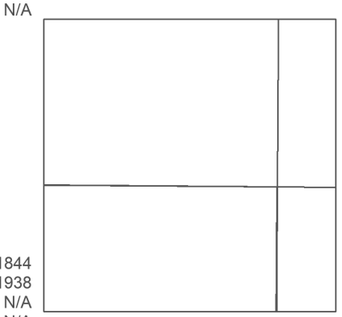
Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

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



Surveyed 1844
Revised 1938
Edition N/A
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Surveyed 1844
Revised 1938
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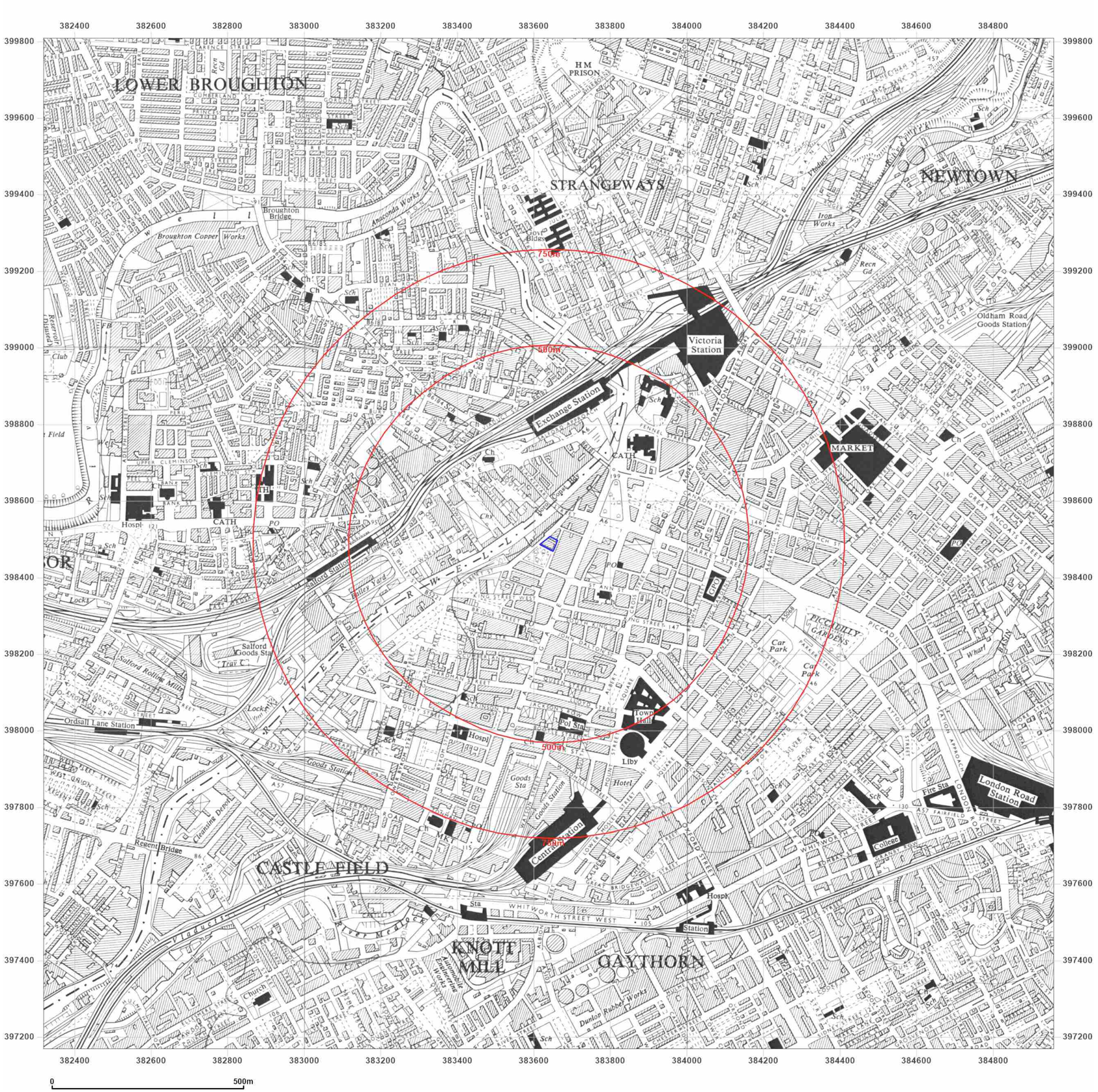
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Site Details:

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MANCHESTER, M3 2NH

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

Map Name: Provisional

Map date: **1956**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1956
Revised 1956
Edition N/A
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Site Details:

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MANCHESTER, M3 2NH

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

Map Name: National Grid

Map date: **1972**

Scale: 1:10,000

Printed at: 1:10,000

N
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Surveyed 1971
Revised 1972
Edition N/A
Copyright 1972
Levelled 1972

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MANCHESTER, M3 2NH

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

Map Name: National Grid

Map date: **1980**

Scale: 1:10,000

Printed at: 1:10,000

N
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Surveyed 1976
Revised 1980
Edition N/A
Copyright 1980
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Site Details:

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

Map Name: National Grid

Map date: **1985**

Scale: 1:10,000

Printed at: 1:10,000

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Surveyed 1983
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Site Details:

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

Map Name: National Grid

Map date: **1988**

Scale: 1:10,000

Printed at: 1:10,000

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

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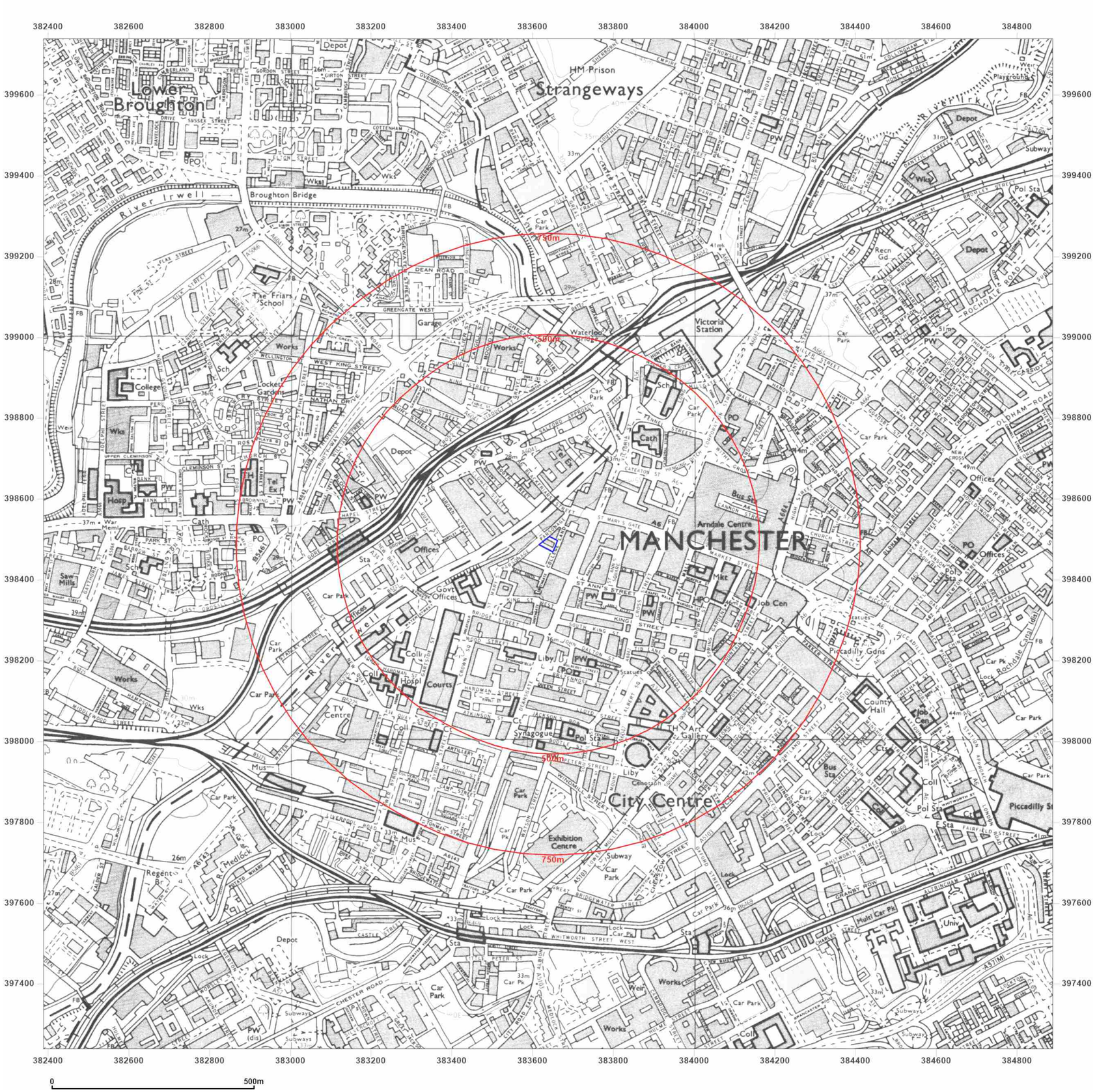
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Site Details:

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MANCHESTER, M3 2NH

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

Map Name: National Grid

Map date: **1994**

Scale: 1:10,000

Printed at: 1:10,000

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Site Details:

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MANCHESTER, M3 2NH

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

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

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MANCHESTER, M3 2NH

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

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

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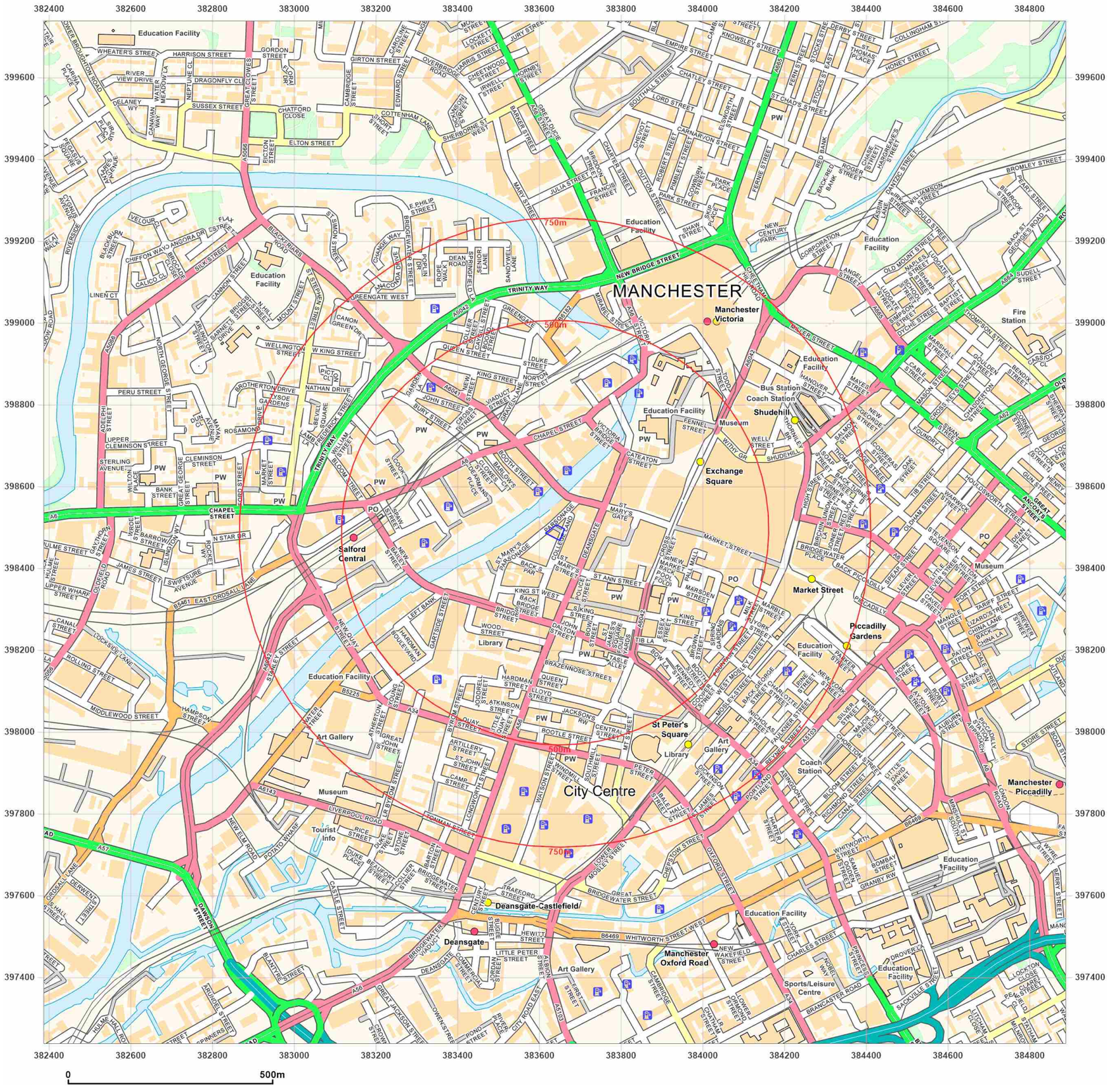
2010

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

Map Name: National Grid

Map date: **2024**

Scale: 1:10,000

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APPENDIX C

GEO-ENVIRONMENTAL DATA REPORT

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

NORTH PARADE, MANCHESTER, M3 2NH

Order Details

Date: 17/09/2024

Your ref: C5890-5653-SD

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

Site Details

Location: 383640 398489

Area: 0.09 ha

Authority: Manchester City Council ↗



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Summary of findings p. 2 >

Aerial image p. 9 >

OS MasterMap site plan p.14 >

Insight User Guide ↗

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Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	6	24	108	-
21 >	1.2 >	Historical tanks >	0	1	4	61	-
23 >	1.3 >	Historical energy features >	0	0	9	42	-
25	1.4	Historical petrol stations	0	0	0	0	-
26 >	1.5 >	Historical garages >	0	0	6	19	-
27	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
28 >	2.1 >	Historical industrial land uses >	0	9	29	153	-
35 >	2.2 >	Historical tanks >	0	1	8	86	-
39 >	2.3 >	Historical energy features >	0	0	15	80	-
43	2.4	Historical petrol stations	0	0	0	0	-
43 >	2.5 >	Historical garages >	0	0	11	29	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
46	3.1	Active or recent landfill	0	0	0	0	-
46	3.2	Historical landfill (BGS records)	0	0	0	0	-
47	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
47	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
47 >	3.5 >	Historical waste sites >	0	0	0	14	-
49	3.6	Licensed waste sites	0	0	0	0	-
49 >	3.7 >	Waste exemptions >	0	0	1	9	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
51 >	4.1 >	Recent industrial land uses >	0	1	21	-	-
53	4.2	Current or recent petrol stations	0	0	0	0	-
53	4.3	Electricity cables	0	0	0	0	-
53	4.4	Gas pipelines	0	0	0	0	-
53	4.5	Sites determined as Contaminated Land	0	0	0	0	-

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

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

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

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

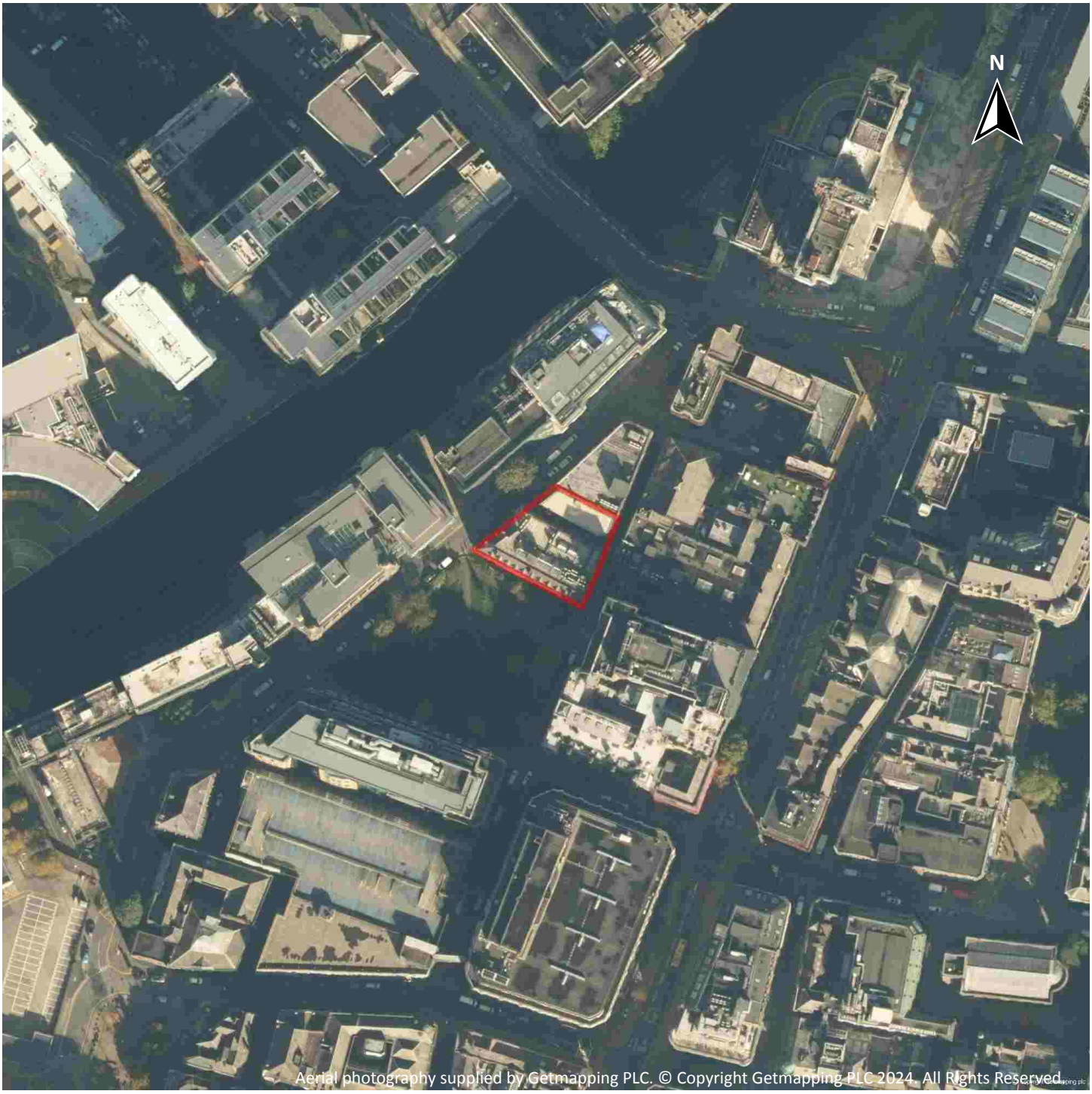
99	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
100	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
100	10.15	Nitrate Sensitive Areas	0	0	0	0	0
100 >	**10.16 >**	**Nitrate Vulnerable Zones >**	0	0	0	3	1
101 >	**10.17 >**	**SSSI Impact Risk Zones >**	1	-	-	-	-
102	10.18	SSSI Units	0	0	0	0	0
Page	Section	**Visual and cultural designations >**	On site	0-50m	50-250m	250-500m	500-2000m
103	11.1	World Heritage Sites	0	0	0	-	-
104	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
104	11.3	National Parks	0	0	0	-	-
104 >	**11.4 >**	**Listed Buildings >**	0	0	45	-	-
106 >	**11.5 >**	**Conservation Areas >**	1	0	7	-	-
107	11.6	Scheduled Ancient Monuments	0	0	0	-	-
107	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	**Agricultural designations >**	On site	0-50m	50-250m	250-500m	500-2000m
108 >	**12.1 >**	**Agricultural Land Classification >**	Urban (within 250m)				
109	12.2	Open Access Land	0	0	0	-	-
109	12.3	Tree Felling Licences	0	0	0	-	-
109	12.4	Environmental Stewardship Schemes	0	0	0	-	-
109	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	**Habitat designations >**	On site	0-50m	50-250m	250-500m	500-2000m
110	13.1	Priority Habitat Inventory	0	0	0	-	-
110	13.2	Habitat Networks	0	0	0	-	-
111 >	**13.3 >**	**Open Mosaic Habitat >**	0	0	1	-	-
111	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	**Geology 1:10,000 scale >**	On site	0-50m	50-250m	250-500m	500-2000m
112 >	**14.1 >**	**10k Availability >**	Identified (within 500m)				
113 >	**14.2 >**	**Artificial and made ground (10k) >**	0	0	1	0	-
114 >	**14.3 >**	**Superficial geology (10k) >**	1	0	1	4	-

115	14.4	Landslip (10k)	0	0	0	0	-
116 >	14.5 >	Bedrock geology (10k) >	1	0	0	1	-
117 >	14.6 >	Bedrock faults and other linear features (10k) >	0	2	0	2	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
118 >	15.1 >	50k Availability >	Identified (within 500m)				
119 >	15.2 >	Artificial and made ground (50k) >	0	0	1	0	-
120	15.3	Artificial ground permeability (50k)	0	0	-	-	-
121 >	15.4 >	Superficial geology (50k) >	1	0	1	3	-
122 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
122	15.6	Landslip (50k)	0	0	0	0	-
122	15.7	Landslip permeability (50k)	None (within 50m)				
123 >	15.8 >	Bedrock geology (50k) >	1	0	0	1	-
124 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
124 >	15.10 >	Bedrock faults and other linear features (50k) >	0	2	0	2	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
125 >	16.1 >	BGS Boreholes >	0	10	48	-	-
Page	Section	Natural ground subsidence >					
129 >	17.1 >	Shrink swell clays >	Negligible (within 50m)				
130 >	17.2 >	Running sands >	Low (within 50m)				
132 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
133 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
134 >	17.5 >	Landslides >	Very low (within 50m)				
135 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
137	18.1	BritPits	0	0	0	0	-
138 >	18.2 >	Surface ground workings >	0	6	0	-	-
138	18.3	Underground workings	0	0	0	0	0
138	18.4	Underground mining extents	0	0	0	0	-
139	18.5	Historical Mineral Planning Areas	0	0	0	0	-

139	18.6	Non-coal mining	0	0	0	0	0
139 >	18.7 >	JPB mining areas >	Identified (within 0m)				
139	18.8	The Coal Authority non-coal mining	0	0	0	0	-
140	18.9	Researched mining	0	0	0	0	-
140	18.10	Mining record office plans	0	0	0	0	-
140	18.11	BGS mine plans	0	0	0	0	-
140 >	18.12 >	Coal mining >	Identified (within 0m)				
141	18.13	Brine areas	None (within 0m)				
141	18.14	Gypsum areas	None (within 0m)				
141	18.15	Tin mining	None (within 0m)				
141	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes >	On site	0-50m	50-250m	250-500m	500-2000m
142	19.1	Natural cavities	0	0	0	0	-
143	19.2	Mining cavities	0	0	0	0	0
143 >	19.3 >	Reported recent incidents >	0	0	0	1	-
143	19.4	Historical incidents	0	0	0	0	-
144	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
145 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
147 >	21.1 >	BGS Estimated Background Soil Chemistry >	2	2	-	-	-
147 >	21.2 >	BGS Estimated Urban Soil Chemistry >	2	4	-	-	-
148 >	21.3 >	BGS Measured Urban Soil Chemistry >	0	1	-	-	-
Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m
149	22.1	Underground railways (London)	0	0	0	-	-
149	22.2	Underground railways (Non-London)	0	0	0	-	-
150	22.3	Railway tunnels	0	0	0	-	-
150 >	22.4 >	Historical railway and tunnel features >	0	0	3	-	-
150	22.5	Royal Mail tunnels	0	0	0	-	-

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

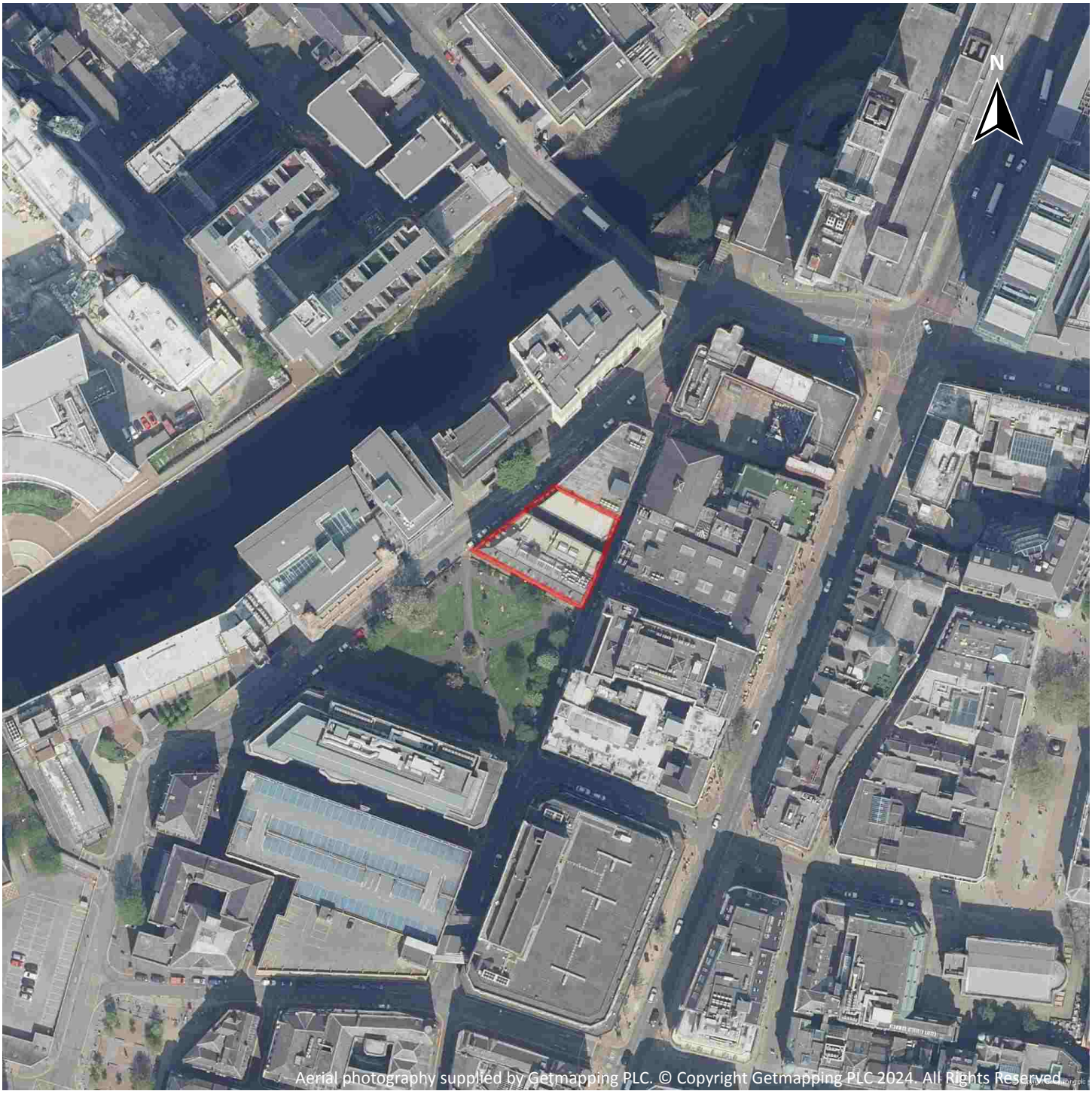
Recent aerial photograph



Capture Date: 18/10/2022

Site Area: 0.09ha

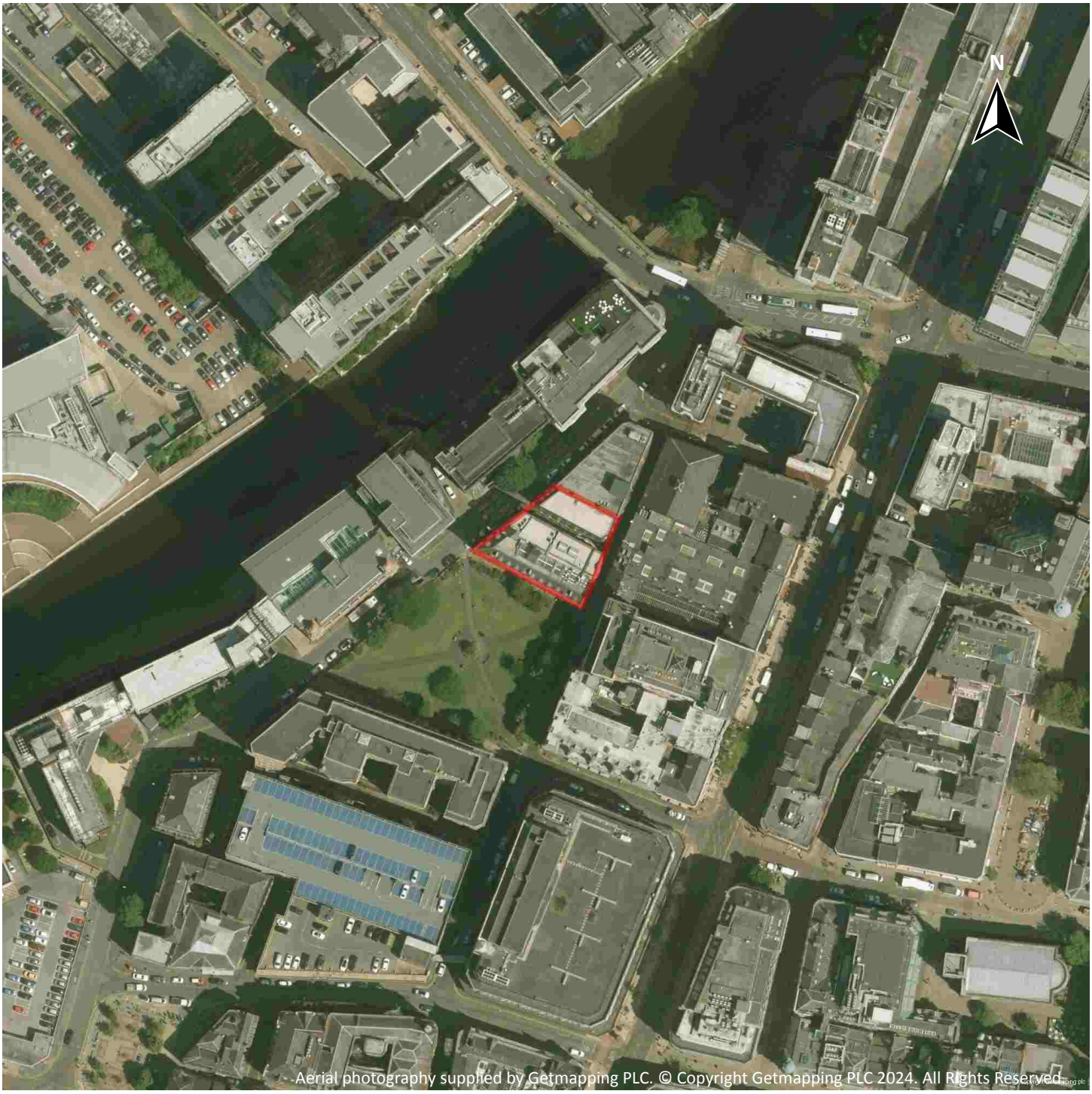
Recent site history - 2019 aerial photograph



Capture Date: 22/04/2019

Site Area: 0.09ha

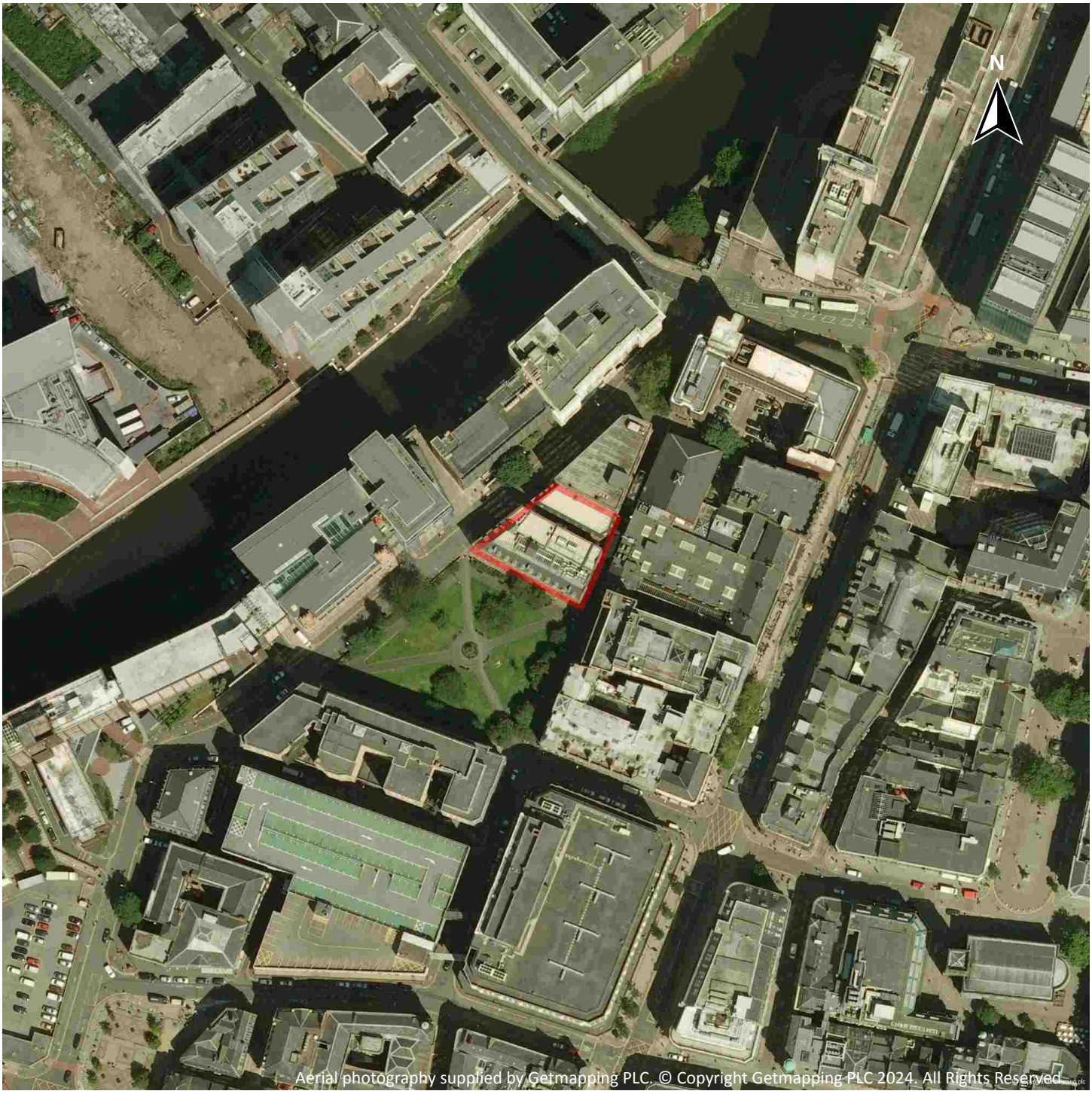
Recent site history - 2015 aerial photograph



Capture Date: 11/06/2015

Site Area: 0.09ha

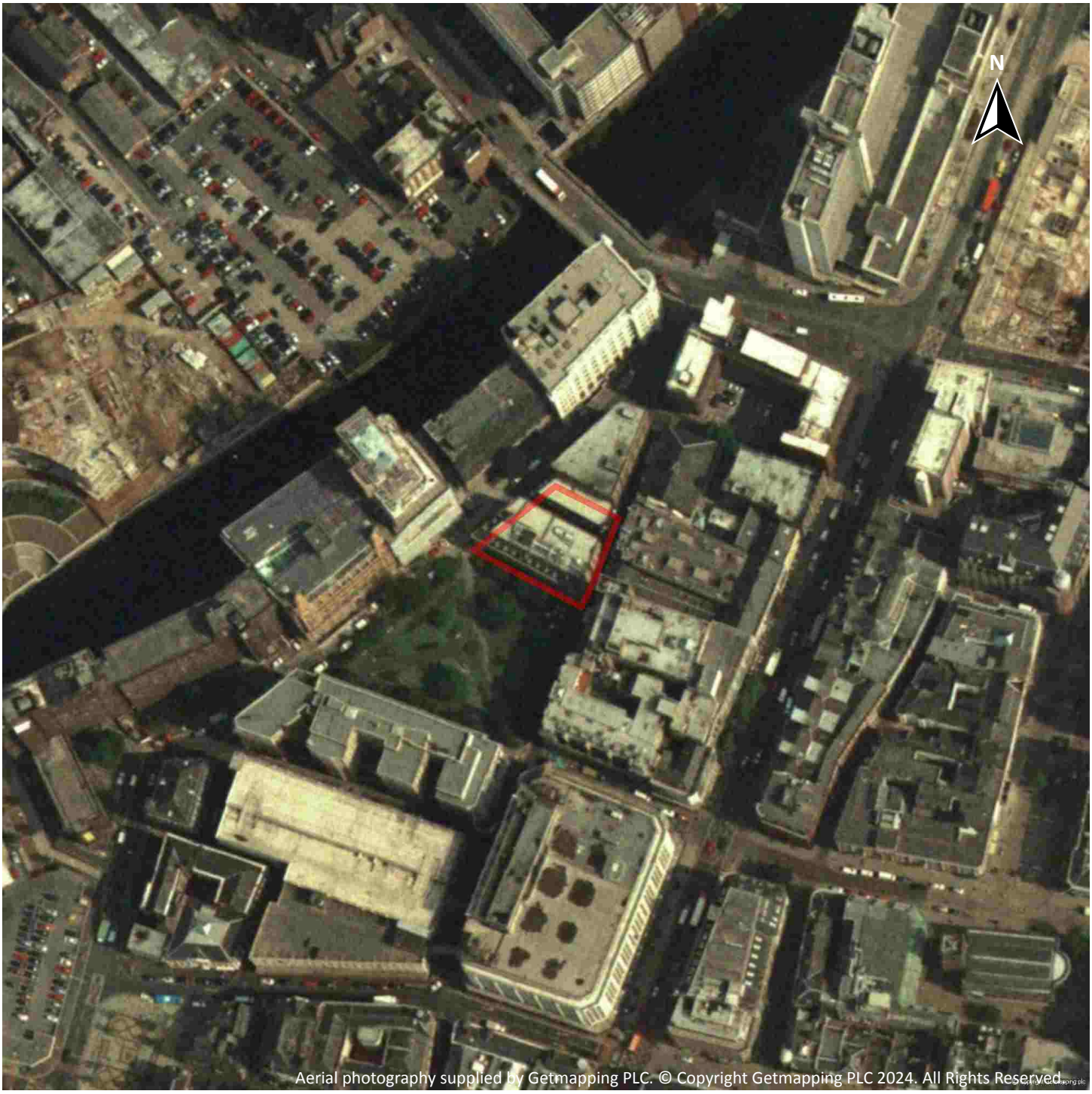
Recent site history - 2009 aerial photograph



Capture Date: 02/06/2009

Site Area: 0.09ha

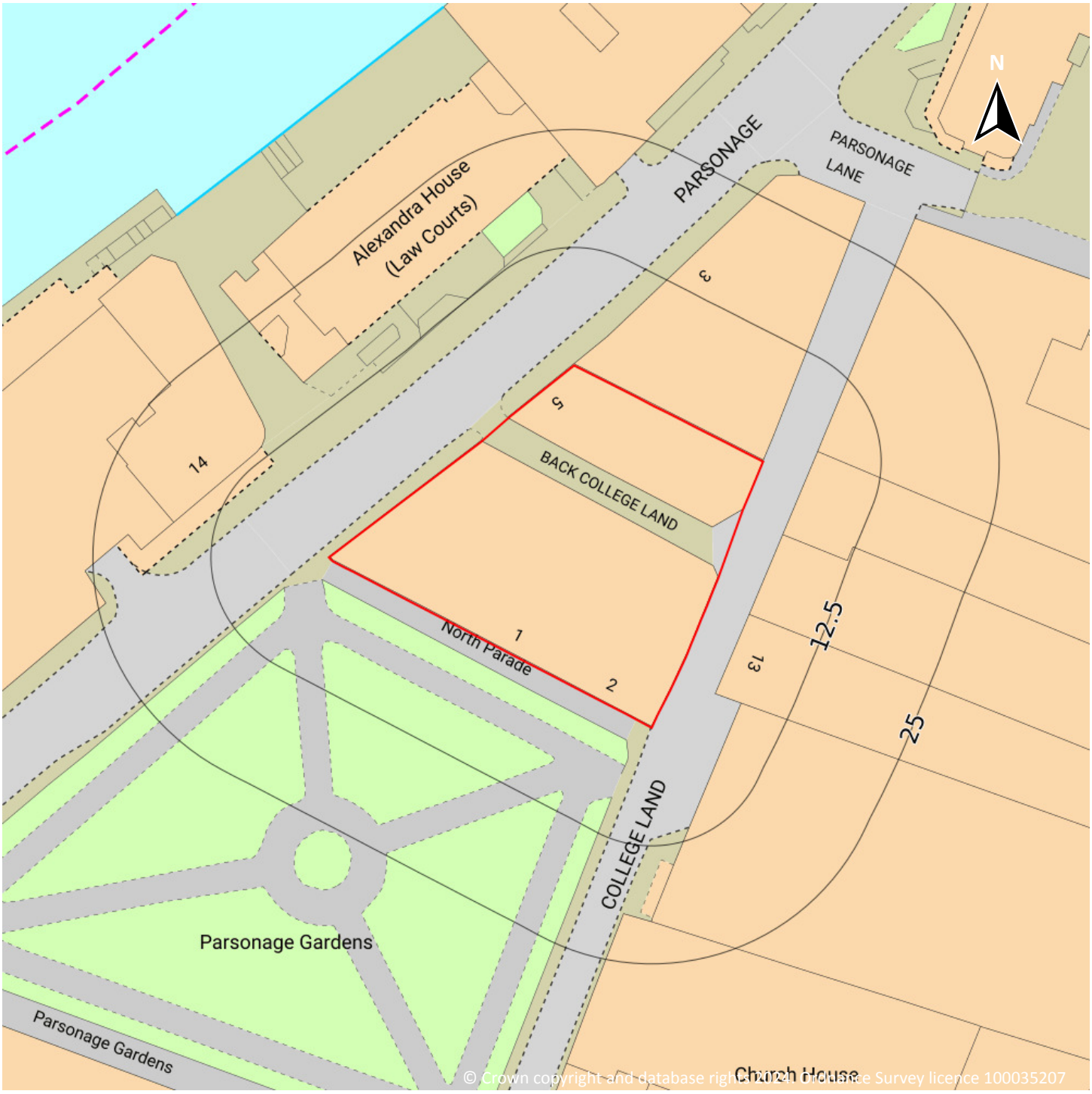
Recent site history - 2000 aerial photograph



Capture Date: 27/06/2000

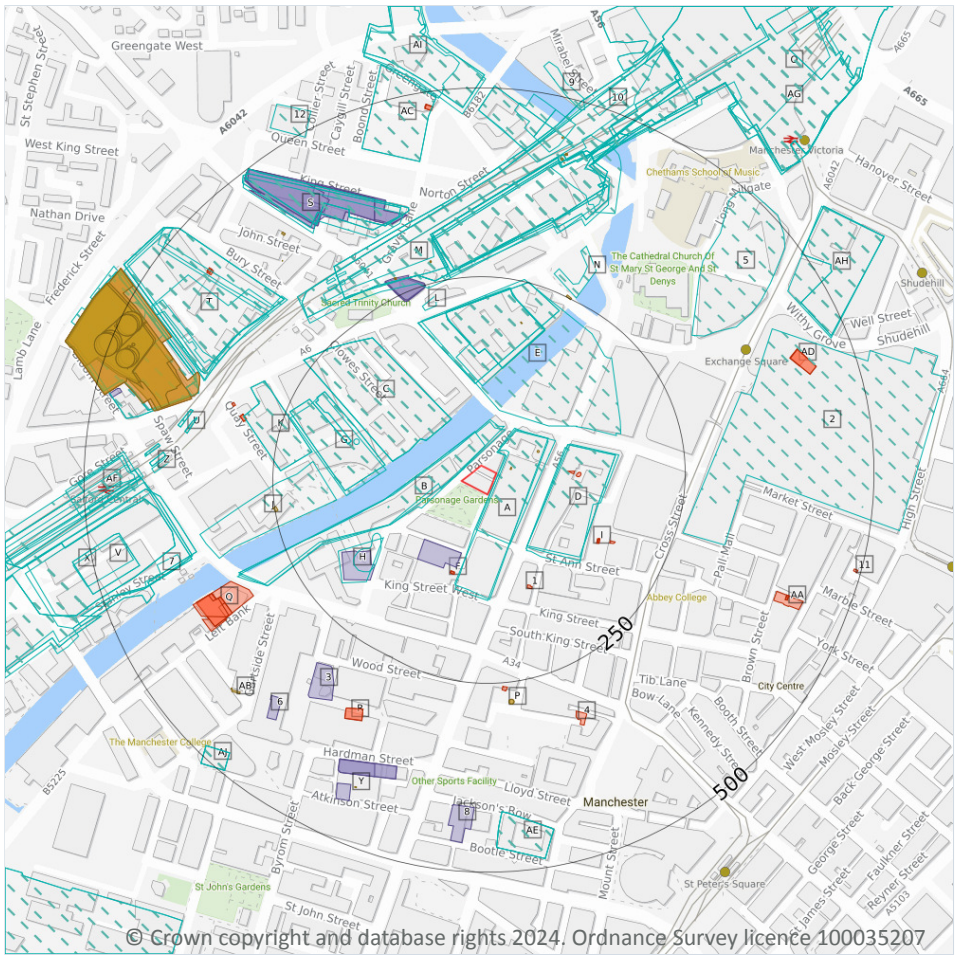
Site Area: 0.09ha

OS MasterMap site plan



Site Area: 0.09ha

1 Past land use



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1.1 Historical industrial land uses

Records within 500m	138

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

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

ID	Location	Land use	Dates present	Group ID
A	2m SE	Unspecified Commercial/Industrial	1906 - 1916	903339

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

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

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

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

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

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	66

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

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

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

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

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

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	**51**

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

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

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

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

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

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0

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

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	**25**

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

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

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

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

This data is sourced from Ordnance Survey / Groundsure.

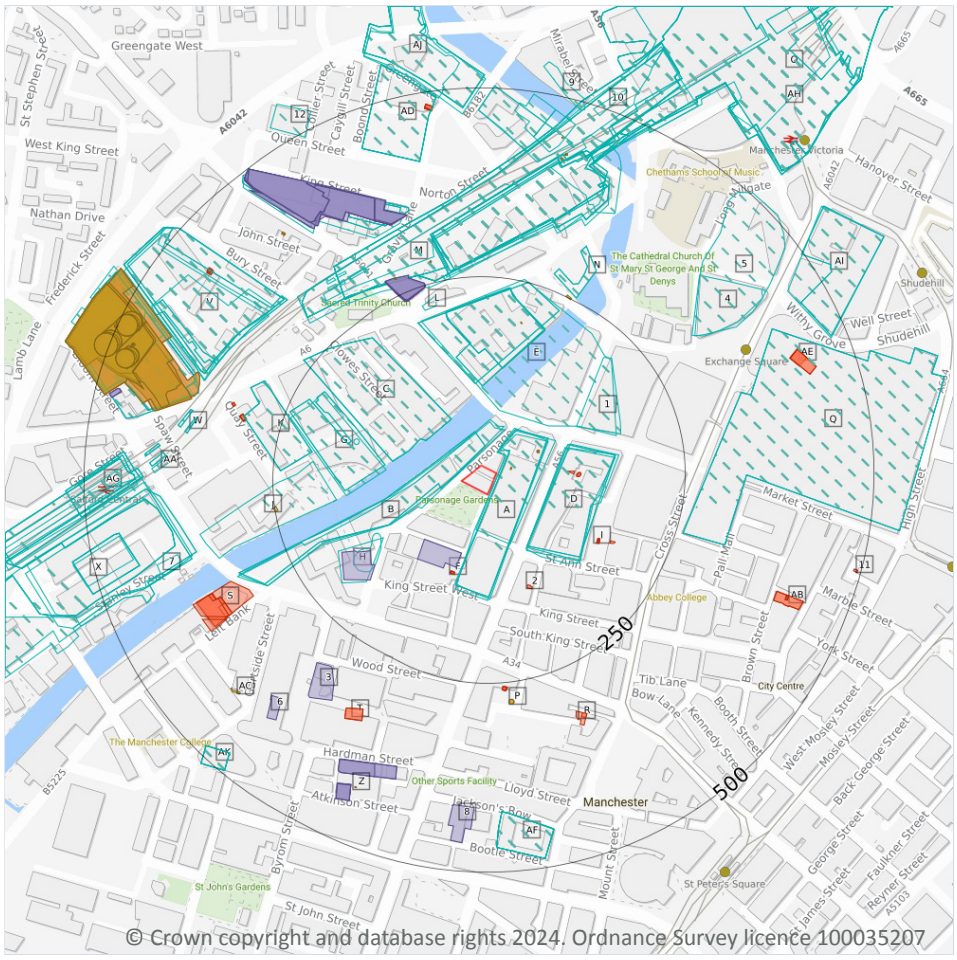
1.6 Historical military land

Records within 500m	**0**

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey / Groundsure / other sources.

2 Past land use - un-grouped



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2.1 Historical industrial land uses

Records within 500m	191

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 28 >**

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

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

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

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

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

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

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

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

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	**95**

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

Features are displayed on the Past land use - un-grouped map on **page 28 >**

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

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

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

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

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	**95**

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

Features are displayed on the Past land use - un-grouped map on **page 28 >**

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

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

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

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

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

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	**0**

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

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	**40**

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

Features are displayed on the Past land use - un-grouped map on **page 28 >**

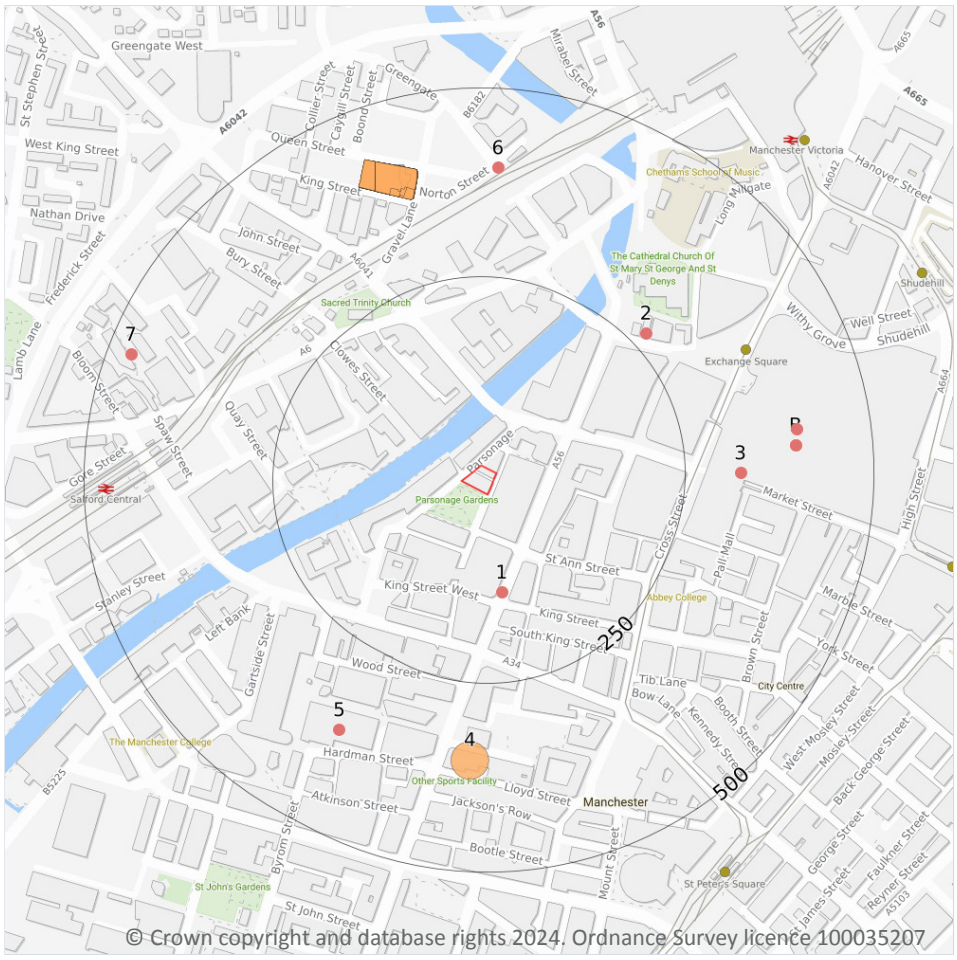
ID	Location	Land Use	Date	Group ID
F	85m S	Garage	1948	22732
H	152m SW	Garage	1948	22199
L	239m N	Garage	1979	28196
L	239m N	Garage	1979	28196
L	239m N	Garage	1979	28196
L	239m N	Garage	1985	28196
L	239m N	Garage	1970	29304
L	239m N	Garage	1989	24252
L	240m N	Garage	1971	29304
L	240m N	Garage	1992	26378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

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

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

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



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3.1 Active or recent landfill

Records within 500m	0

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

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

3.2 Historical landfill (BGS records)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	0

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

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

3.5 Historical waste sites

Records within 500m	14

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

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

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

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

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

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

3.6 Licensed waste sites

Records within 500m	0

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

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

3.7 Waste exemptions

Records within 500m	10

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

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

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

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

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

4 Current industrial land use



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4.1 Recent industrial land uses

Records within 250m	22

Current potentially contaminative industrial sites.

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

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

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

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

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m	0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

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

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

Records within 500m	4

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

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

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

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	0

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

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

4.13 Licensed Discharges to controlled waters

Records within 500m	24

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

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

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

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

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

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

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m	0

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

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

4.15 Pollutant release to public sewer

Records within 500m	0

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m	0

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

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

4.17 List 2 Dangerous Substances

Records within 500m	1

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

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

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m	**6**

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

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

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

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

4.19 Pollution inventory substances

Records within 500m	0

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

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

4.20 Pollution inventory waste transfers

Records within 500m	0

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

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

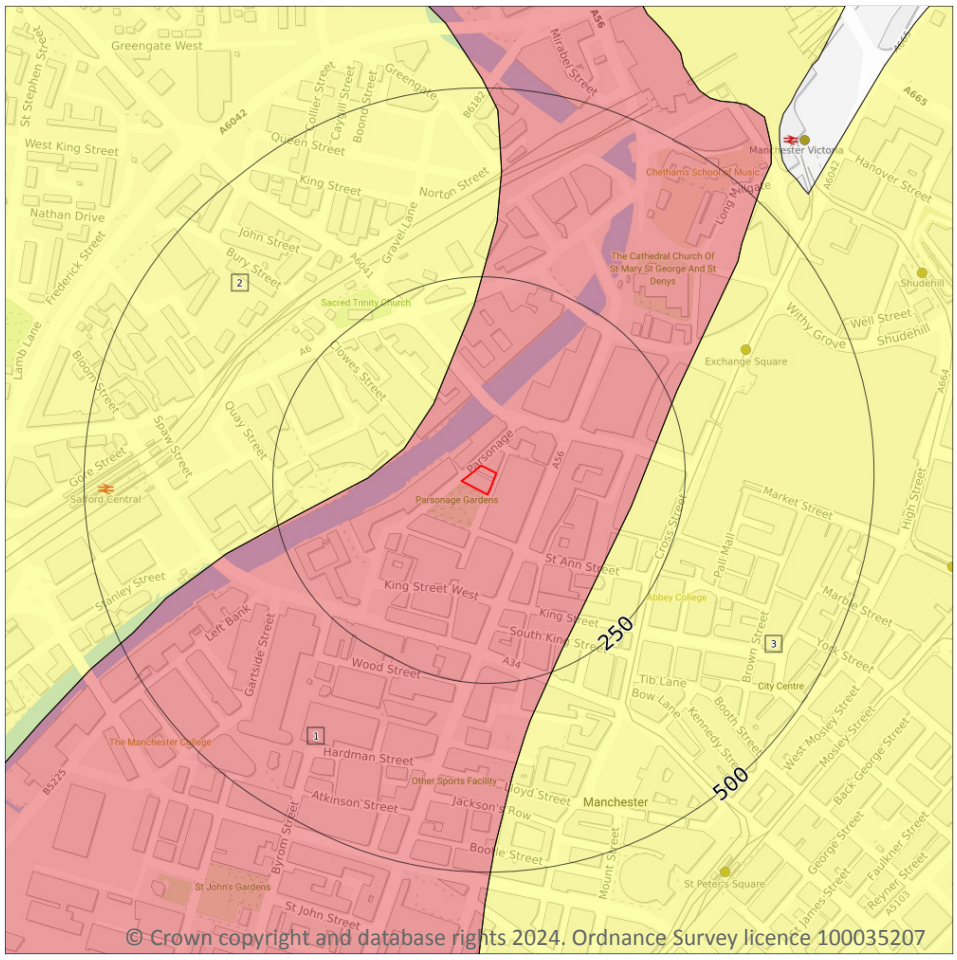
4.21 Pollution inventory radioactive waste

Records within 500m	0

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

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

5 Hydrogeology - Superficial aquifer



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5.1 Superficial aquifer

Records within 500m	3

Aquifer status of groundwater held within superficial geology.

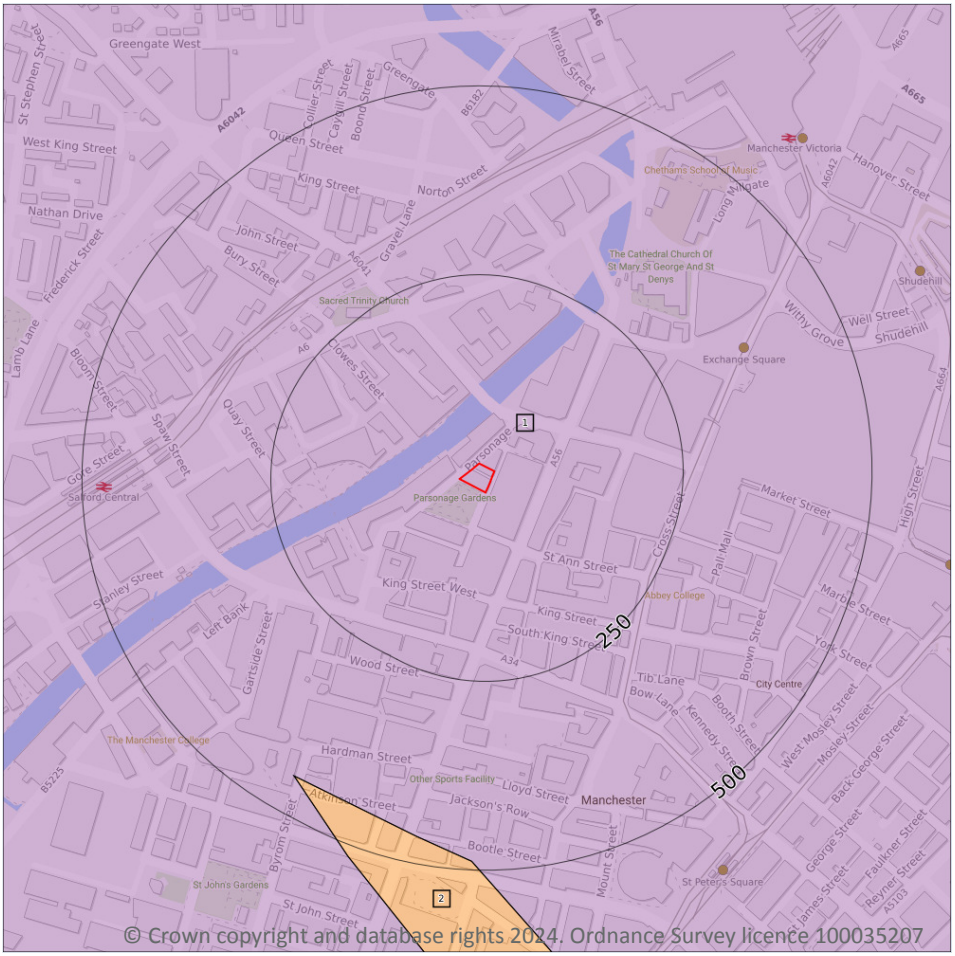
Features are displayed on the Hydrogeology map on **page 62 >**

ID	Location	Designation	Description
1	**On site**	**Secondary A**	**Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers**
2	87m NW	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

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

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

Bedrock aquifer



5.2 Bedrock aquifer

Records within 500m	2

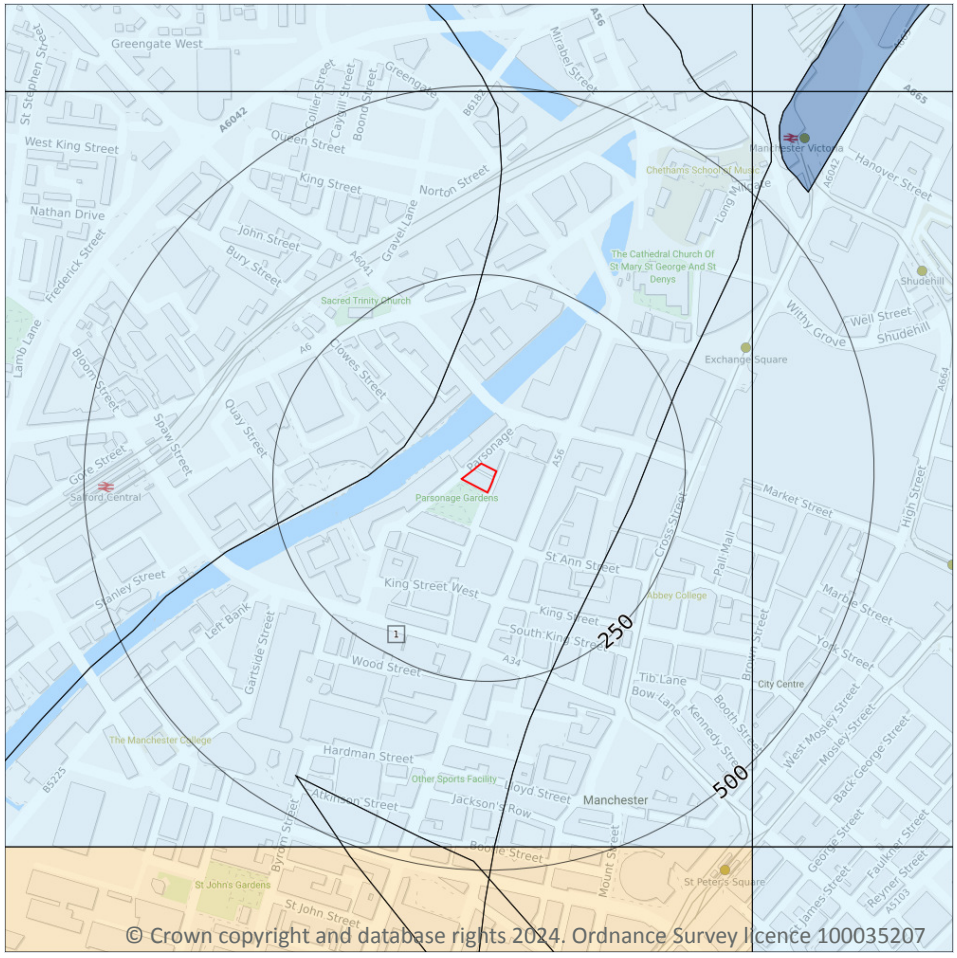
Aquifer status of groundwater held within bedrock geology.

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

ID	Location	Designation	Description
1	**On site**	**Principal**	**Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers**
2	449m SW	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeablehorizons and weathering. These are generally the water-bearing parts of the former non-aquifers

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

Groundwater vulnerability



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5.3 Groundwater vulnerability

Records within 50m	1

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

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

Features are displayed on the Groundwater vulnerability map on **page 66 >**

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

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0

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

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

5.5 Groundwater vulnerability- local information

Records on site	0

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

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

Abstractions and Source Protection Zones



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Site Outline

Search buffers in metres (m)

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

5.6 Groundwater abstractions

Records within 2000m	56

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5.7 Surface water abstractions

Records within 2000m	**2**

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

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

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

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

5.8 Potable abstractions

Records within 2000m	**10**

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

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

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

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

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

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

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

5.9 Source Protection Zones

Records within 500m	0

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

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

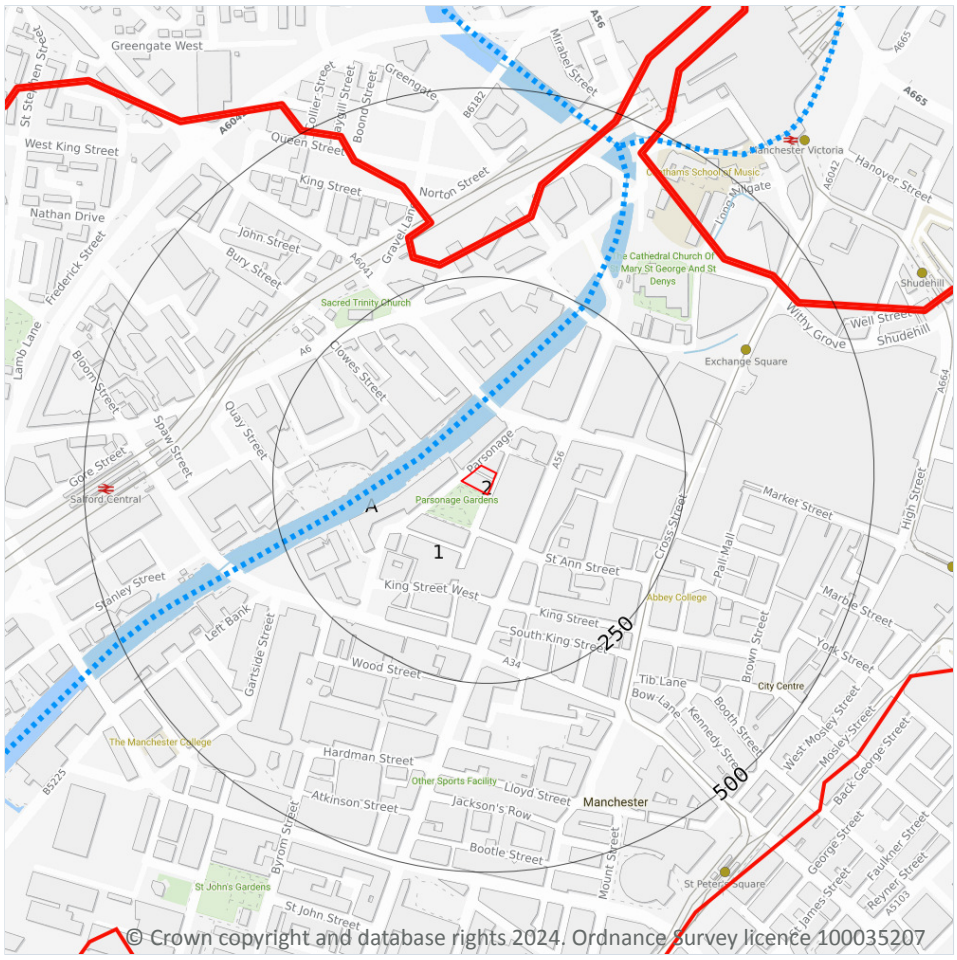
5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

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

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

6 Hydrology



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Site Outline

Search buffers in metres (m)

Water Network (OS MasterMap)

Surface water features (wider than 5m)

Surface water features (narrower than 5m)

WFD River, canal and surface water transfer water bodies

WFD Lake water bodies

WFD Transitional and coastal water bodies

WFD Surface water body catchments boundaries

WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m	1

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

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

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

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	3

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

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

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	1

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

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

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

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

6.4 WFD Surface water bodies

Records identified	1

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

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

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
3	60m NW	River	Irwell / Manchester Ship Canal (Irk to confluence with Upper Mers	GB112069061452 ↗	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site	**1**

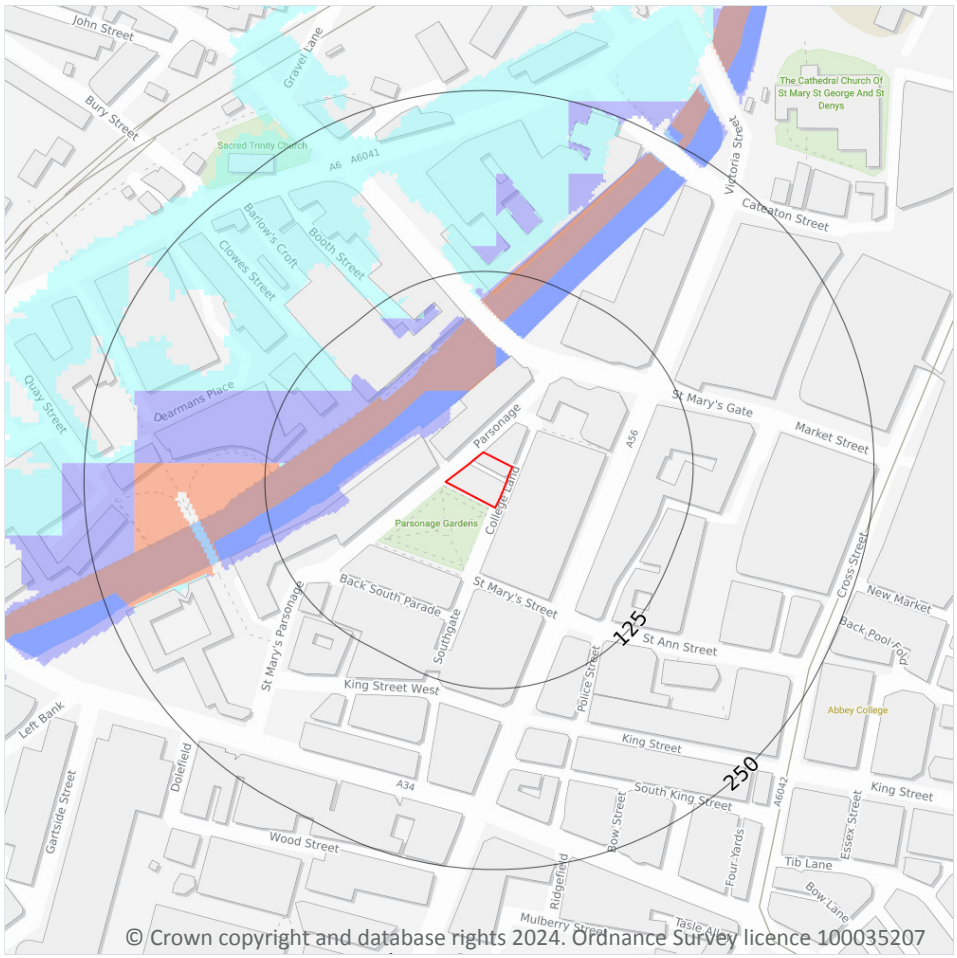
Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

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

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

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

7 River and coastal flooding



Site Outline

Search buffers in metres (m)

River and coastal flooding:

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

7.1 Risk of flooding from rivers and the sea

Records within 50m	2

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

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

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

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

7.2 Historical Flood Events

Records within 250m	**0**

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

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

7.3 Flood Defences

Records within 250m	**0**

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	**0**

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

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

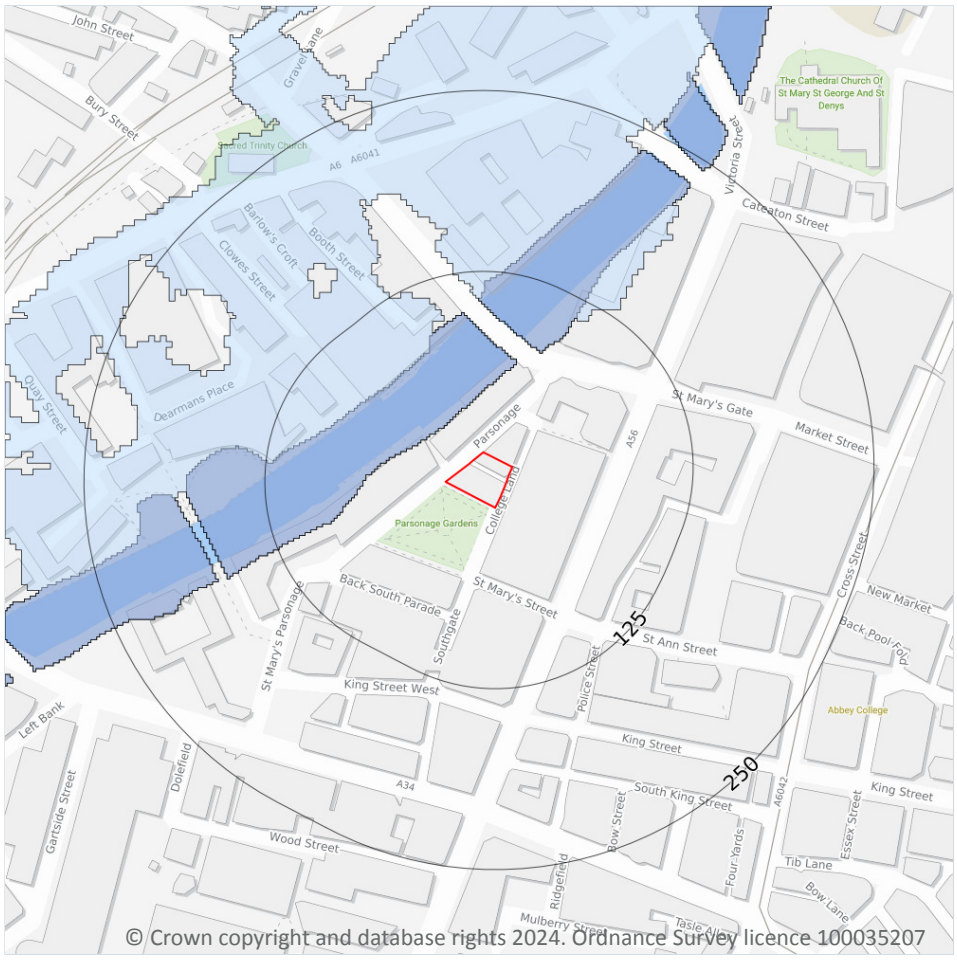
7.5 Flood Storage Areas

Records within 250m	**0**

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

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

River and coastal flooding - Flood Zones



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7.6 Flood Zone 2

Records within 50m	1

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

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

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

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

7.7 Flood Zone 3

Records within 50m	1

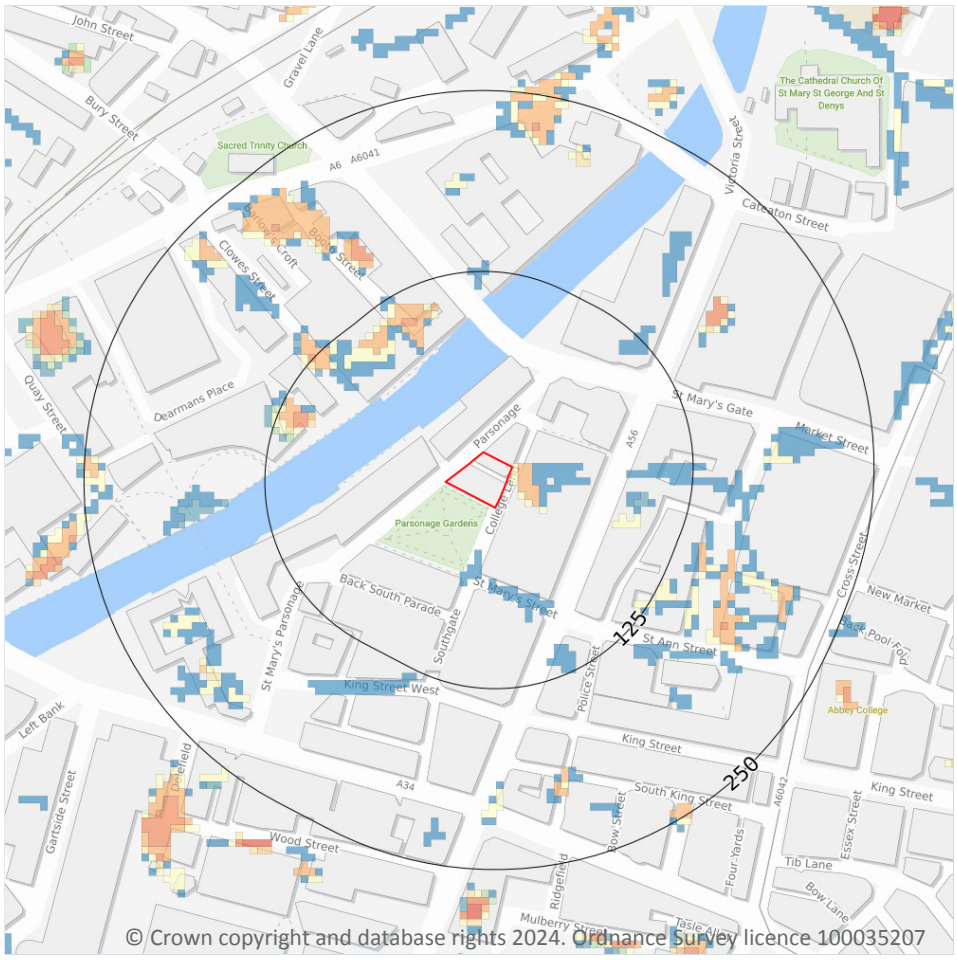
Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

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

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

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

8 Surface water flooding



Site Outline

Search buffers in metres (m)

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

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

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

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

8.1 Surface water flooding

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

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

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

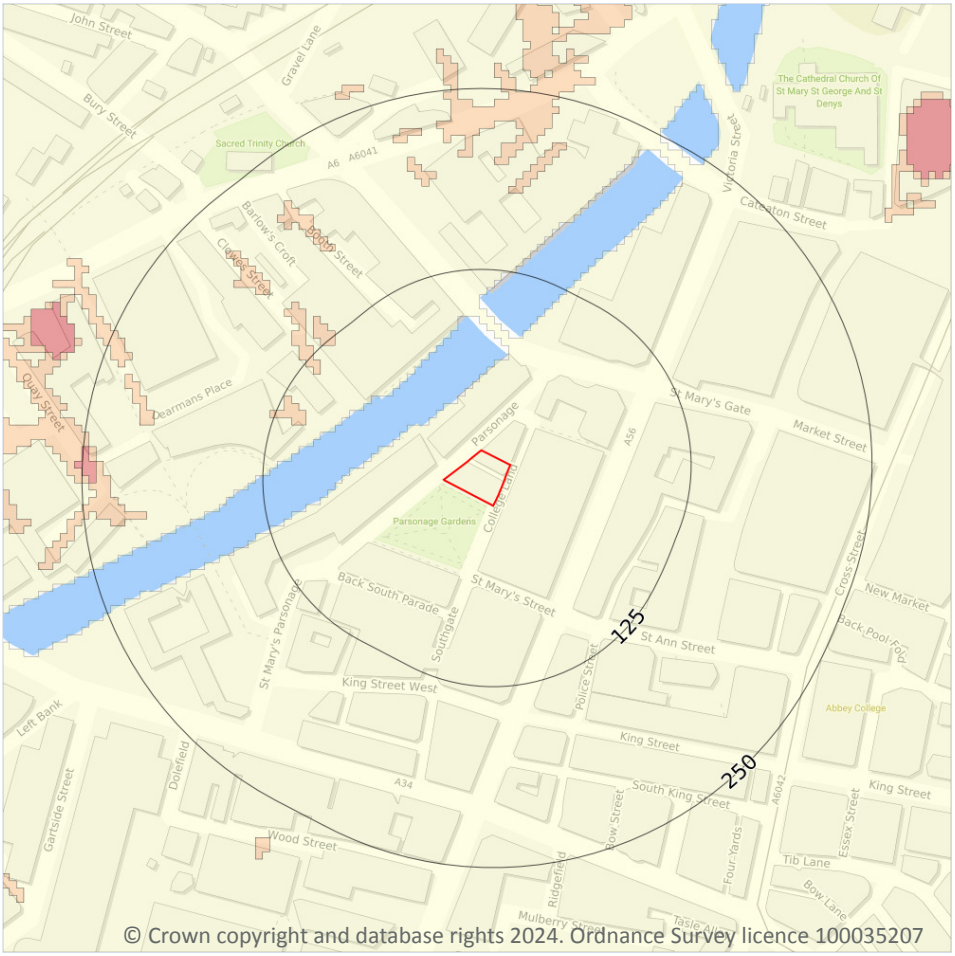
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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

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

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



9.1 Groundwater flooding

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

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on **page 96 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	0

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

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

10.7 Designated Ancient Woodland

Records within 2000m	0

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

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

10.8 Biosphere Reserves

Records within 2000m	0

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

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

10.9 Forest Parks

Records within 2000m	0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

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

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

10.11 Green Belt

Records within 2000m	0

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

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

10.12 Proposed Ramsar sites

Records within 2000m	0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

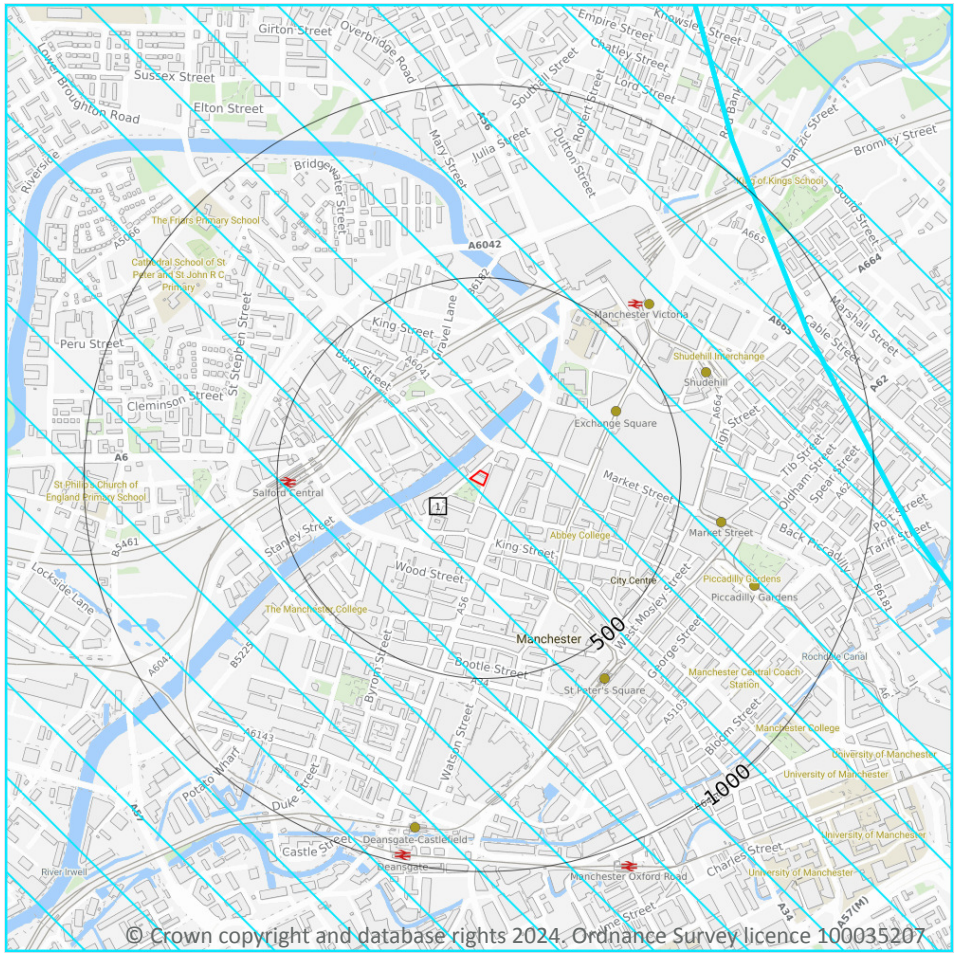
Records within 2000m	4

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

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

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

SSSI Impact Zones and Units



Site Outline

Search buffers in metres (m)

SSSI Impact Risk Zones

SSSI Units

- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site	1

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

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

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

This data is sourced from Natural England.

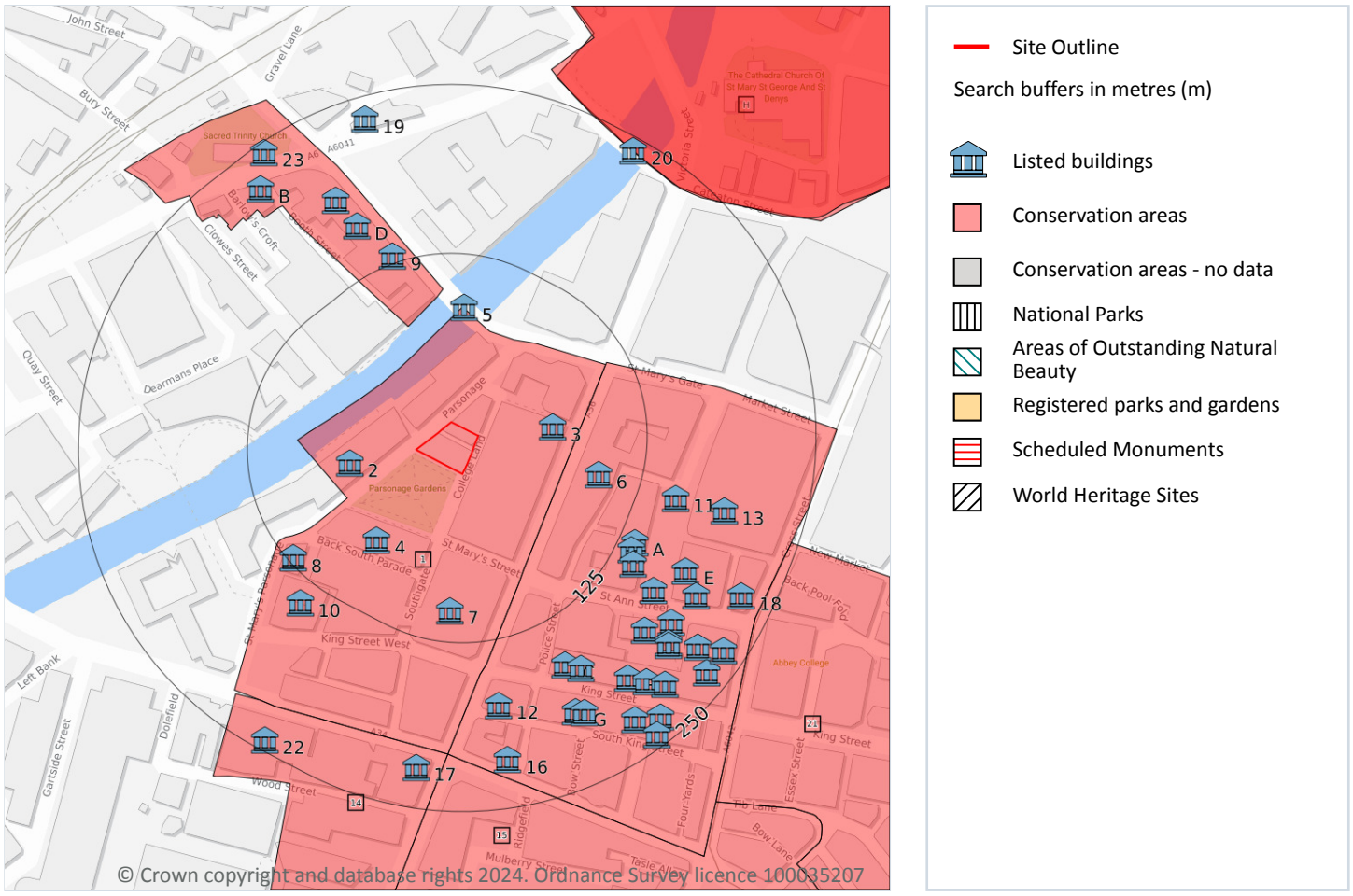
10.18 SSSI Units

Records within 2000m	0

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

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

11 Visual and cultural designations



11.1 World Heritage Sites

Records within 250m	0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

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

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

11.3 National Parks

Records within 250m	0

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

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

11.4 Listed Buildings

Records within 250m	45

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

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

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

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

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

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

11.5 Conservation Areas

Records within 250m **8**

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

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

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

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

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

11.6 Scheduled Ancient Monuments

Records within 250m	**0**

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

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

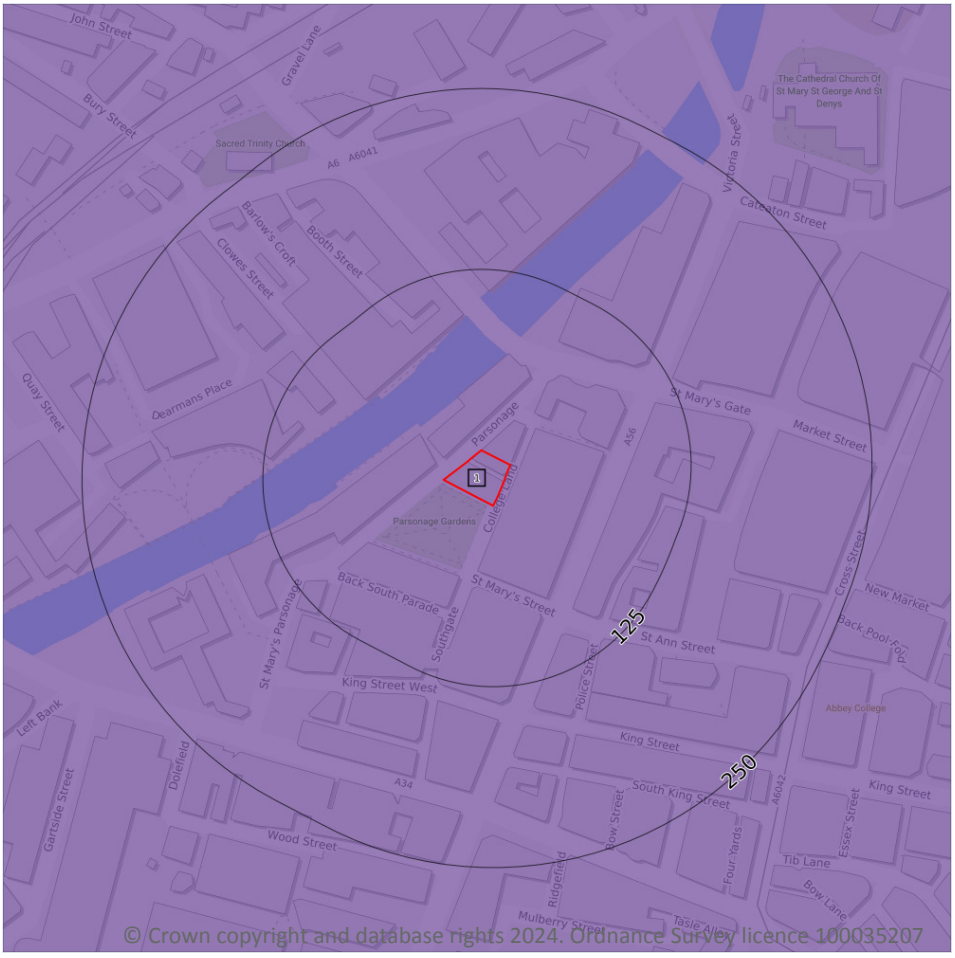
11.7 Registered Parks and Gardens

Records within 250m	**0**

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

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

12 Agricultural designations



- Site Outline

Search buffers in metres (m)

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

12.1 Agricultural Land Classification

Records within 250m	1

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

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

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

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

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

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

12.3 Tree Felling Licences

Records within 250m	0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

13 Habitat designations



Site Outline

Search buffers in metres (m)

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

Habitat Networks

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

13.1 Priority Habitat Inventory

Records within 250m	0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	1

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

Features are displayed on the Habitat designations map on **page 110 >**

ID	Location	Site reference	Identification confidence	Primary source	Secondary source	Tertiary source
1	79m NW	NLUD Ref: 423000518	Low	National Land Use Database - Previously Developed Land	UK Perspectives Aerial Photography	-

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m	0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



14.1 10k Availability

Records within 500m	1

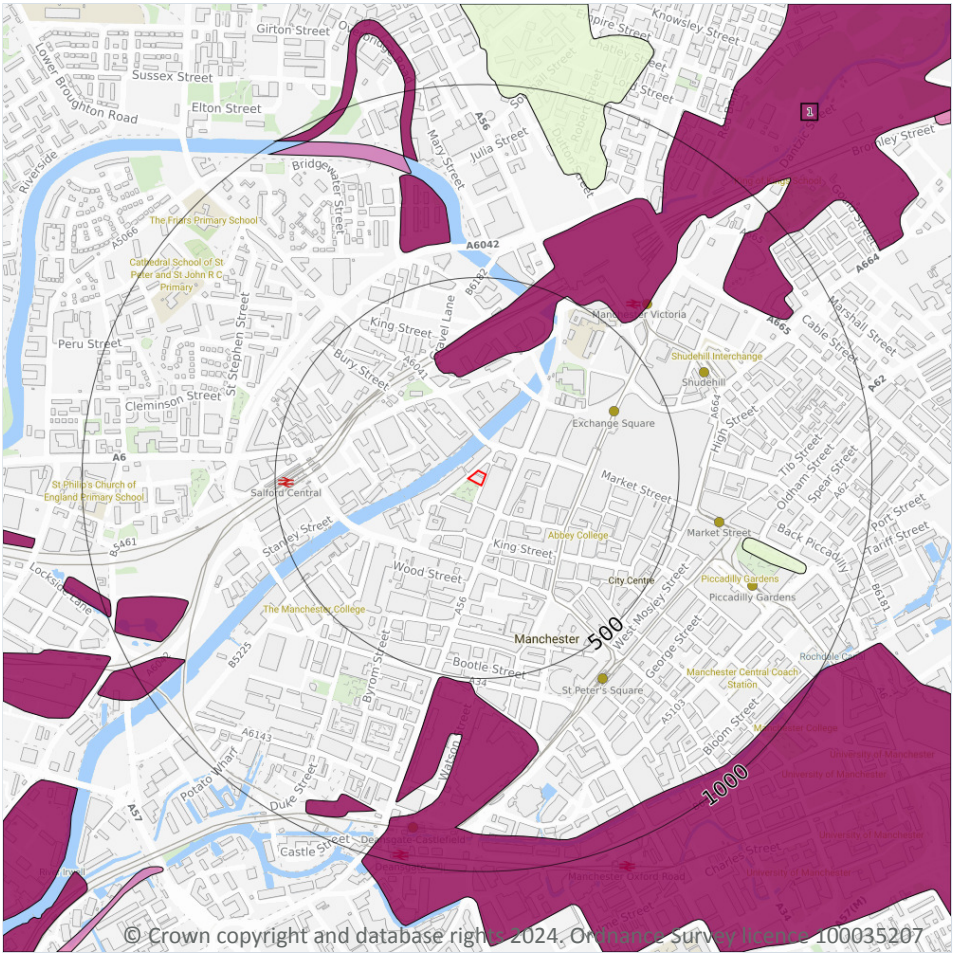
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

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

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

This data is sourced from the British Geological Survey.

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



14.2 Artificial and made ground (10k)

Records within 500m	1

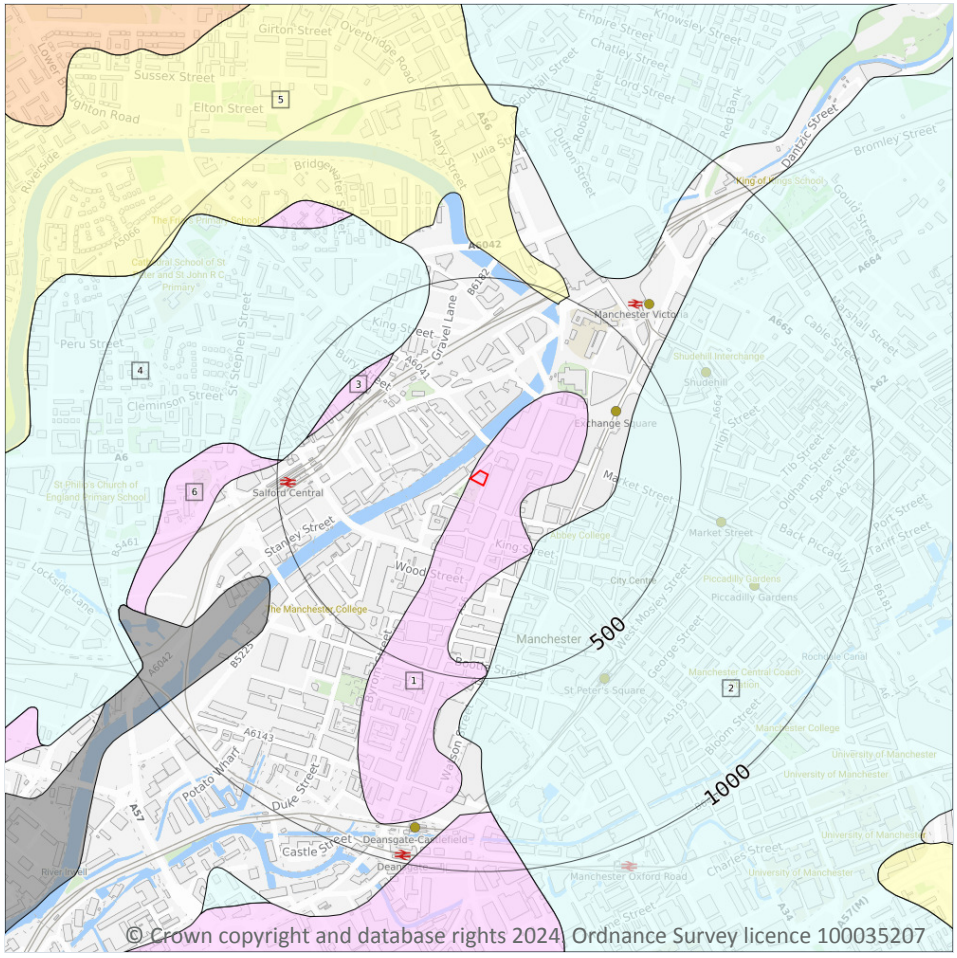
Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

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

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m **6**

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 114 >**

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

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

This data is sourced from the British Geological Survey.

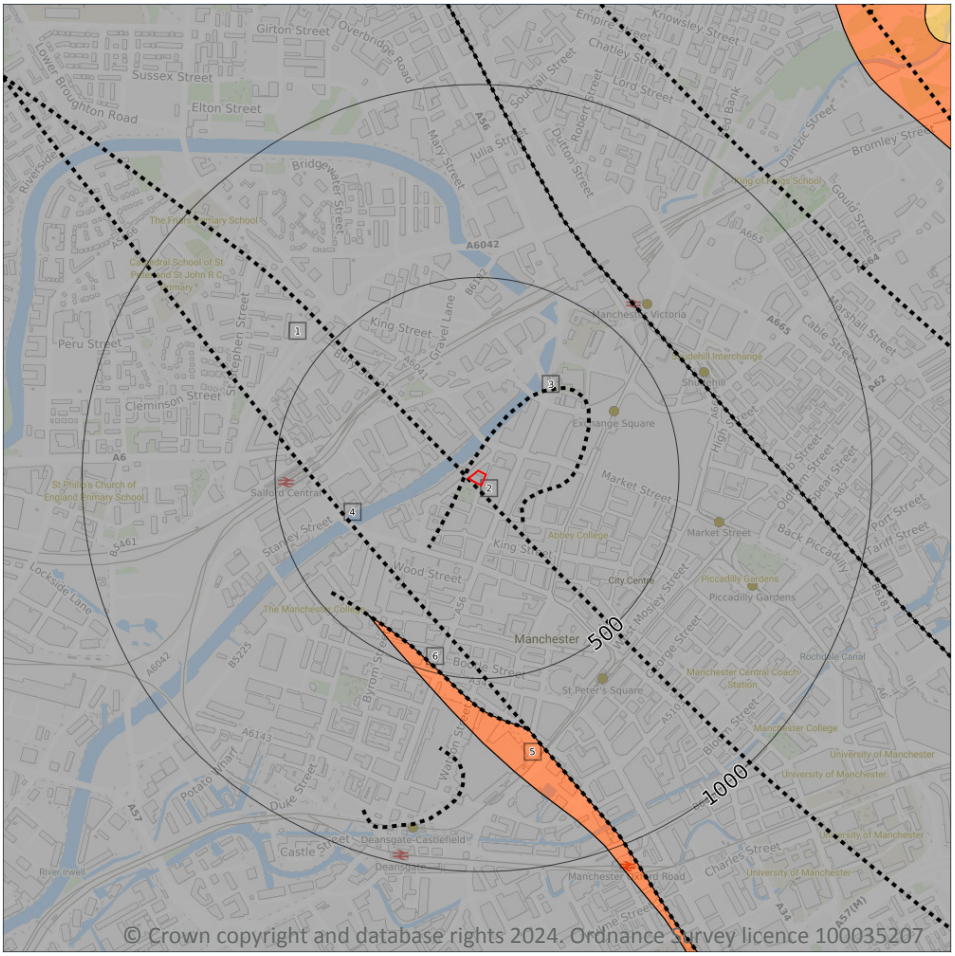
14.4 Landslip (10k)

Records within 500m	**0**

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m **2**

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

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

ID	Location	LEX Code	Description	Rock age
1	**On site**	**CPB-SDST**	**Chester Pebble Beds Formation - Sandstone**	**Early Triassic Epoch**
5	438m SW	MM-MDST	Manchester Marls Formation - Mudstone	Late Permian Epoch [Obsolete name]

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	4

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

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

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

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



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15.1 50k Availability

Records within 500m	1

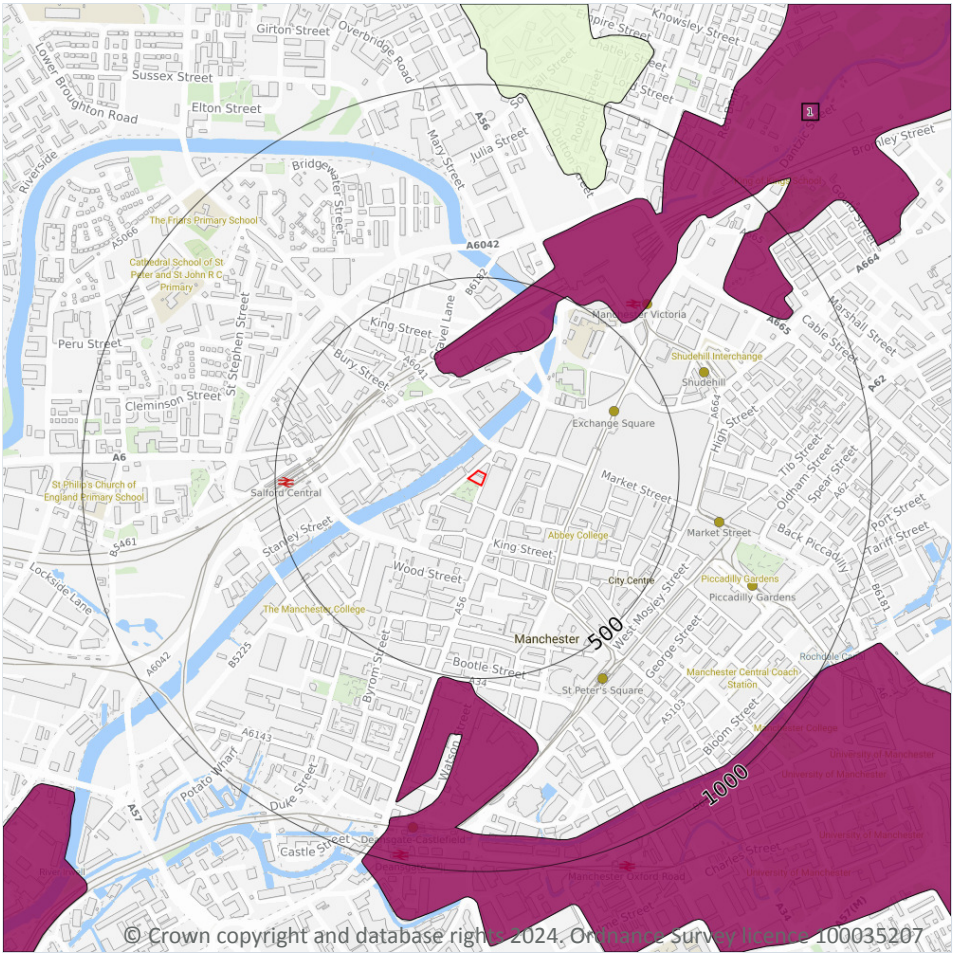
An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

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

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**No coverage**	**Full**	**Full**	**No coverage**	**EW085_manchester_v4**

This data is sourced from the British Geological Survey.

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



15.2 Artificial and made ground (50k)

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on **page 119 >**

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

This data is sourced from the British Geological Survey.

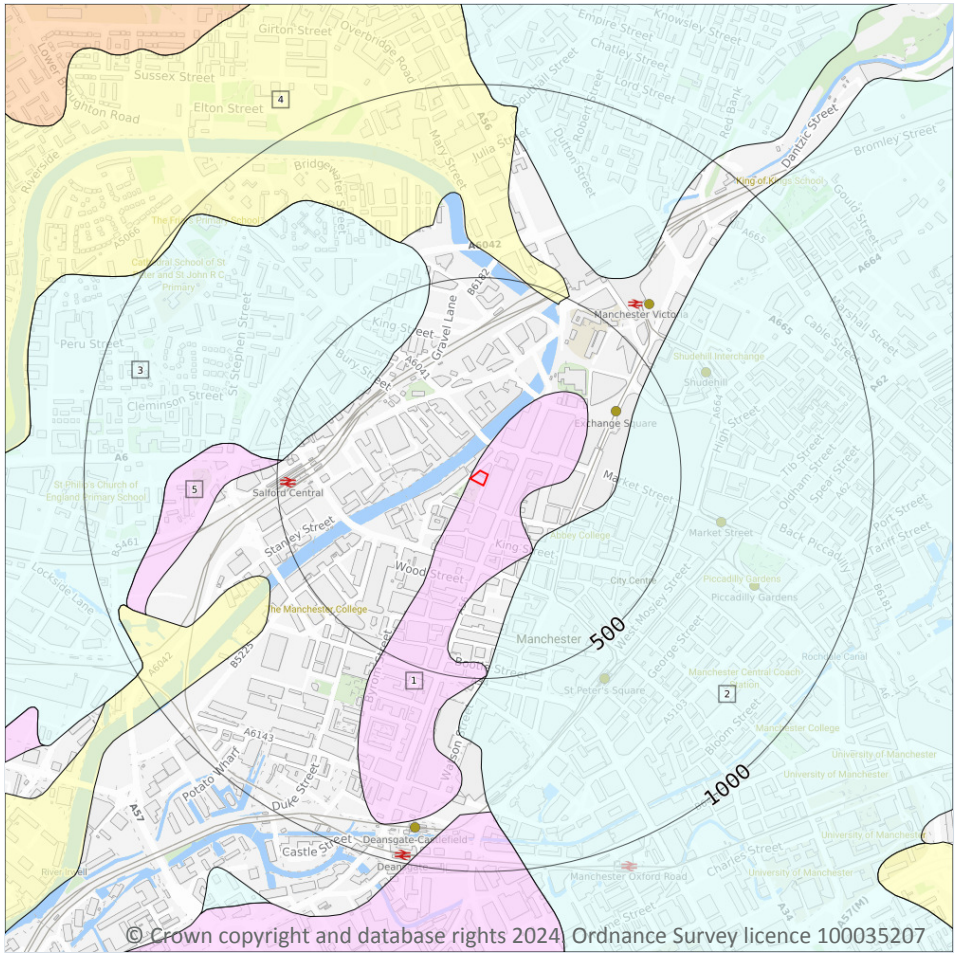
15.3 Artificial ground permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m **5**

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 121 >**

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

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

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	**1**

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Intergranular**	**Very High**	**High**

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	**0**

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

This data is sourced from the British Geological Survey.

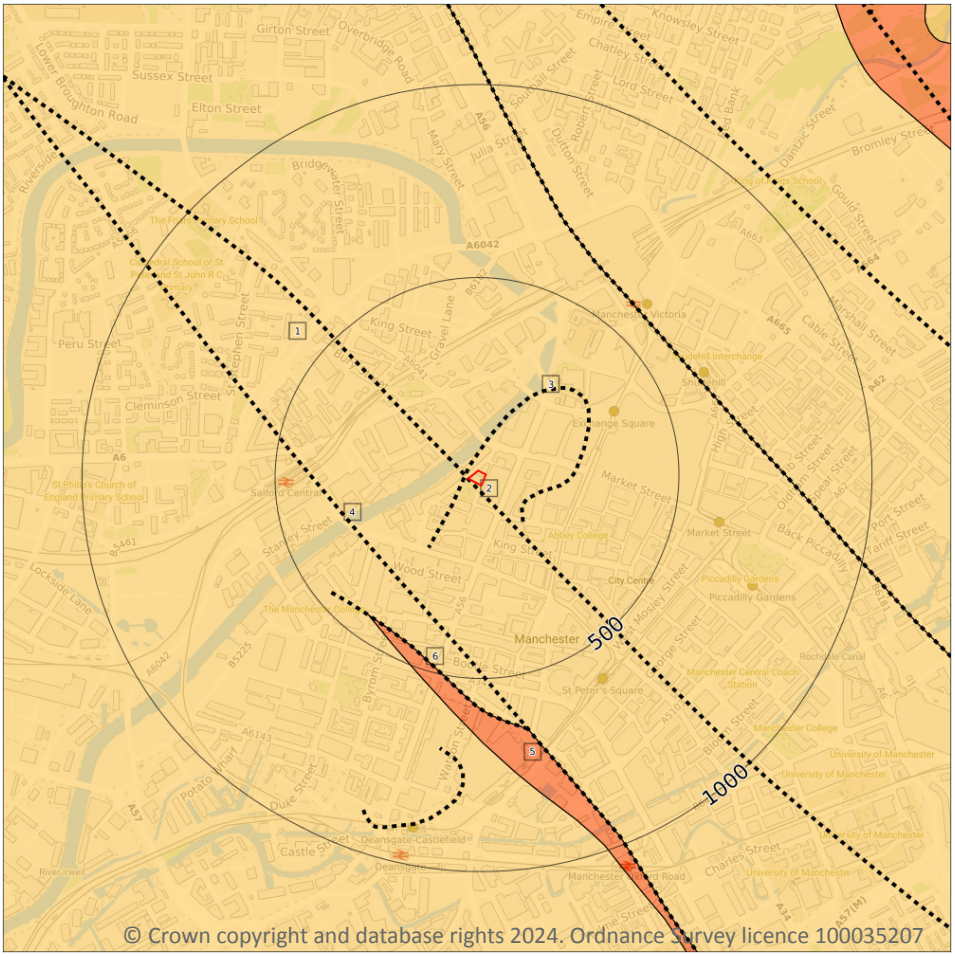
15.7 Landslip permeability (50k)

Records within 50m	**0**

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m **2**

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

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

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

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	4

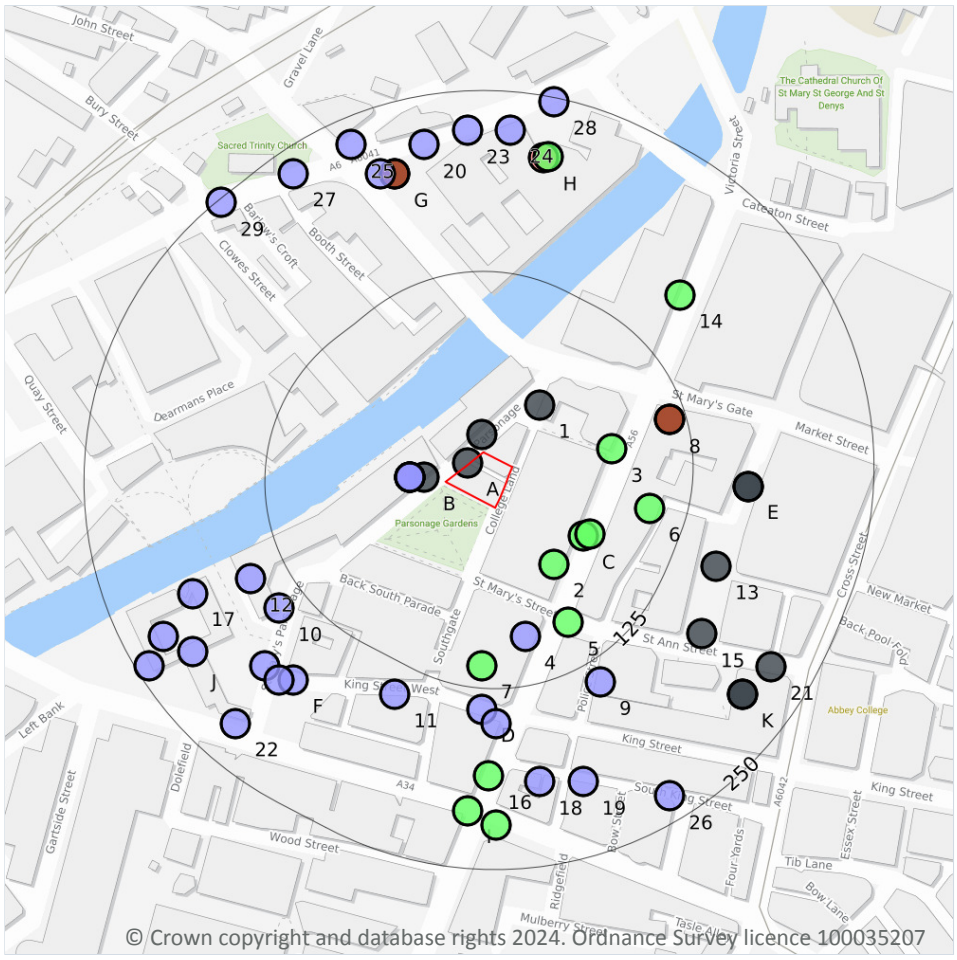
Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

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

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

This data is sourced from the British Geological Survey.

16 Boreholes



16.1 BGS Boreholes

Records within 250m	58

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

Features are displayed on the Boreholes map on **page 125 >**

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

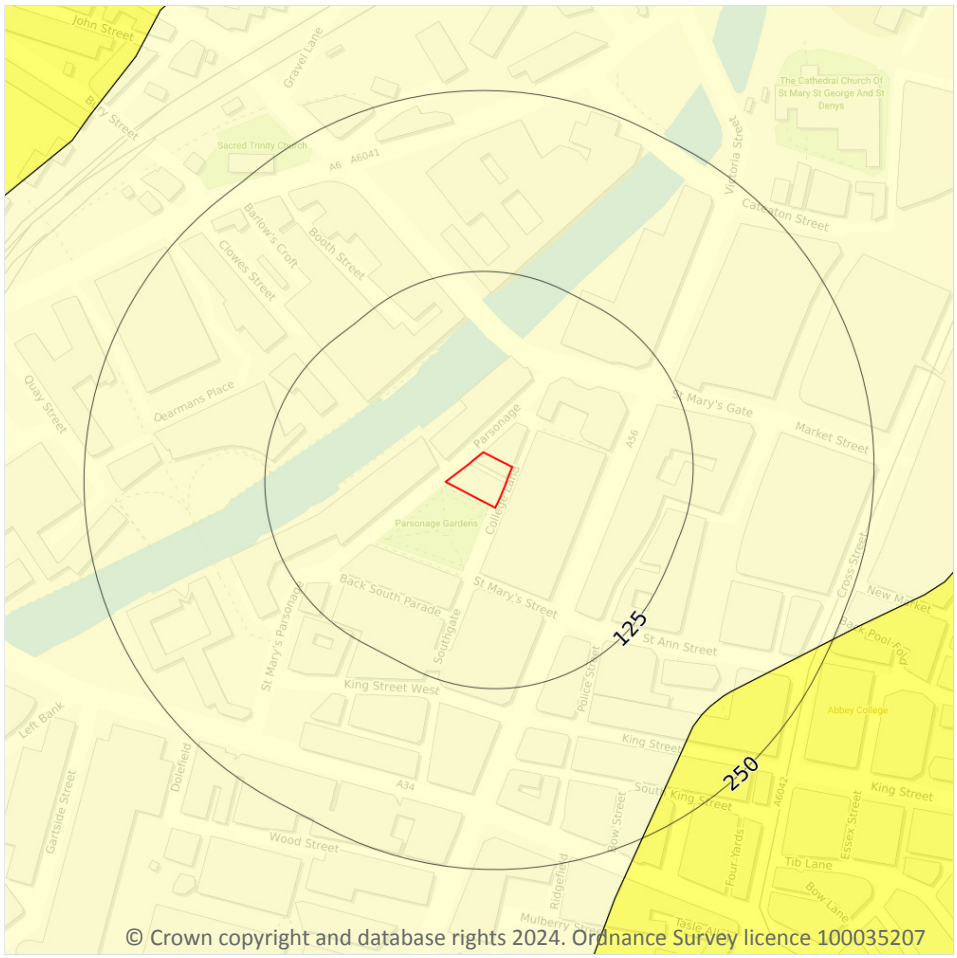
ID	Location	Grid reference	Name	Length	Confidential	Web link
B	25m W	383590 398490	R NEIL RIVERSIDE PARSONAGE 4	6.71	N	1042361 ↗
B	25m W	383590 398490	R NEILL RIVERSIDE PARSONAGE 1	1.07	N	1045820 ↗
B	25m W	383590 398490	R NEILL RIVERSIDE PARSONAGE 3	7.32	N	1045822 ↗
B	25m W	383590 398490	R NEILL RIVERSIDE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

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

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

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m	1

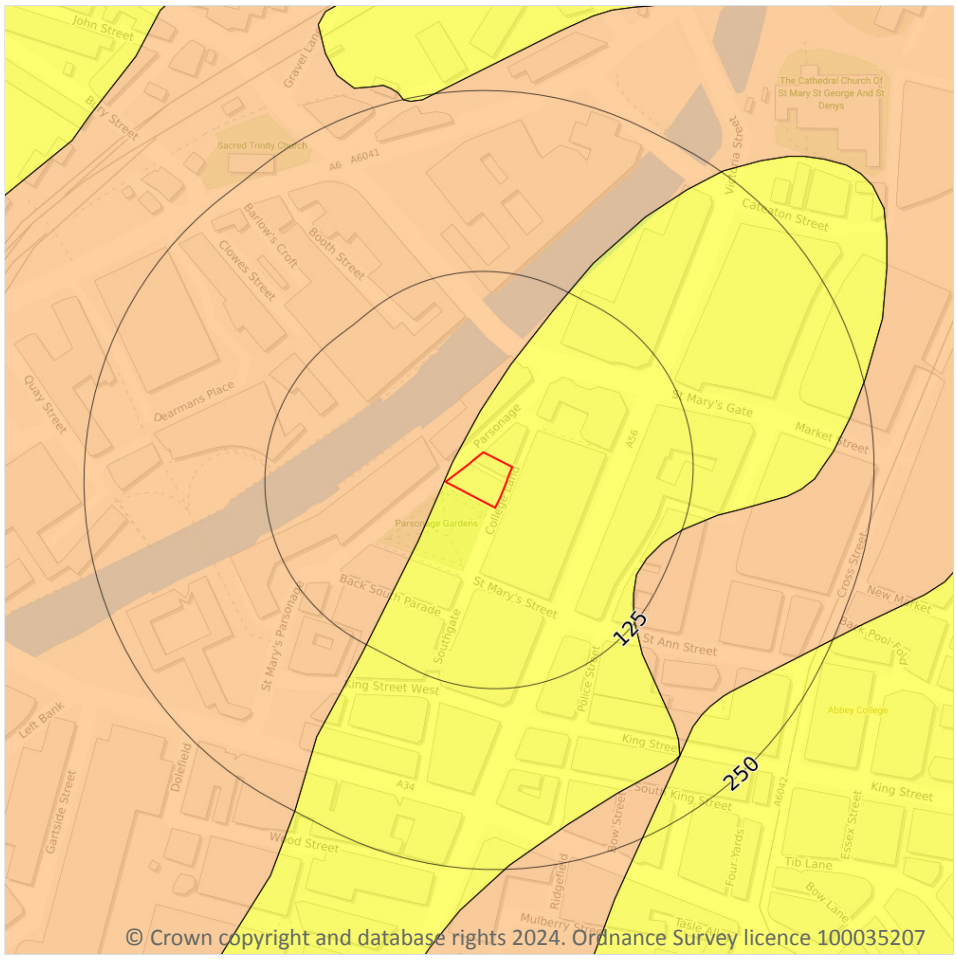
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

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

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

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

17.2 Running sands

Records within 50m	2

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

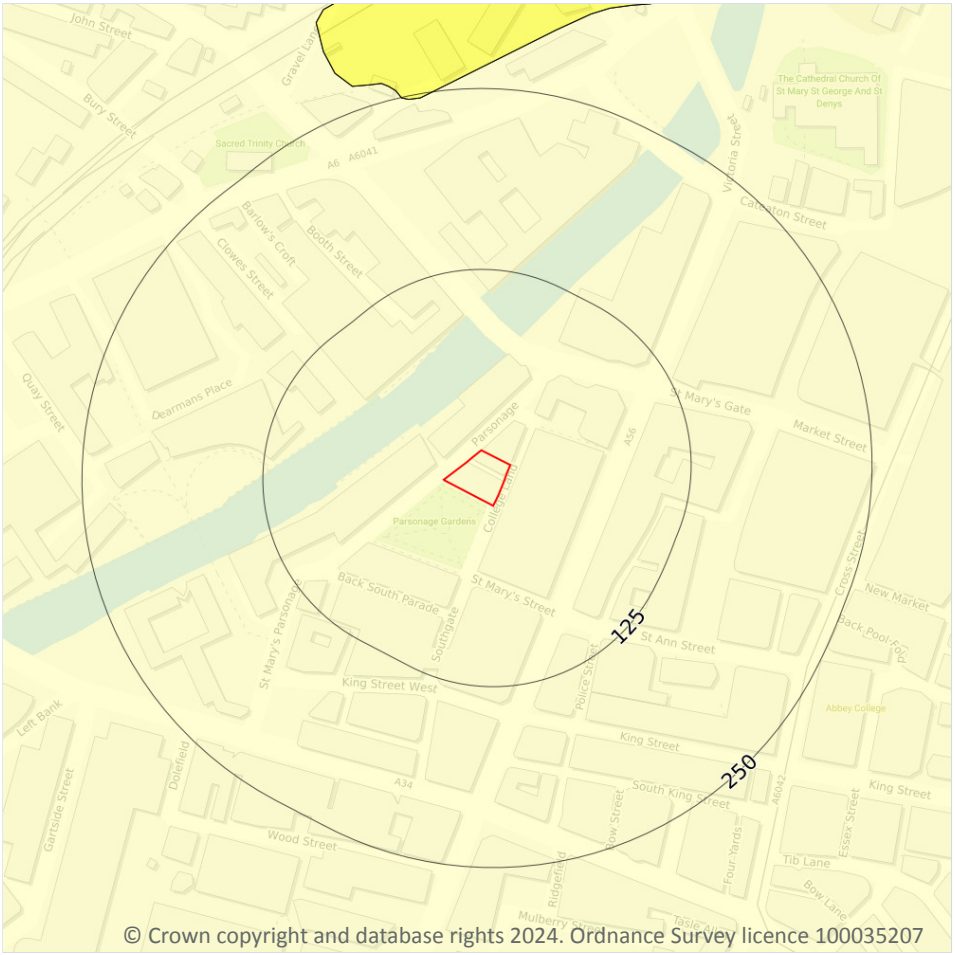
Features are displayed on the Natural ground subsidence - Running sands map on **page 130 >**

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

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m	1

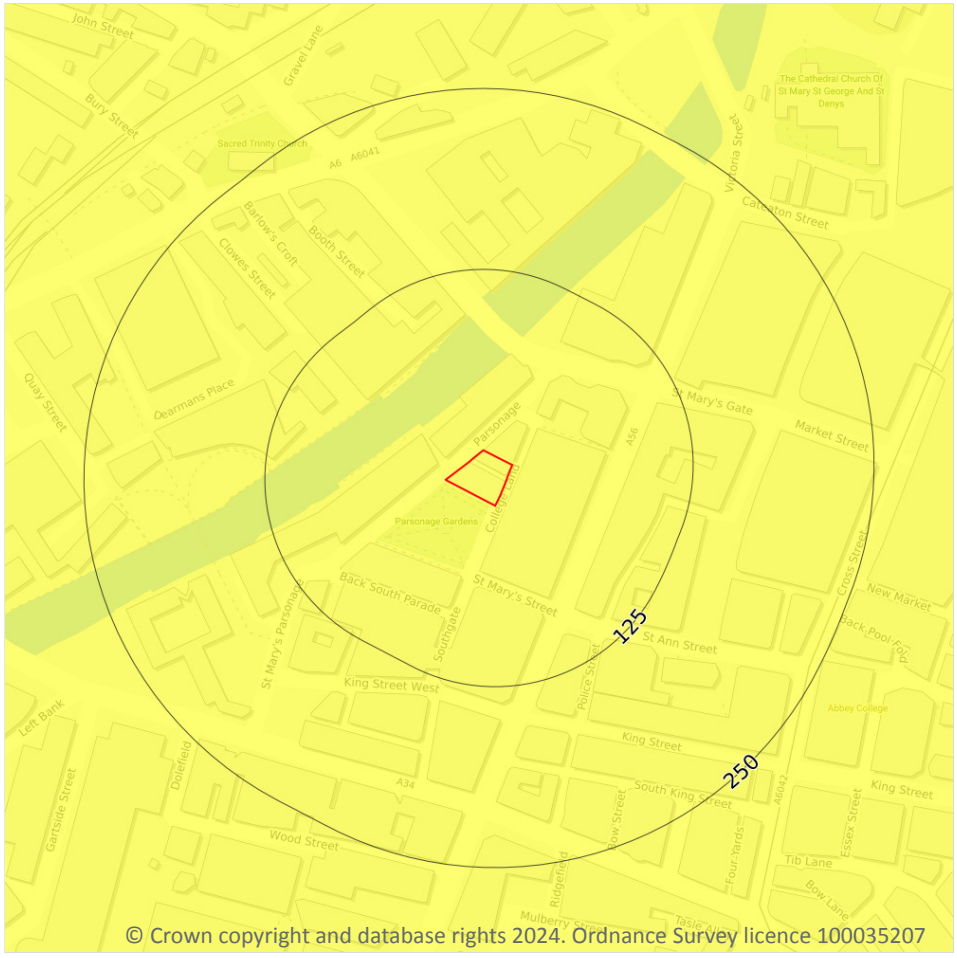
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

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

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

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

17.4 Collapsible deposits

Records within 50m	1

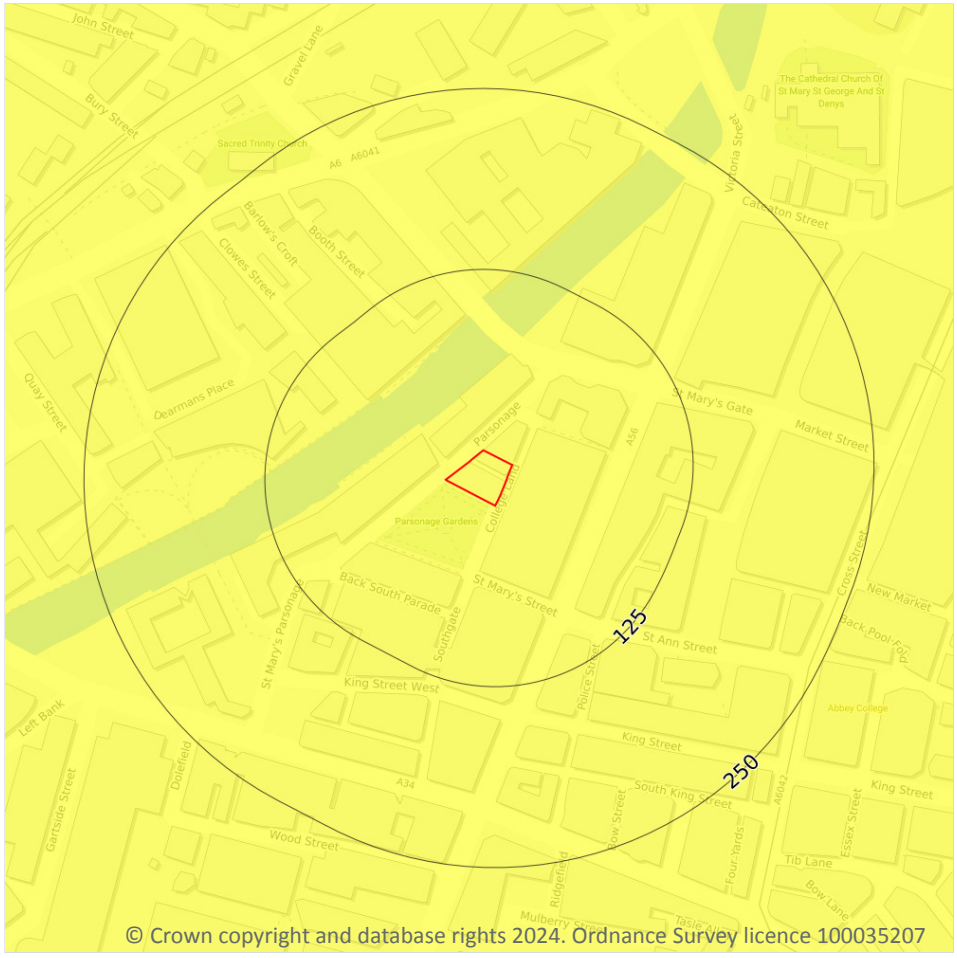
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

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

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



Site Outline

Search buffers in metres (m)

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

17.5 Landslides

Records within 50m	1

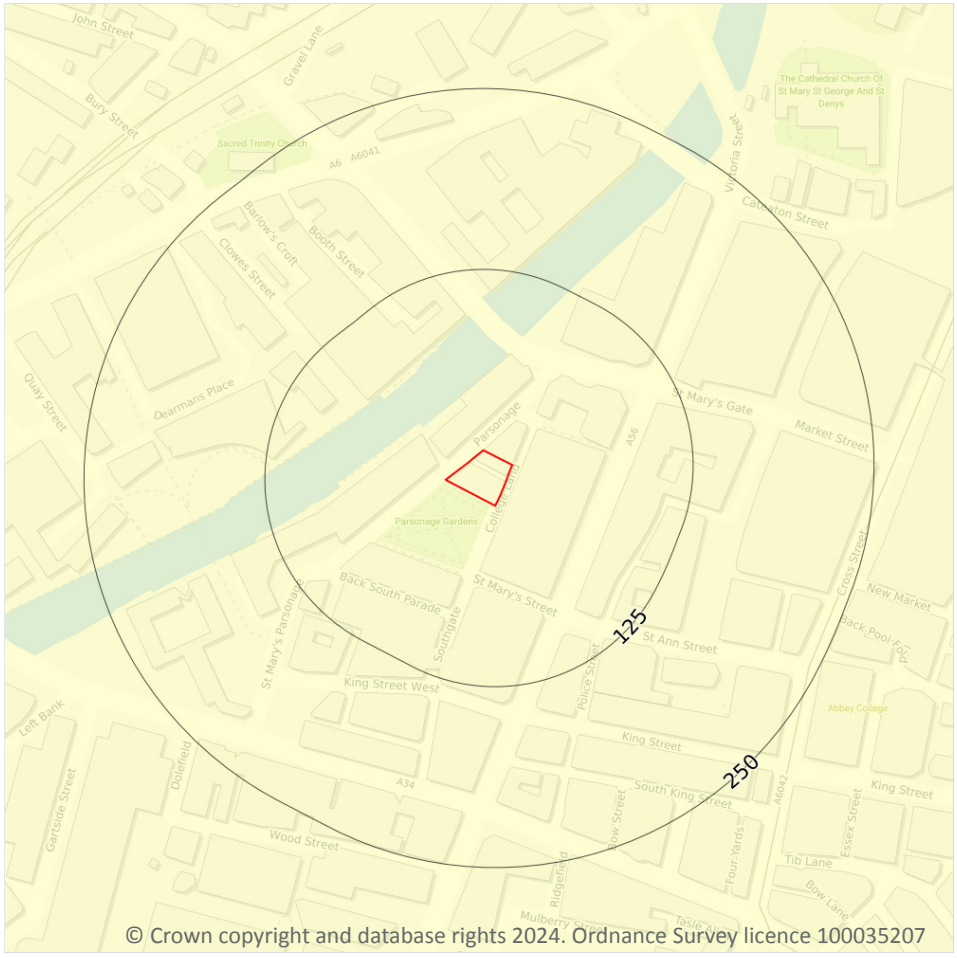
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

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

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



Site Outline

Search buffers in metres (m)

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

17.6 Ground dissolution of soluble rocks

Records within 50m	1

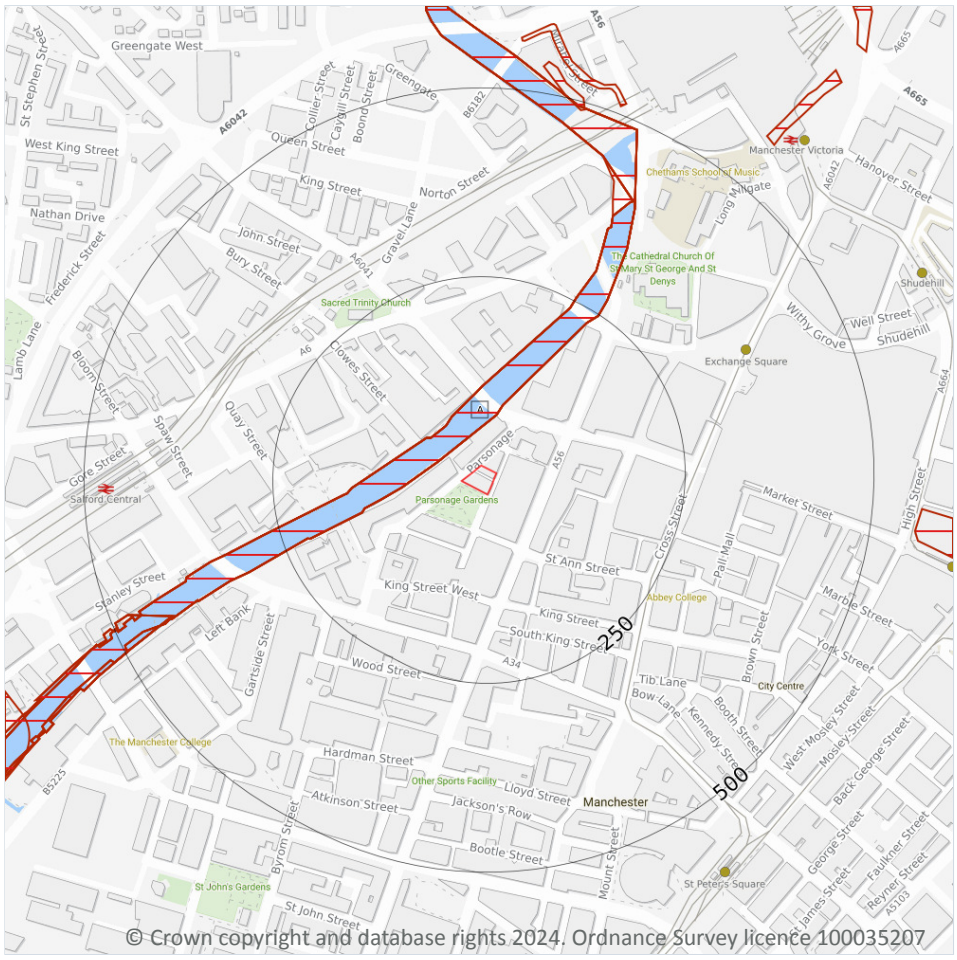
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

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

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

This data is sourced from the British Geological Survey.

18 Mining and ground workings



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Site Outline

Search buffers in metres (m)

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

Non Coal Mining

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

18.1 BritPits

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	6

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining and ground workings map on **page 137 >**

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

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	0

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

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m	0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	0

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

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	1

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

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	0

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	1

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

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0

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

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

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0

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

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

19 Ground cavities and sinkholes



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Site Outline

Search buffers in metres (m)

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

19.1 Natural cavities

Records within 500m	0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m	0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	1

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

Features are displayed on the Ground cavities and sinkholes map on **page 142 >**

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m	0

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

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

This data is sourced from Groundsure.

19.5 National karst database

Records within 500m	0

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

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

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

This data is sourced from the British Geological Survey.

20 Radon



Site Outline

Search buffers in metres (m)

Greater than 30%

Between 10% and 30%

Between 5% and 10%

Between 3% and 5%

Between 1% and 3%

Less than 1%

20.1 Radon

Records on site	1

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

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

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

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

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m **4**

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

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

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m **6**

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

Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
On site	**23**	**4**	**89**	**61**	**0.5**	**71**	**29**	**25**	**9**
On site	**25**	**4.4**	**77**	**53**	**0.5**	**74**	**30**	**26**	**8**

Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
15m W	24	4.2	102	70	0.9	74	46	26	6
20m W	23	4	106	73	0.9	72	48	25	6
39m E	21	3.7	177	122	2	69	39	23	6
39m E	19	3.3	173	119	1.8	64	34	21	5

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m	**1**

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

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

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects



Site Outline

Search buffers in metres (m)

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

22.1 Underground railways (London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m	3

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

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

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

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	0

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

This data is sourced from OpenStreetMap.

APPENDIX D

BGS EXPLORATORY HOLE RECORDS

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

G.S.M. No. 82

SECTION OF Borehole for foundations at SJ89NW 82 Parsonage, Manchester.
R. SJ89NW 38 20-36

Maps: One-inch 85 Six-inch 104 N.W.E. County Lancashire

Height above O.D. Latitude Longitude

Communicated by Messrs. Thos. Matthews Ltd. Date of Sinking

Made by Dip of Strata

No exact sites obtainable.

		Thickness. Metres	Depth from Surface
82 A. 1+2. B. Silt & debris to stone wall	3ft. 6 in	1.07	
3. Silt & debris to 3ft. 6 in.	3'6"	1.07	
Stone wall to 9ft.	5'6"	1.68	
Sand & gravel to 17ft 6 ins.	8' 6"	2.59	
Red sandstone to 24ft.	6" 6"	1.98	
82 D.4. Silt to 2ft.	2'	0.61	
Hard debris to 4ft.	2'	0.61	
Stone wall to 7ft.	3'	0.91	
Sand & gravel to 17ft.	10'	3.05	
Red sandstone to 22ft.	5'	1.52	
82 F.5. At bottom of small shaft:			
Stone wall to 1ft.	1'	0.31	
Sand & gravel to 12ft.	11'	3.35	
Red sandstone to 17ft.	5'	1.52.	

Contact BGS: ngdc@bgs.ac.uk

APPENDIX E

MINIG SEARCH REPORT

Groundsure
LOCATION INTELLIGENCE

CON29M
OFFICIAL COAL MINING SEARCH

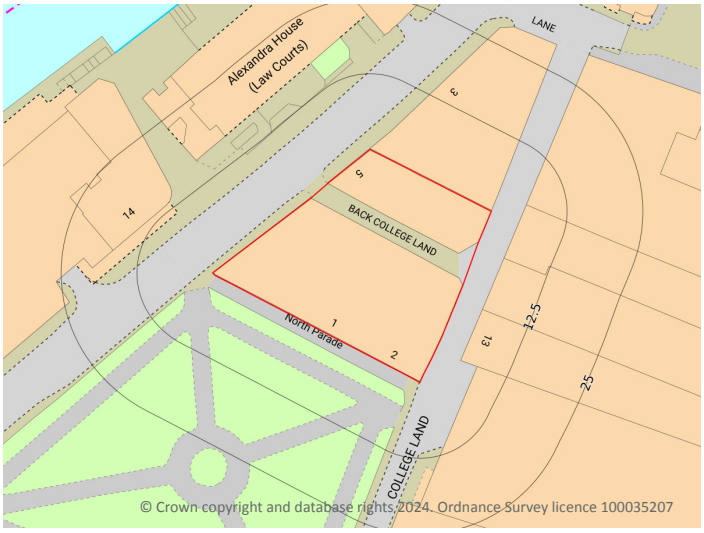
NORTH PARADE, MANCHESTER, M3 2NH

Professional opinion

Inc. integrated mine entry interpretive assessment

PASS

Site plan



Search results

1. Past underground coal mining
Not identified

2. Present underground coal mining
Not identified

3. Future underground coal mining
Not identified

4. Mine entries
Not identified

5. Coal mining geology
Not identified

6. Past opencast coal mining
Not identified

7. Present opencast coal mining
Not identified

8. Future opencast coal mining
Not identified

9. Coal mining subsidence claims
Not identified

10. Mine gas emissions
Not identified

11. Emergency Call Out incidents
Not identified

12. Withdrawal of support
Not identified

13. Working facilities orders
Not identified

14. Payments to copyhold owners
Not identified

Cheshire Brine
Not identified

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

Ref: BRO-5FY-I3X-V1M-S9I
Your ref: C5890-5655-SD
Grid ref: 383640 398489
Date: 17 September 2024

Certified B Corporation

Coal mining (CON29M) assessment

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

Coal mining

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

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

Coal mining (CON29M)



Site Outline

Search buffers in metres (m)

Mine entries

- Adits
- Shafts
- Calculated 'zone of influence'

Subsidence claims

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

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

Coal mining (CON29M)

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

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

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

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

The Law Society

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

1. Past underground coal mining

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

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

2. Present underground coal mining

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

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

3. Future underground coal mining

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

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

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

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

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

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

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

the Coal Mining Subsidence Act 1991?

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

4. Mine entries

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

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

5. Coal mining geology

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

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

6. Past opencast coal mining

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

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

7. Present opencast coal mining

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

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

8. Future opencast coal mining

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

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

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

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

9. Coal mining subsidence claims

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

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

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

- **Not applicable.**

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

- **Not applicable.**

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

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

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

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

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

10. Mine gas emissions

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

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

11. Emergency Surface Hazard Call Out incidents

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

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

12. Withdrawal of support

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

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

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

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

13. Working facilities orders

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

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

14. Payments to owners of former copyhold land

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

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

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

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

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

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

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

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

Methodologies and limitations

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

Data providers

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

Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

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

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

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

Complaints Advice

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

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

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

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

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

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

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

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

Coal Mining Report Insurance Policy

ZURICH

Coal Mining Report Insurance Policy

The Schedule

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

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

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

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

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

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

Definitions

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

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

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

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

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

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

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

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

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

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Your Policy

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

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

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

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

Fair presentation of the risk

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

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

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

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

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

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

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

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

Cover

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

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

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

Waiver of Breach of Policy Condition

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

Protection for Mortgagees and Successors in Title

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

Joint Insured

Any party insured under this policy standing in the relation of parent company, subsidiary company, associated company, branch office or joint venture partner to each other will be deemed to be joint insured for the purposes of this policy and jointly liable and responsible for any breach of any terms and conditions of this policy. If there is any inconsistency between this clause and any other term of this policy, this clause shall prevail.

Exclusions

We will not pay for any:

1. amount in excess of the **Limit of Indemnity**.
2. loss which would be recoverable under a household buildings insurance policy.
3. loss arising from any matter that **You** were aware of at the **Commencement Date**.
4. loss if the **Property** is used for any purpose other than the **Insured Use**.

Claims Conditions and How to Claim

1. **You** must:

i) give **Us** written notice as soon as possible of any potential or actual claim or any circumstances likely to result in a claim. Please provide the policy number, **Your** name, the full address of the **Property** and a brief description of the incident that has occurred. Notifications should be sent to: Speciality Lines Claims Team, Zurich Insurance, 8th Floor, 70 Mark Lane, London, EC3R 7NQ. Email: claims@uk.zurich.com ↗, Enquiry line: telephone 0207 648 3523
ii) pass all court documents and/or other communications to **Us** as soon as possible after receipt
iii) not deal with, make any admission of liability or attempt to settle a claim without **Our** prior written agreement.
iv) agree to and carry out at **Our** expense all things necessary to minimise any loss.
v) provide all information and assistance that **We** may require to help defend and settle the claim.

2. **We** are entitled to:

i) decide how to settle or defend a claim and may carry out proceedings in the name of any person insured under this policy, including proceedings for recovering any claim.
ii) pay to **You** at any time, an amount equal to the **Limit of Indemnity** or any lower amount for which the claim can be settled, after deduction of any sum already paid. **We** may then give up control of and have no further liability in connection with the claim.

3. If **We** admit liability for a claim but there is a dispute as to the amount to be paid the dispute will be referred to an arbitrator. The arbitrator will be appointed jointly by **You** and **Us** in accordance with the law at the time. **You** may not take any legal action against **Us** over the dispute before the arbitrator has reached a decision.

4. If **You** or anyone acting on Your behalf:

a) makes a fraudulent or exaggerated claim under this policy; or
b) uses fraudulent means or devices including the submission of false or forged documents in support of a claim whether or not the claim is itself genuine; or
c) makes a false statement in support of a claim whether or not the claim is itself genuine; or
d) submits a claim under this policy for loss or damage which **You** or anyone acting on **Your** behalf or in connivance with **You** deliberately caused; or
e) realises after submitting what **You** reasonably believed was a genuine claim under this policy and then fails to tell **Us** that **You** have not suffered any loss or damage; or
f) suppresses information which **You** know would otherwise enable **Us** to refuse to pay a claim under this policy

We will be entitled to refuse to pay the whole of the claim and recover any sums that **We** have already paid in respect of the claim.

If any fraud is perpetrated by or on behalf of an insured person and not on behalf of **You** this condition should be read as if it applies only to that insured person's claim and references to this policy should be read as if they were references to the cover effected for that person alone and not to the policy as a whole.

5. If any claim is covered by any other insurance, **We** will not pay for more than **Our** share of that claim.

6. The most **We** will pay for any loss (or all losses in the aggregate), including costs and expenses agreed by **Us** is the **Limit of Indemnity**. Once **We** have paid a loss or losses equal to the amount of the **Limit of Indemnity, We** will have no further liability under this policy.

General Conditions

1. Neither **You** (nor anyone acting on **Your** behalf) must disclose the existence of this policy to any other party except **Your** legal and other professional advisers, prospective purchasers, lessees and tenants of the **Property**, their respective mortgagees, legal and other professional advisers.

2. In the UK the law allows both **You** and **Us** to choose the law applicable to the contract. This contract will be subject to the relevant law of England and Wales, Scotland, Northern Ireland, the Isle of Man or the Channel Islands depending upon the Property address stated in the Schedule. If there is any dispute as to which law applies it will be English law. The parties agree to submit to the exclusive jurisdiction of the English courts.

3. Notwithstanding any other terms of this policy **We** will be deemed not to provide cover nor will **We** make any payment or provide any service or benefit to **You** or any other party to the extent that such cover, payment, service, benefit and/or any business or activity of **Yours** would violate any applicable trade or economic sanctions law or regulation.

Cancellation Clause

If **You** have taken out this policy for purposes which are wholly or mainly unrelated to **Your** trade, business or profession, **You** may cancel this policy within 14 days of receiving the policy by writing to **Us** and in such event **We** may, at **Our** discretion, charge **You** for the time that **You** have been on cover. Any refund will be made to the party who paid the premium. If **You** do cancel, **You** may be in breach of the terms of **Your** mortgage or the terms of the contract for the sale of **Your** property. If **You** are in doubt, **You** may wish to seek legal advice prior to cancellation.

Fair Processing and Complaints Procedure
Our Complaints Procedure

Our commitment to customer service

We are committed to providing a high level of customer service. If you feel we have not delivered this, we would welcome the opportunity to put things right for you.

Who to contact in the first instance

Many concerns can be resolved straight away. Therefore in the first instance, please get in touch with your usual contact at Zurich or your broker or insurance intermediary, as they will generally be able to provide you with a prompt response to your satisfaction.

Contact details will be provided on correspondence that we or our representatives have sent you.

Many complaints can be resolved within a few days of receipt

If we can resolve your complaint to your satisfaction within the first few days of receipt, we will do so. Otherwise, we will keep you

updated with progress and will provide you with our decision as quickly as possible.

Next steps if you are still unhappy

If you are not happy with the outcome of your complaint, you may be able to ask the Financial Ombudsman Service to review your case.

We will let you know if we believe the ombudsman service can consider your complaint when we provide you with our decision. The service they provide is free and impartial, but you would need to contact them within 6 months of the date of our decision.

More information about the ombudsman and the type of complaints they can review is available via their website www.financial-ombudsman.org.uk ↗.

You can also contact them as follows:

Post: Financial Ombudsman Service, Exchange Tower, London, E14 9SR
Telephone: 08000 234567 (free on mobile phones and landlines)
Email: complaint.info@financial-ombudsman.org.uk ↗

If the Financial Ombudsman Service is unable to consider your complaint, you may wish to obtain advice from the Citizens Advice Bureau or seek legal advice.

The Financial Services Compensation Scheme (FSCS)

We are covered by the Financial Services Compensation Scheme (FSCS) which means that you may be entitled to compensation if we are unable to meet our obligations to you. Further information is available on www.fscs.org.uk ↗ or by contacting the FSCS directly on 0800 678 1100.

How we use your information

Who controls your personal information

This notice tells you how Zurich Insurance plc ('Zurich'), as data controller, will deal with your personal information. Where Zurich introduces you to a company outside the group, that company will tell you how your personal information will be used.

You can ask for further information about our use of your personal information or complain about its use in the first instance, by contacting our Data Protection Officer at: Zurich Insurance Group, Tri-centre 1, Newbridge Square, Swindon, SN1 1HN or by emailing the Data Protection Officer at GBZ.General.Data.Protection@uk.zurich.com ↗.

If you have any concerns regarding our processing of your personal information, or are not satisfied with our handling of any request by you in relation to your rights, you also have the right to make a complaint to the Information Commissioner's Office. Their address is: First Contact Team, Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, SK9 5AF.

What personal information we collect about you

We will collect and process the personal information that you give us by phone, e-mail, filling in forms, including on our website, and when you report a problem with our website. We also collect personal information from your appointed agent such as your trustee, broker, intermediary or financial adviser in order to provide you with the services you have requested and from other sources, such as credit reference agencies and other insurance companies, for verification purposes. We will also collect information you have volunteered to be in the public domain and other industry-wide sources. We will only collect personal information that we require to fulfil our contractual or legal requirements unless you consent to provide additional information. The type of personal information we will collect includes; basic personal information (i.e. name, address and date of birth), occupation and financial details, health and family information, claims and convictions information and where you have requested other individuals be included in the arrangement, personal information about those individuals.

If you give us personal information on other individuals, this will be used to provide you with a quotation and/or contract of insurance and/or provision of financial services. You agree you have their permission to do so. Except where you are managing the contract on another's behalf, please ensure that the individual knows how their personal information will be used by Zurich. More information about this can be found in the 'How we use your personal information' section.

How we use your personal information

We and our selected third parties will only collect and use your personal information (i) where the processing is necessary in connection with providing you with a quotation and/or contract of insurance and/or provision of financial services that you have requested; (ii) to meet our legal or regulatory obligations; or (iii) for our 'legitimate interests'. It is in our legitimate interests to collect

your personal information as it provides us with the information that we need to provide our services to you more effectively including providing you with information about our products and services. We will always ensure that we keep the amount of information collected and the extent of any processing to the absolute minimum to meet this legitimate interest. Examples of the purposes for which we will collect and use your personal information are:

1. to provide you with a quotation and/or contract of insurance;
2. to identify you when you contact us;
3. to deal with administration and assess claims;
4. to make and receive payments;
5. to obtain feedback on the service we provide to you;
6. to administer our site and for internal operations including troubleshooting, data analysis, testing, research, statistical and survey purposes;
7. for fraud prevention and detection purposes.

We will contact you to obtain consent prior to processing your personal information for any other purpose, including for the purposes of targeted marketing unless we already have consent to do so.

Who we share your personal information with

Where necessary, we will share the personal information you gave us for the purposes of providing you with the goods and services you requested with the types of organisations described below:

associated companies including reinsurers, suppliers and service providers;
introducers and professional advisers;
regulatory and legal bodies;
survey and research organisations;
credit reference agencies;
healthcare professionals, social and welfare organisations; and
other insurance companies

Or, in order to meet our legal or regulatory requirements, with the types of organisations described below:

regulatory and legal bodies;
central government or local councils;
law enforcement bodies, including investigators;
credit reference agencies; and
other insurance companies

How we use your personal information for websites and email communications

When you visit one of our websites we may collect information from you such as your email address or IP address. This helps us to track unique visits and monitor patterns of customer website traffic, such as who visits and why they visit.

We use cookies and/or pixel tags on some pages of our website. A cookie is a small text file sent to your computer. A pixel tag is an invisible tag placed on certain pages of our website but not on your computer. Pixel tags usually work together with cookies to assist us to provide you with a more tailored service. This allows us to monitor and improve our email communications and website. Useful information about cookies, including how to remove them, can be found on our websites.

How we transfer your personal information to other countries

Where we transfer your personal information to countries that are outside of the UK and the European Union (EU) we will ensure that it is protected and that the transfer is lawful. We will do this by ensuring that the personal information is given adequate safeguards by using 'standard contractual clauses' which have been adopted or approved by the UK and the EU, or other solutions that are in line with the requirements of European data protection laws.

A copy of our security measures for personal information transfers can be obtained from our Data Protection Officer at: Zurich Insurance Group, Tri-centre 1, Newbridge Square, Swindon, SN1 1HN, or by emailing the Data Protection Officer at GBZ.General.Data.Protection@uk.zurich.com ↗.

How long we keep your personal information for

We will retain and process your personal information for as long as necessary to meet the purposes for which it was originally

collected. These periods of time are subject to legal, tax and regulatory requirements or to enable us to manage our business.

Your data protection rights

You have a number of rights under the data protection laws, namely:

to access your data (by way of a subject access request);
to have your data rectified if it is inaccurate or incomplete;
in certain circumstances, to have your data deleted or removed;
in certain circumstances, to restrict the processing of your data;
a right of data portability, namely to obtain and reuse your data for your own purposes across different services;
to object to direct marketing;
not to be subject to automated decision making (including profiling), where it produces a legal effect or a similarly significant effect on you;
to claim compensation for damages caused by a breach of the data protection legislation.
if we are processing your personal information with your consent, you have the right to withdraw your consent at any time.

We will, for the purposes of providing you with a contract of insurance, processing claims, reinsurance and targeted marketing, process your personal information by means of automated decision making and profiling where we have a legitimate interest or you have consented to this.

What happens if you fail to provide your personal information to us

If you do not provide us with your personal information, we will not be able to provide you with a contract or assess future claims for the service you have requested.

Fraud prevention and detection

In order to prevent and detect fraud we may at any time:

check your personal data against counter fraud systems
use your information to search against various publicly available and third party resources
use industry fraud tools including undertaking credit searches and to review your claims history
share information about you with other organisations including but not limited to the police, the Insurance Fraud Bureau (IFB), other insurers and other interested parties.

If you provide false or inaccurate information and fraud is identified, the matter will be investigated and appropriate action taken. This may result in your case being referred to the Insurance Fraud Enforcement Department (IFED) or other police forces and fraud prevention agencies. You may face fines or criminal prosecution. In addition, Zurich may register your name on the Insurance Fraud Register, an industry-wide fraud database.

Claims history

We may pass information relating to claims or potential claims to any relevant database. We and other insurers may search these databases when you apply for insurance, when claims or potential claims are notified to us or at time of renewal to validate your claims history or that of any other person or property likely to be involved in the policy or claim.

This helps to check information provided and prevent fraudulent claims.

APPENDIX F

UXO SCREENING MAP

UNEXPLODED BOMB RISK MAP

SITE LOCATION

Location: M3 2NH,
Map Centre: 383639,398483



This map principally indicates a hazard from Unexploded Bombs (UXB) due to WWII bombardment. Other sources of Unexploded Ordnance (UXO) may be present. It should be noted that this map does not represent UXO risk and should not be reported as such when reproduced.

LEGEND

- **High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- **Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- **Low:** Areas indicated as having 15 bombs per 1000acre or less.

Miltary | **Industry** | **UXO find** | **Other**
Transport | **Docks** | **Luftwaffe targets**
Utilities | **Bombing decoy** | **Airfields**

How to use your Unexploded Bomb (UXB) risk map?

This map indicates the potential for UXBs to be present because of World War Two (WWII) bombing. It can be incorporated into a technical report, such as a Phase 1 Desk Study, or similar document as an indication of the potential for UXO encounter on a Site. Other sources of UXO may also be indicated, although note that these are not comprehensive and more detailed research is required to confirm their presence.

What if my Site is in a moderate or high density area?

We typically recommend that a detailed UXO desk study and risk assessment is undertaken for sites in an area with a moderate or high bombing density.
Additionally, if your site is in close proximity to a strategic target, military establishment, airfield or bombing decoy, then additional detailed research is recommended.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirm that there is a low potential for UXO to be present on your site, then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

If you are unsure whether other sources of UXO may be present, you can request one of our pre-desk study assessments (PDSA) by emailing a site boundary and location to pdsa@zetica.com.

You should never plan site work or undertake a risk assessment using these maps alone. More detail is required, to include an assessment of the likelihood of a source of UXO hazard from other military activity not reflected on these maps.

If I have any questions, who do I contact?

tel: +44 (0) 1993 886682 **email:** uxo@zetica.com **web:** www.zeticauxo.com

The information in this UXB risk map is derived from a range of sources and should be used with the accompanying notes on our website.

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 7 – Flood Risk Assessment



ONE NORTH PARADE, MANCHESTER

FLOOD RISK ASSESSMENT

Project No: 2404-02

May 2025

Rev: P01

ONP-REN-XX-XX-RP-C-00001

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CONTENTS

1. INTRODUCTION 1
1.1 Purpose of this report *1*
2. THE SITE 2
2.1 Site Location *2*
2.2 Site Description *2*
2.3 Existing Site Drainage *3*
2.4 Geology *3*
2.5 Hydrogeology & Hydrology *3*
2.6 Proposed Development *3*
3. SUITABILITY 4
3.1 National Planning Policy *4*
3.2 Flood Risk Vulnerability *4*
3.3 Flood Zone Compatibility *4*
3.4 Application of Sequential Test & Exception Test *6*
3.5 Strategic Flood Risk Assessment (SFRA) *6*
3.6 Places for Everyone *8*
3.7 Manchester City Council Core Strategy *9*
4. SOURCES OF FLOODING 11
4.1 Flood Map for Planning (Rivers and Seas) *11*
4.2 Flooding from Land (Pluvial Flooding) *12*
4.3 Flooding from Groundwater *13*
4.4 Flooding from Sewers *13*
4.5 Flooding from Reservoirs *14*
4.6 Summary of Flooding Risks *14*
5. DRAINAGE STRATEGY 15
5.1 Drainage Hierarchy *15*
5.2 Climate Change *15*
6. CONCLUSION 16
7. REFERENCES 17

APPENDIX A – TOPOGRAPHICAL SURVEY
APPENDIX B – UNITED UTILITIES SEWER ASSET MAP
APPENDIX C – PROPOSED DEVELOPMENT PLANS

1. INTRODUCTION

1.1 Purpose of this report

This Site-Specific Flood Risk Assessment (FRA) has been prepared for the proposed development at One North Parade, Manchester. The assessment investigates the potential flood risk impacts of the proposed development in accordance with the National Planning Policy Framework (NPPF) and supporting Planning Practice Guidance.

This FRA is considered proportionate to the degree of flood risk and to the scale, nature and location of the development. This FRA has been prepared in accordance with non-statutory technical standards for sustainable drainage and NPPF climate change allowances.

2. THE SITE

2.1 Site Location

The site location is described below:

- Post Code M3 2HS
- OS Reference (X) 383642
- OS Reference (Y) 398492
- National Grid Reference SJ836984

The site location is illustrated in Figure 2.1 below.



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Figure 2.1: Indicative Site Location

2.2 Site Description

The site is circa 0.13 Ha and is currently occupied by two buildings utilised as offices, with a road (Back College Land) passing between the building in a southeast – northwest orientation. The smaller building, located in the northeast of the site, is four storeys high, and the larger building, located in the southwest is five storeys high. Both buildings include basement structures.

The roadway between the two sites comprises brick paving and holds a narrow width which could be an obstacle for vehicle access.

The topography of the site is generally flat with levels ranging from 35.46mAOD to the north east of the site and 36.10mAOD to the south west.

Refer to Appendix A for further details of the existing topography of the site.

2.3 Existing Site Drainage

The existing site is considered 100% impermeable with associated existing drainage.

United Utilities sewer mapping indicates a 300mm diameter combined water sewer in Parsonage to the west of the site and a 390x500mm combined water sewer within College Land to the east. For further details of the sewer networks surrounding the site refer to.the United Utilities sewer asset map in Appendix B.

2.4 Geology

The following sections provide an overview of the Geology, Hydrogeology and Hydrology. Refer to ONP-REN-XX-XX-RP-C-00003 - Preliminary Site Investigation report produced by renaissance for further details.

BGS mapping does not display any made ground deposits on site, however based on the historical mapping and the development that has taken place, made ground is anticipated which poses a risk of potentially hazardous materials and the potential for groundwater / surface water contamination.

BGS mapping indicates the site is indicated to be underlain by superficial Glaciofluvial Sheet Deposits. This stratum typically comprises of Sand and Gravel.

The deeper solid geology is indicated to be part of the Chester Pebble Bed Formation which typically comprises of Sandstone

2.5 Hydrogeology & Hydrology

Based on the inferred geology, a summary of the Environment Agency aquifer designations is presented in the table below:

Stratum	Coverage	Aquifer Designation
Superficial Glaciofluvial Sheet Deposits	Full Site	Secondary (A) Aquifer. These are permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.
Bedrock Chester Pebble Bed Formation	Full Site	Secondary (A) These are permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.

Table 2.1: Aquifer Designations

The nearest named watercourse to the site is the River Irwell, located 55m to the northwest of the site.

No active Potable Groundwater Abstraction points are located within 2000m of the site.

2.6 Proposed Development

The proposed development is for a commercial end use, comprising demolition of two existing buildings and construction of a fourteen-storey office building with an additional basement

Refer to Appendix C for the proposed development plans.

3. SUITABILITY

3.1 National Planning Policy

The National Planning Policy Framework (NPPF) and the accompanying Planning Practice Guidance (PPG) aim to ensure that flood risk is taken into consideration at all stages of the planning process and advocates the use of a risk-based 'Sequential Test' to preferentially locate development in areas with a low risk of flooding. Where development is necessary in high-risk areas, the NPPF aims to ensure that the development is safe without increasing flood risk through the application of the Exception Test.

The PPG, defines the levels of flood risk within England as follows:

- Flood Zone 1 - Low Probability - Land having less than a 1 in 1,000 annual probability of river or sea flooding.
- Flood Zone 2 - Medium Probability - Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.
- Flood Zone 3a - High Probability - Land having a 1 in 100 or greater annual probability of river flooding; or having a 1 in 200 or greater annual probability of sea flooding.
- Flood Zone 3b - Functional Floodplain - Land where water must flow or be stored in times of flood.

The PPG states that a site-specific FRA is required for all new development proposals located in Flood Zones 2 and 3, and for any proposal of 1 hectare or greater regardless of its flood zone classification. The flood zones as described above are shown on the Environment Agency's Flood Map for Planning, available online.

Annex 3 of the NPPF classifies development types based on their vulnerability to flooding, ranging from 'Essential Infrastructure' which has to be operational in times of flood, through 'Highly Vulnerable' (e.g. emergency service stations), 'More Vulnerable' (e.g. residential dwellings and establishments), 'Less Vulnerable' (e.g. offices/retail), to 'Water Compatible' development (e.g. open space, docks, marinas and wharves).

Table 2 of the PPG indicates which 'vulnerability classes' are acceptable in each of the Flood Zones, and when the Exception Test should be applied. This is reproduced as Table 3.1 below.

3.2 Flood Risk Vulnerability

- The Flood Risk Vulnerability Classification has been determined in accordance with Planning Practice Guidance, Flood Risk and Coastal Change. For multi-occupancy sites, the Flood Risk Vulnerability should be based upon the most vulnerable part of the site. The Flood Risk Vulnerability Classification is 'less vulnerable', which includes 'Buildings used for shops; financial, professional and other services; restaurants, cafes and hot food takeaways; offices; general industry, storage and distribution; non-residential institutions not included in the 'more vulnerable' class; and assembly and leisure.

'.

3.3 Flood Zone Compatibility

The Flood Zone Compatibility has been reviewed in accordance with Planning Practice Guidance, Flood Risk and Coastal Change, paragraph 079.

FLOOD ZONES	FLOOD RISK VULNERABILITY CLASSIFICATION				
	Essential infrastructure	Highly vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test Required	✓	✓	✓
Zone 3a	Exception Test Required	×	Exception Test Required	✓	✓
Zone 3b	Exception Test Required	×	×	×	✓*

Table 3.1: Flood Risk Vulnerability and Flood Zone Compatibility Key

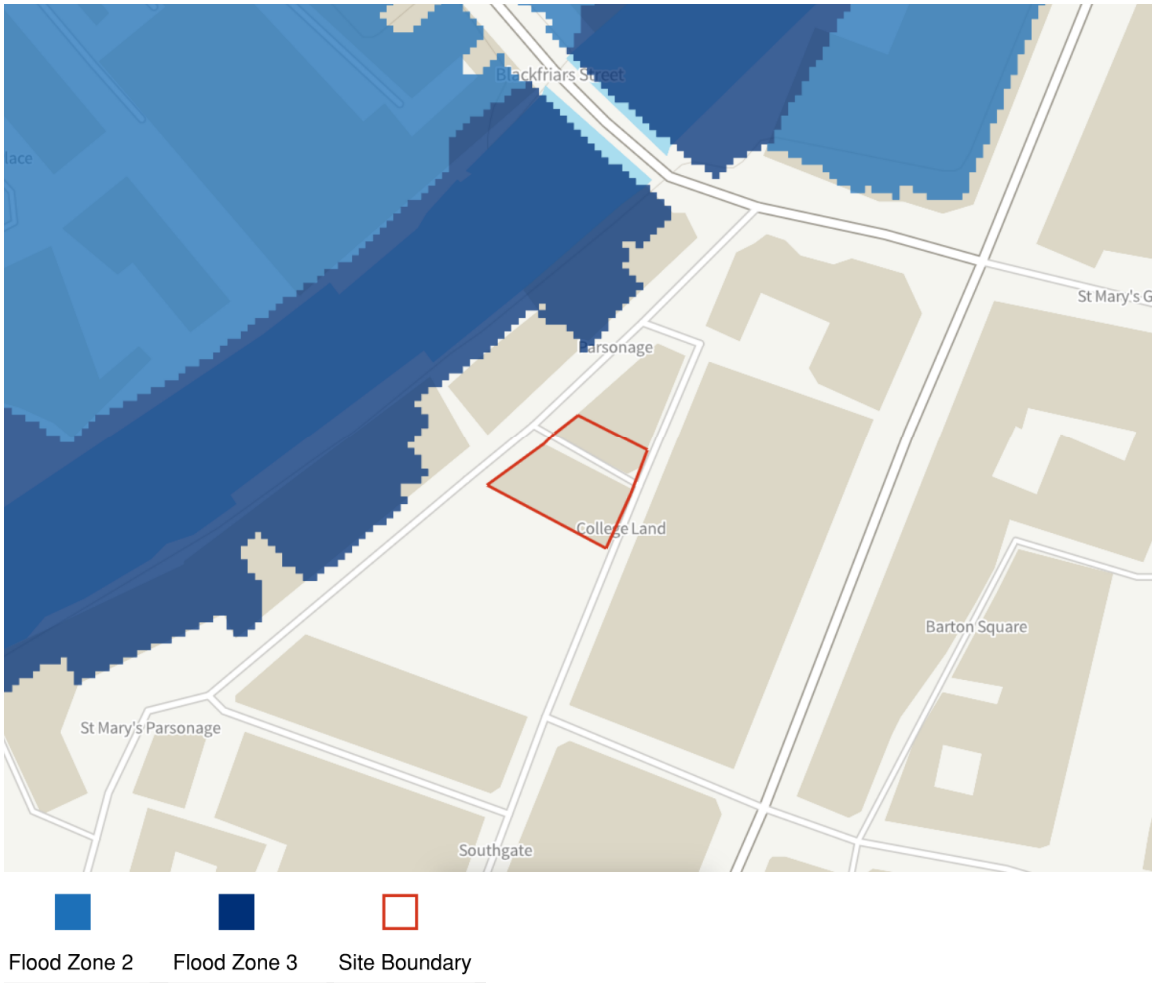
Key:

✓ Development is appropriate

✗ Development should not be permitted

According to Environment Agency flood maps, the site is located entirely in Flood Zone 1. The vulnerability classification is '*Less Vulnerable"*

The proposal is therefore considered appropriate in accordance with Planning Practice Guidance.



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Figure 3.1: Environment Agency Flood Map for planning

3.4 Application of Sequential Test & Exception Test

Table 3.1 indicates which 'vulnerability classes' are acceptable in each of the Flood Zones, and when the Exception Test should be applied.

The Sequential Test, as set out in the NPPF, aims to steer developments to areas with the lowest risk of flooding (i.e. to steer developments to Flood Zone 1 areas where possible). Since the proposed development area is located wholly within Flood Zone 1, there is no requirement to demonstrate sequentially more preferrable sites.

The proposed land use is classified as 'More Vulnerable development in accordance with Annex 3 of the NPPF. Table 3.1, shows that all of the 'vulnerability classes' including 'More Vulnerable' developments are appropriate within Flood Zone 1 and it is therefore not necessary to apply the Exception Test.

3.5 Strategic Flood Risk Assessment (SFRA)

SFRA's assess the risk associated with all types of flooding and provide the information required to identify the amount of development permitted in an area; how drainage systems in the area should function and also how risks in vulnerable areas can be reduced and/or mitigated. The NPPF states that regional planning bodies (RPB's) or local planning authorities should prepare SFRA's in consultation with the EA.

The Level 1 and Level 2 Strategic Flood Risk Assessments for Manchester, Salford and Trafford Councils were published in March 2010 and March 2011 respectively.

The Level 1 SFRA provides a spatial assessment of flood risk within key urban areas, which expands on the detail included in the Association of Greater Manchester Authorities (AGMA) sub-regional SFRA, which assist in developing Local Development Frameworks (LDFs) and the production of policies and proposals for development within Manchester, Salford and Trafford.

A summary of the relevant elements of the Level 1 SFRA are as follows:

- Flood Zone Maps
- Flood Risk Management Maps
- Climate Change Maps
- Strategic Depth Maps
- A spreadsheet which provides a spatial assessment for proposed development sites against fluvial and pluvial flooding to aid Local Planning Authorities (LPAs) undertaking the Sequential Test
- The main source of flood risk in Manchester is from the Grey Irwell, the Rivers Irk, Medlock and Mersey and Corn Brook. There was flooding from the Mersey in Didsbury and Northenden in 1998 and on the River Medlock in the centre of Manchester in 1991 and 2002. Surface water flooding is also significant and there is residual risk from the Ashton, Rochdale and Bridgewater Canals and several reservoirs.
- The main source of flood risk in Trafford is from the River Mersey and the MSC. There was flooding along the Mersey in Carrington in 1998. Surface water flooding is possible and there is a residual risk from the Bridgewater Canal.
- Concludes by providing recommendations for the Level 2 assessment
    - Fluvial flood risk at strategic development sites along the Irwell, Irk, Medlock, Grey Irwell, Corn Brook and the Manchester Ship Canal (MSC).
    - Breach of the defences on the Irwell at Kersal and Lower Broughton and on the Mersey at Carrington.
    - Overtopping and breach of embankments along the Rochdale, Ashton and Bridgewater Canals.
    - Detailed surface water analysis should be undertaken across the authorities to assess flood risk from this source.

The Level 2 SFRA provides a detailed understanding of flood risk across Manchester, Salford and Trafford from all sources to help support the application of the Sequential Test and provide an assessment of the likelihood of a site passing the Exception Test.

A summary of the relevant elements of the Level 2 SFRA are as follows:

- Considers flood risk from rivers, canals and surface water and sewers and the interactions between different sources of flood risk.
- Provides an understanding of actual risk (taking into account the presence of flood defences) and identifies residual risk. Residual risks are the risks that remain after all risk avoidance, substitution, control and mitigation measures have been taken into account.
- The residual risks in Manchester, Salford and Trafford are therefore related to the occurrence of events of low probability, such as extreme flood events greater than the design capacity of the constrained river system or failure of flood defences or other assets.
- Defines Critical Drainage Areas based on surface water flood risk data. It is noted that these overlap into downstream and upstream local authority areas. This highlights that Manchester City, Salford City and Trafford Councils should work closely with neighbouring authorities to ensure that a consistent approach is taken to cross boundary drainage issues.

- Considerers the cumulative impacts of development on flood risk and highlights the need for floodplain storage when floodplain is lost to development through land raising or raised defences. It also shows that whilst development control policies to reduce surface water discharges from new development could have some benefit locally, development in the wider catchments has an important role to play in reducing flood risk in Manchester, Salford and Trafford. The adoption of the SFRA guidance on surface water drainage and the application of aspirational drainage standards upstream are essential and an AGMA wide drainage policy is required.
- A summary of the key risks in the Manchester council district are as follows:
    - The River Irk, River Medlock, Cornbrook and surface water (including the risk of sewers and culverted “lost” or “hidden” watercourses surcharging) pose the highest risk of more frequent flooding. Surface water drainage from new developments is critical in reducing the risk of localised flooding. The SFRA has identified the Conurbation Core, Manchester and Trafford South, Levenshulme and Fallowfield and Didsbury Critical Drainage Areas within the Manchester District.
    - There is a significant residual risk of flooding from defences overtopping or breaching on the Lower Irwell at Lower Broughton (originating in Salford district) and in extreme flood events from the Grey Irwell. The interactions between different sources of risk is complex, especially between the River Medlock and the Bridgewater Canal. Elsewhere canals are a secondary source of flooding, with the highest potential risk likely to be from a breach on the Ashton Canal.
- A summary of the key risks in the Trafford council district are as follows:
    - Surface water (including the risk of sewers and culverted watercourses surcharging) poses the highest risk of more frequent flooding. Surface water drainage from new developments is critical in reducing the risk of localised flooding. The SFRA has identified the Conurbation Core and Manchester and Trafford South Critical Drainage Areas within the Trafford District.
    - Groundwater rebound poses a risk in the Trafford Core area. Pomona Island is at significant risk of flooding from both the Manchester Ship Canal and the Bridgewater Canal. The Bridgewater Canal is a potential source of flood risk, mainly from overtopping as a result of floodwaters from the River Medlock entering the canal. Flood risk from a breach of the canal is a lower secondary source but one that should be considered in any detail site assessment where indicated by the SFRA canal flood maps.
    - There could be widespread flooding from the River Mersey in a 1 in 100 year flood event, although this is mostly constrained to the undeveloped floodplain. Flooding is limited from other watercourses, with the exception of the Sinderland Brook. There is a significant residual risk of flooding from the Manchester Ship Canal in the Trafford Core area and at Carrington and Partington Canalside.

3.6 Places for Everyone

In March 2024 Manchester City Council adopted the Places for Everyone development plan. A summary of the main elements and policies relating to flood risk are detailed below:

- Returning rivers to a more natural state, where practicable
- Working with natural processes and adopting a natural flood management approach to slow the speed of water drainage and intercept water pollutants
- Locating and designing development so as to minimise the impacts of current and future flood risk, including retrofitting or relocating existing developments, infrastructure and places to increase resilience to flooding

- Expecting developments to manage surface water run-off through sustainable drainage systems and as close to source as possible. Development should achieve greenfield run-off rates unless it is demonstrated to be impracticable. District local plans should consider setting more detailed surface water drainage policies to reflect local circumstances, including alternative surface water discharge rates, such as in areas with critical drainage issues
- Ensuring that sustainable drainage systems
    - Are designed to provide multifunctional benefits wherever possible, including for water quality, nature conservation and recreation
    - Avoid adverse impacts on water quality and any possibility of discharging hazardous substances to ground
    - Are delivered in a holistic and integrated manner, including on larger sites split into different phases
    - Are managed and maintained appropriately to ensure their proper functioning over the lifetime of the development
- Policy JP-S4: Flood Risk and the Water Environment - An integrated catchment-based approach will be taken to protect the quantity and quality of water bodies with reference to the North West River Basin Management Plan and managing flood risk, by:
    - Returning rivers to a more natural state, where practicable
    - Working with natural processes and adopting a natural flood management approach to slow the speed of water drainage and intercept water pollutants;
    - Locating and designing development so as to minimise the impacts of currentand future flood risk, including retrofitting or relocating existing developments, infrastructure and places to increase resilience to flooding;
    - Expecting developments to manage surface water run-off through sustainable drainage systems and as close to source as possible. Development should achieve greenfield run-off rates unless it is demonstrated to be impracticable. District local plans should consider setting more detailed surface water drainage policies to reflect local circumstances, including alternative surface water discharge rates, such as in areas with critical drainage issues;
    - Ensuring that sustainable drainage systems:
        - Are designed to provide multifunctional benefits wherever possible including for water quality, nature conservation and recreation;
        - Avoid adverse impacts on water quality and any possibility of discharging hazardous substances to ground;
        - Are delivered in a holistic and integrated manner, including on larger sites split into different phases; and
        - Are managed and maintained appropriately to ensure their proper functioning over the lifetime of the development.
    - Securing the remediation of contaminated land and the careful design of developments to minimise the potential for urban diffuse pollution to affect the water environment; and
    - As a minimum, residential development should meet the mandatory water efficiency standard of 125 litres/person/day as set out in Building Regulations. District local plans may and should consider setting a tighter water efficiency standard of 110 litres/person/day where there is a clear local need with reference to national guidance on housing optional technical standards.

3.7 Manchester City Council Core Strategy

Manchester's Core Strategy was adopted on the 11 July 2012 and is the key document in the Manchester Local Plan. It was updated in March 2024, after the Places for Everyone joint development plan was adopted. It sets out the long-term strategic policies for Manchester's future

development and will form the framework that planning applications will be assessed against. The policies relating to flood risk are detailed below:

- Policy EN 14 - Flood Risk
    - In line with the risk-based sequential approach contained within PPS25, development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding; this should take account of all sources of flooding identified in the Manchester-Salford-Trafford Strategic Flood Risk Assessment (SFRA).
    - In addition to the requirements for site-specific Flood Risk Assessments (FRAs) set out in PPS25, an appropriate FRA will also be required for all development proposals, including changes of use, on sites greater than 0.5ha within Critical Drainage Areas (CDAs) and Canal Hazard Zones identified in the SFRA.
    - All new development should minimise surface water run-off, including through Sustainable Drainage Systems (SUDS) and the appropriate use of Green Infrastructure. Developers should have regard to the surface water run-off rates in the SFRA User Guide. In CDAs, evidence to justify the surface water run-off approach / rates will be required.
    - The City of Manchester contains many sections of rivers which are culverted or 'hidden'; where these are indicated in the SFRA beneath the proposed development site, further investigation will be required and the development proposal should take this into account; where feasible and appropriate development should seek to open up culverted/hidden rivers to reduce the associated flood risk and danger of collapse, taking advantage of opportunities to enhance biodiversity and Green Infrastructure.

4. SOURCES OF FLOODING

4.1 Flood Map for Planning (Rivers and Seas)

Fluvial flooding occurs when high flows exceed the capacity of the river channel and spill out onto the floodplain, usually after a period of prolonged or heavy rainfall.

The Environmental Agency (EA) Flood Map for planning (rivers and sea) has been reviewed (Figure 4.1). The site falls completely within Flood Zone 1; land assessed as having a less than 1 in 1,000 annual probabilities of river or sea flooding (<0.1%). The risk of flooding from rivers and sea is therefore very low.

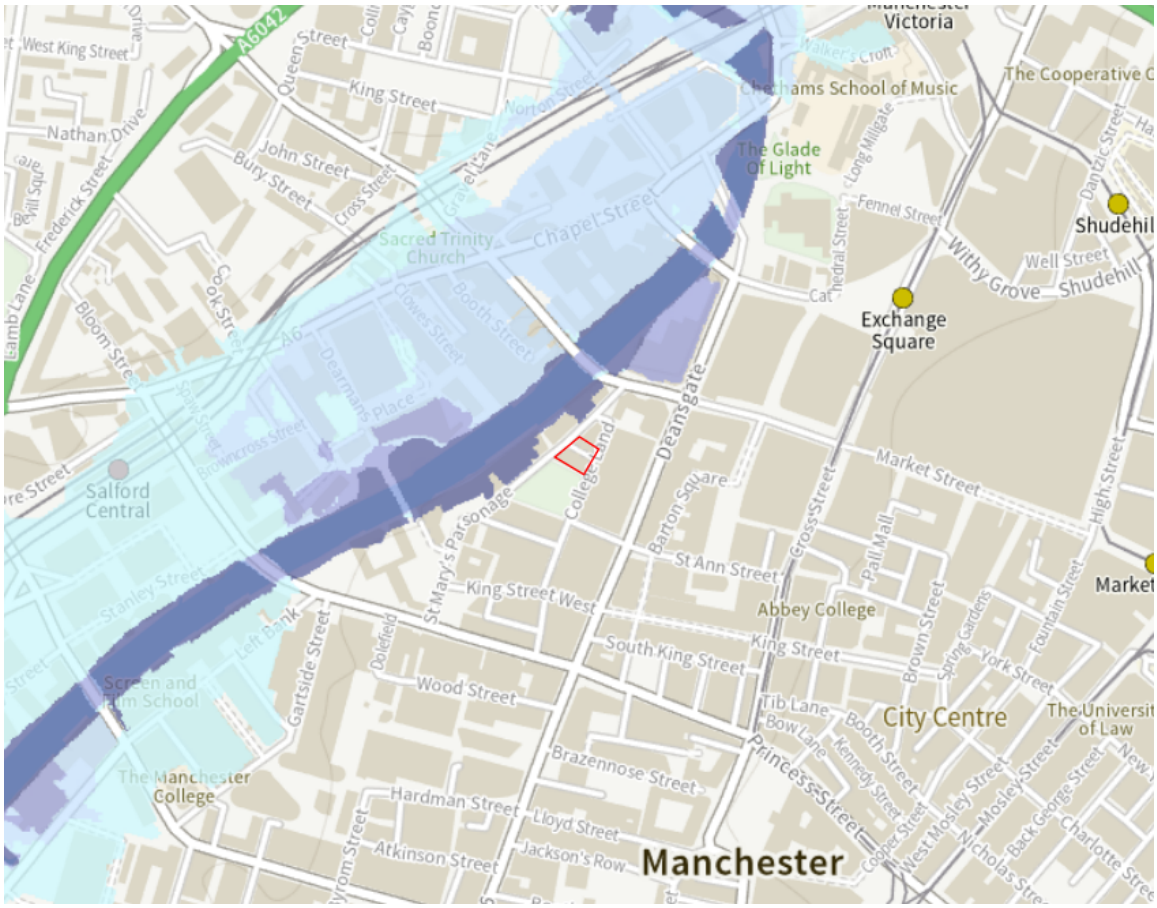


Figure 4.1: Risk of flooding from Rivers and Seas

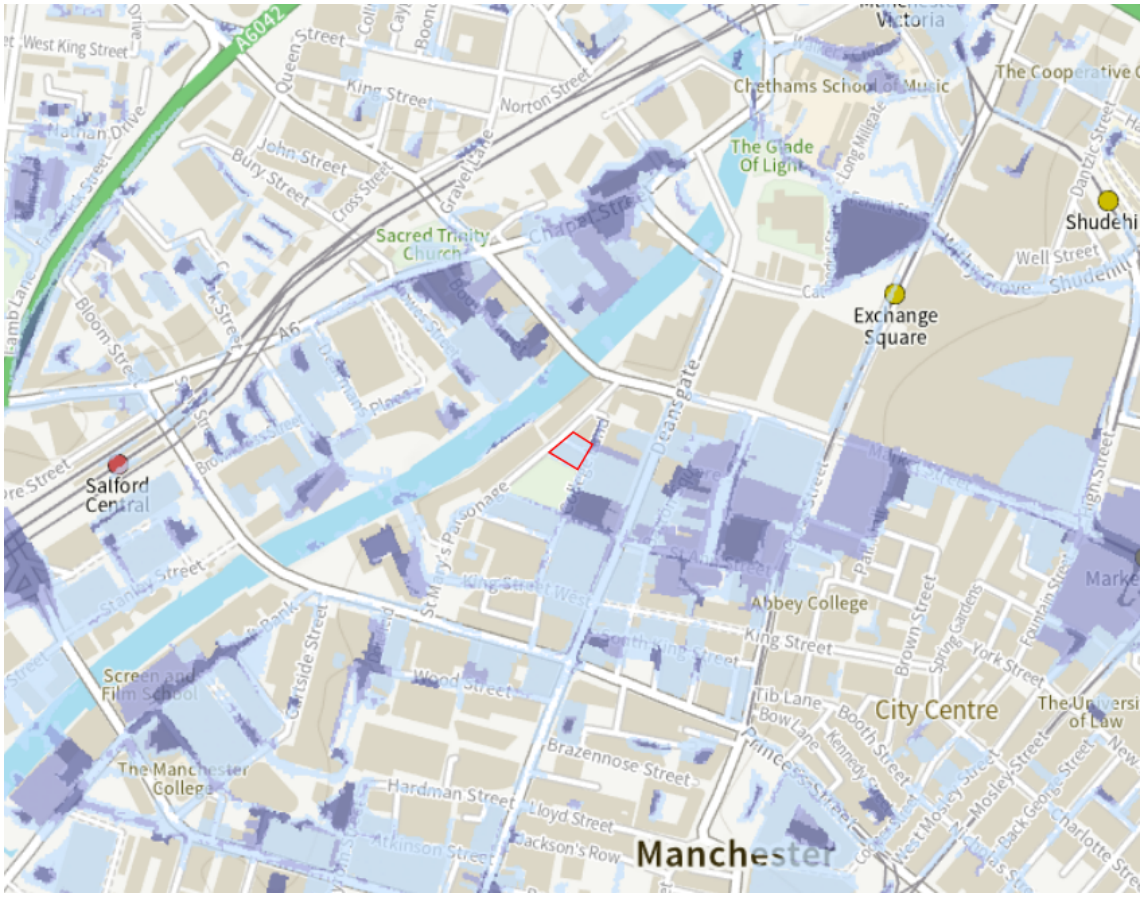
4.2 *Flooding from Land (Pluvial Flooding)*

The EA Map showing risk of flooding from surface water is presented in Figure 4.2. This type of flooding can be difficult to predict, much more so than river or sea flooding as it is difficult to forecast exactly where or how much rain will fall in any storm. In addition, local features can greatly affect the chance and severity of flooding.

As illustrated in figure 4.2, the site is at a low (between 0.1% and 1%) risk of surface water flooding

To mitigate any risk associated with surface water flooding, the pavements surrounding the development are to fall away from the building footprint and into the highway, as is typical for an adopted footpath.

This map is not definitive and is based on the best information available to the Environment Agency, such as ground levels and drainage.



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Surface water

- Extent
- High
  More than 3.3% chance each year
- Medium
  Between 1% and 3.3% chance each year
- Low
  Between 0.1% and 1% chance each year
- Depth
- Velocity

Figure 4.2: Risk of Flooding from Surface Water

4.3 Flooding from Groundwater

Groundwater flooding tends to occur sporadically in both location and time. When groundwater flooding does occur, it tends to mostly affect low-lying areas, below surface infrastructure and buildings (for example, tunnels, basements, and car parks) underlain by permeable rocks (aquifers).

The British Geological Survey indicates there is potential for groundwater flooding at the subject site with a moderate risk rating. A review of the record searches carried out as part of the phase I geo-environmental survey for the site shows that the site is within a low vulnerability area for groundwater flooding.

The basement and waterproofing is to be designed with cognisance to the level of risk and future findings from a Phase II site investigation.

4.4 Flooding from Sewers

Sewer flooding occurs when urban drainage networks become overwhelmed and maximum capacity is reached. This can occur if there is a blockage in the network causing water to back up behind it or if the sheer volume of water draining into the system is too great to be handled. This type of flooding tends to occur sporadically in both location and time. The majority of sewers are built to the guidelines within Sewers for Adoption. These sewers have a design standard to the 1 in 30-year flood event and therefore it is likely that most sewer systems will surcharge during rainstorm events with a return period greater than 30 years.

As such, the site is not considered to be at risk of flooding from sewers.

4.5 Flooding from Reservoirs

The Environment Agency Reservoir flood risk map indicates the site to be outside of the maximum flood extent of a breach to any local reservoir. The site is therefore not considered to be at risk from this kind of flooding.



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Reservoirs

- Extent
- When river levels are normal
- When there is also flooding from rivers

Figure 4.3: Risk of Flooding from Reservoirs

4.6 Summary of Flooding Risks

SOURCE	FLOOD RISK	COMMENTS
Fluvial	Low	Site located in Flood Zone 1
Pluvial	Low	Typically, at a low risk and implementation of new drainage system will mitigate residual risk.
Sewers	Low	Risk will be further reduced by the implementation of the new drainage strategy.
Groundwater	Moderate	BGS indicates a moderate risk rating
Reservoirs	Low	Site is outside of the maximum breach extent

Table 4.1 – Flood Risk Summary

5. DRAINAGE STRATEGY

For the detailed Drainage Strategy refer to renaissance Outline Drainage Strategy report, ONP-REN-XX-XX-RP-C-00001. A brief summary of the principles to be adopted is included below.

5.1 Drainage Hierarchy

In accordance with NPPF, the following hierarchy of surface water drainage options has been considered:

- Discharge into the ground (infiltration);
- Discharge to a surface water body;
- Discharge to a surface water sewer, highway drain, or another drainage system;
- Discharge to a combined sewer.

5.2 Climate Change

The drainage strategy will include increases in the storm intensities of 40% and 45% for the 1 in 30 year and 1 in 100 year events respectively, which is consistent with the effects of climate change for a development with a design life of 100 years, as outlined in NPPF.

6. CONCLUSION

The site is located within flood zone 1 and the probability of flooding is low.

The risk of flooding from pluvial, surface water, sewers, and reservoirs are all considered to be low.

The site is considered to be at moderate risk from groundwater flooding.

The site is considered appropriate under Planning Practice Guidance.

The site complies with the polices set out as part of the Statutory Development Plan in relation to flood risk.

7. REFERENCES

National Planning Policy Framework, Ministry of Housing Communities & Local Government, https://www.gov.uk/government/publications/national-planning-policy-framework--2, (December 2024)

Planning practice guidance – Ministry of Housing Communities & Local Government, https://www.gov.uk/government/collections/planning-practice-guidance, (February, 2024)

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Flood risk assessments: climate change allowances – Environment Agency https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances, (May 2022)

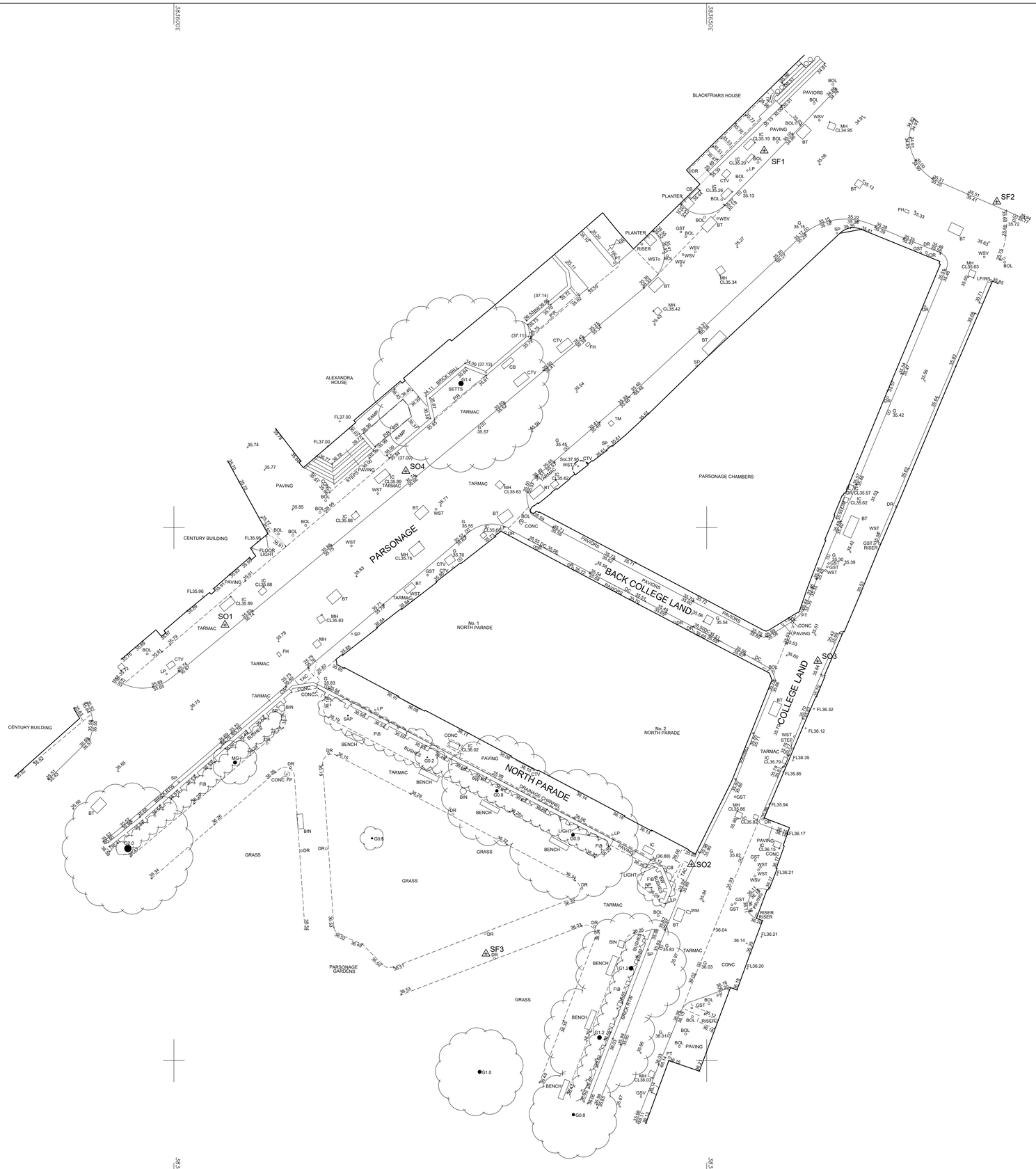
Long term flood risk information, https://flood-warning-information.service.gov.uk/long-term-flood-risk/map

Improving the Flood Performance of New Buildings, Flood Resilient Construction, Department for Communities and Local Government, https://www.gov.uk/flood-and-coastal-erosion-risk-management-research-reports/improving-the-flood-performance-of-new-buildings-in-flood-risk-areas, (May 2007)

Greater Manchester Combined Authority, Level 2 Hybrid Strategic Flood Risk Assessment, https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/places-for-everyone/supporting-documents/?folder=%5C04%20Sustainable%20and%20Resilient%20Places#fList, (October 2020)

Places for Everyone Joint Development Plan, Greater Manchester Combined Authority, https://www.greatermanchester-ca.gov.uk/media/9578/places-for-everyone-joint-development-plan-document.pdf

APPENDIX A
TOPOGRAPHICAL SURVEY



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N

Note:

The survey is plotted on a plane local Grid. Orientation to National Grid.

All levels relate to Ordnance Datum, achieved using the OS National GPS Network.

Survey Control Markers established for Mapping purposes only and should not be used for Construction without the written approval of Survey Operations Ltd.

SURVEY STATIONS

Name	Easting	Northing	Height
SO1	383604.79	398490.88	35.80
SO2	383648.56	398468.42	35.91
SO3	383660.43	398487.49	35.56
SO4	383621.76	398505.31	35.82
SF1	383655.39	398535.36	35.16
SF2	383677.22	398530.58	35.70
SF3	383629.28	398460.02	36.47

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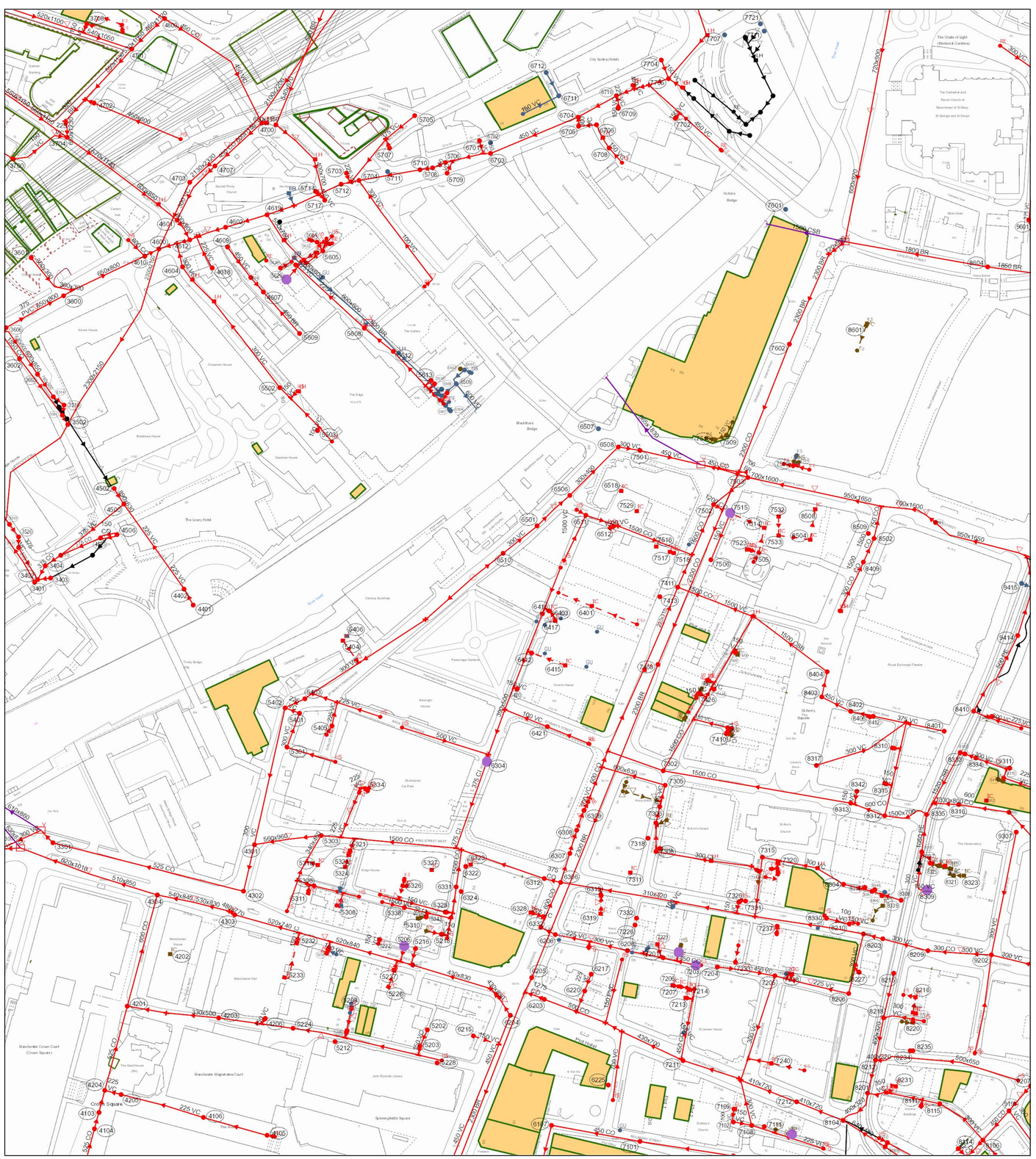
Drawing Title: Topographical Survey of Land at:
One North Parade,
Manchester.

Scale(s)	1:200	Surveyor	SF
Date	Aug 24	Drawn	AW
Job Number	24B297	Checked	MG

Sheet Size & Drg Number & Revision: A1 24B297/001

APPENDIX B

UNITED UTILITIES SEWER ASSET MAP



Refno	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad
7334		CO		150			VC	3.025999	
9313		FO		225			VC	1.836292	
6306	35.83	CO	31.04	600			CO	16.76305	1 in 186
6709	26.74	CO	23.8	150			VC	4	
8330		CO		100			VC	13.17195	
5705	29.27	CO	24.17	375			VC	20.61553	
5628		CO		500			BR	32.5925	
3401		CO	0	375			VC	41.21183	
7704	26.7	CO	24.72	150			VC	11.04485	
8106	40.82	CO	36.63	450			VC	6.104905	1 in 27
6312	35.69	CO	30.65	1500			CO	48.70318	
4506	26.72	CO	23.98	150			CO	9.996633	1 in 2
7404		CO		150			VC	19.72096	
6203	35.7	CO	23.05	1275			CO	5.385165	
5202	35.26	CO	31.23	150			VC	9.848858	
5709	27.23	CO	24.28	150			VC	7.615773	
8309		CO		150			VC	3.096886	
7515		CO		150			CO	28.14859	
3403		CO	0	375			CO	7.260843	
6206	35.66	CO	31.91	600			CO	8.944272	1 in 25
7203	36.24	CO	33.37	450			CO	18.43909	1 in 64
7510		FO		150			VC	4.836473	
8401	37.17	CO	28.79	375			VC	40.28788	1 in 204
5609	26.61	CO	24	450			BR	30.4795	
4800	29.92	CO	25.98	450			CO	22.4722	
5402	33.55	CO	28.24	300			VC	77.87811	1 in 88
4106		CO		225			VC	47.43575	
7411	36.15	CO	25.52	1500			CO	19.69772	
7302	36.54	CO	0	1500			CO	107.2179	
7424		CO		150			VC	1.63088	
4800	29.92	CO	27.47	460			CO	12.04159	1 in 63
8310		CO		150			VC	4.474856	
7326		CO		150			VC	6.118659	
6705	26.65	CO	22.54	300			VC	2.87207	
5328		CO		150			VC	4.231585	
8203	37.8	CO	32.62	400			VC	11.07758	1 in 58
3301	27.31	CO	0	450			VC	21.40093	
3301	30.19	CO	24.27	525			CO	9.50908	1 in 48
3521	6.78	CO	3.73	375			VC	20.72058	
8334		CO		300			VC	6.37267	
8104	39	CO	32.26	410			BR	27.92001	
7602		CO	0	2300			CO	76.32169	
5707	28.24	CO	0	375			VC	5.385165	
3605	36.55	CO	30.44	600			BR	36.40055	
3601	28.56	CO	0	300			CO	30.81357	
5222		CO		150			VC	2.498542	
4204	30.9	CO	26.19	525			CO	48.45856	1 in 147
4500	26.75	CO	22.9	375			VC	45.03725	1 in 71
4301	33.01	CO	27.17	525			CO	26.68333	1 in 167
8215	38.29	CO	35.26	400			VC	25.46346	1 in 31
4610	13.81	CO	6.08	650			BR	8.944272	1 in 1
8312	36.88	CO	31.5	600			CO	20.25456	1 in 225
3606	27.65	CO	24.35	375			PVC	20.35944	
6703	26.85	CO	22.32	450			VC	25.58735	1 in 1279
8315		CO		150			VC	4.180113	
6304	35.8	CO	31.34	375			CI	50.92151	
3602	27.25	CO	21.19	1200			MAR	39.48927	1 in 35
8227		CO		150			VC	3.213574	
4203		CO	0	330			BR	29.31742	
8332	37.17	CO	31.4	1520			CSB	39.20944	1 in 47
7410		CO		100			VC	3.514048	
3515	26.41	CO	20.87	375			CO	10.47995	1 in 105
8327		CO		150			VC	8.139123	
5612	27.09	CO	22.75	225			VC	20.61553	
8304	37.03	CO	33.07	300			VC	48.08697	1 in 117
4401		CO	0	225			VC	10.29563	
8401	27.55	CO	21.78	800			BR	6.403124	1 in 0
6712	26.97	SW	25.98	150			VC	14.76482	1 in 32
5206		CO		225			VC	8.826272	
4612		CO	0	375			VC	7.28011	
6215		CO		150			VC	14.88682	1 in
5224		CO		330			BR	41.62415	
6208	35.97	CO	32.75	300			VC	20.61553	1 in 50
8313	36.83	CO	31.57	1500			CO	105.5462	
3704	30.32	CO	26.59	570			BR	30.80584	1 in 32
6306	35.83	CO	0	375			CO	9.219544	
8311	37.12	CO	29.13	1050			PE	20.90259	1 in 348
5229		CO		150			VC	3.336106	
7408	36.06	CO	22.1	2300			BR	187.5527	1 in 6252
4700	28.07	CO	24.6	600			BR	17.69181	1 in 885
7211	37.01	CO	30.72	430			VC	18.7454	1 in 45
6706	26.64	CO	24.15	150			VC	10.01802	1 in 9
4505	22.46	CO	21.09	375			CO	24.07287	1 in 109
6331		CO		1500			CO	20.8157	
5701	28.18	CO	23.28	560			BR	14.21267	1 in 284
3502	27	CO	18.31	2300			BR	209.0919	1 in 634
8317	36.69	CO	29.19	300			VC	56.17143	
8406		CO		150			VC	1.542787	
6204	35.52	CO	28.3	450			VC	9.433981	
5626		CO		150			VC	7.196777	
5714	27.59	CO	0	150			CI	3.605551	
4618		CO		225			VC	19.26995	
5505	26.61	CO	23.18	225			VC	7.071068	
3603	27.24	CO	23.3	760			BR	15.30009	1 in 85
5301	33.38	CO	32.3	300			VC	20.24846	1 in 32
7109		CO		100			VC	7.270655	
7426		CO		150			VC	4.539907	
8403	36.74	CO	28.36	450			VC	14.31782	1 in 143
4703	27.98	CO	18.8	2130			BR	40.71855	1 in 814
4402		CO	23.72	225			VC	57.87397	1 in 71
8209	38.67	CO	33.53	300			VC	25.91794	1 in 28
8110	39.44	CO	33.9	640			VC	27.54636	1 in 17
8402	36.66	CO	28.51	450			VC	17.88654	1 in 138
5601		CO		225			VC	5.747467	
6501	35.35	CO	26.37	300			VC	12.72792	
5704	27.78	CO	22.15	450			VC	10.19804	1 in 204
5502	26.94	CO	22.94	300			VC	86.17817	1 in 66
3514	27.06	CO	23.12	675			CO	7.550012	1 in 94
4103	30.8	CO	26.29	525			CO	12.69826	1 in 127
8201	39	CO	33.06	400			VC	22.28452	1 in 28
7702		CO		150			VC	3.910258	
5628		CO		150			VC	5.070491	
5507	26.56	SW	25.18	150			VC	2.829427	
6504	26.53	SW	26.18	150			VC	4.101243	1 in 4
4302	32.79	CO	26.99	525			CO	109.3846	1 in 254
7308	36.39	CO	30.99	375			VC	16	1 in 67
7227		CO		150			VC	4.9628	
5203	34.88	CO	31.65	150			VC	5.055399	
5708	27.27	CO	22.27	450			VC	7.071068	1 in 236
3520	26.23	CO	0	225			VC	6	
7333		FO		150			VC	0.5852811	
8210		CO		100			VC	1.413969	
7705	26.85	CO	22.52	450			VC	11.50125	
4104	30.8	CO	26.47	525			CO	9.508722	1 in 53
6205	35.55	CO	22.05	2300			BR	137.6375	
6506	34.94	CO	29.93	300			VC	38.18377	1 in 11
6508	34.1	CO	24.8	300			VC	12.16553	1 in 243
9415		SW	35.66	225			VC	6.624582	1 in 35
7101	35.72	CO	33.06	450			CO	49.81968	1 in 66
7205	36.7	CO	32.99	300			VC	61.03383	
9414	38.02	CO	32.15	500			PE	27.83223	1 in 58
4205	30.9	CO	27.84	225			VC	9.446328	1 in 189
7503		CO		956			BR	13.60147	
8218	38.49	CO	34.43	400			VC	23.89805	1 in 25
3404	22.27	CO	0	375			CO	8.782005	
5509	26.55	CO	24.49	150			VC	5.830952	
8403	37.17	CO	28.79	375			VC	12.86285	1 in 49
7204	36.37	CO	33.41	450			CO	16.12452	
8342		CO		150			VC	7.322624	
8604		CO	0	1800			BR	80.34492	
6220		CO		225			VC	12.30985	
5303	33.64	CO	28.4	1500			CO	18.11077	1 in 44
4707	27.91	CO	24.5	450			PVC	8.485281	
6307	35.94	CO	30.93	600			CO	7.28011	1 in 56
4608	27.21	CO	0	450			BR	10.63015	
5211		CO		150			VC	0.6838747	
7502	36.25	CO	25.01	1200			CO	5.830952	
8102	39.44	CO	33.9	300			VC	2.708573	1 in 12
4600	27.62	CO	18.75	2300			BR	110.9098	1 in 252
5605	27.25	CO	23.5	300			VC	11.40175	
8333		CO	31.79	900			PSC	2.935409	1 in 18
3700	30.91	CO	27.87	150			VC	27.27163	
8115		CO		650			BR	31.19168	
9310		CO		225			VC	11.31291	
6708	26.74	CO	25.2	150			VC	14.82698	1 in 17
4701	30.32	CO	26.89	550			BR	19.10497	
3708		CO		150			VC	5.256831	
4206		CO		150			VC	3.661984	
7501	34.54	CO	24.73	450			VC	34.78901	
5510	26.72	CO	25.08	150			VC	4.24264	
3501	26.98	CO	20.07	1550			VC	5.888037	1 in 2
7306	36.52	CO	30.52	375			VC	12.36932	1 in 206
9306	38.22	CO	31.24	600			CO	28.3249	1 in 189
7307	36.46	CO	30.73	375			VC	9.219544	1 in 49
4303	33.01	CO	25.94	490			CO	1.414214	
5706	27.2	CO	22.28	450			VC	7.615773	
8206	37.53	CO	33.45	225			VC	21.50517	1 in 98
7212	38.32	CO	36.28	410			BR	33.24154	
7503		CO	0	1500			CO	24.20744	
9191	41.7	CO	37.12	450			CO	21.75631	1 in 49
8335	36.91	CO	28.82	1500			BR	25.03875	
8316	37.12	CO		1330			CO	12.53283	
7503		CO	0	700			BR	6.954919	
4502	26.7	CO	23.51	890			VC	10.20827	1 in 17
5629		CO		150			VC	14.39183	
6217		CO		225			VC	9.95782	
5308		CO		225			VC	7.415642	
7314	36.91	CO	32.86	225			VC	5	
3600		CO	0	650			BR	50.11413	
6308	35.97	CO	30.65	530			CO	6.324555	1 in 79
8212	38.79	CO	33.48	400			VC	18.7454	1 in 45
6310		CO		225			VC	3.759728	
7315	36.56	CO	32.64	300			BR	16.12452	
4604	26.84	CO	21.6	300			VC	13.34166	
5710	27.35	CO	22.22	450			VC	34.52535	1 in 691
5218		CO		150			VC	3.609745	
4702	30.41	CO	27.56	460			BR	5.385165	
6704	26.69	CO	22.4	450			VC	52.73185	1 in 879
8206	37.53	CO	33.68	300			VC	34.18039	1 in 35
7519		CO		300			VC	5.322454	
5334		CO		225			VC	2.792821	
3510	26.99	CO	23.04	700			ST	5.660401	1 in 2
9409		CO		225			VC	2.734224	
5712	27.8	CO	22.18	450			VC	28.63564	
5608	28.32	CO		225			VC	51.66236	
6701	26.97	CO	23.61	150			VC	7.28011	
8404	36.74	CO	28.24	1500			CSB	51.40039	
4304	31.63	CO	25.29	510			BR	39.78766	1 in 59
4105		CO		225			VC	36.7216	
5306	33.95	CO	29.71	150			VC	9.486833	
4201	30.66	CO	25.74	600			CO	63.97901	1 in 213

Refno	Cover	Func	Invert	Size x	Size y	Shape	Matl	Length	Grad
4619		CO		500			BR	24.04163	
8208	37.6	CO	32.43	300			VC	60.91538	
7509		FO		150			VC	6.819644	
4602		CO	0	500			BR	10.44031	
7530		CO		150			VC	2.617182	
3519	26.3	CO	0	225			VC	8.602325	
5403	33.63	CO	28.42	300			VC	12.08305	1 in 81
8501	37.04	CO	26.34	950			BR	6.403124	
6107	35.29	CO	32.28	450			CO	28.34212	1 in 60
5703	27.77	CO	26.9	225			VC	5.385165	
5405	34.35	CO	0	225			VC	13.34166	
5401	33.67	CO	31.14	225			VC	8.544003	1 in 95
9207	41.95	CO	37.49	400			CO	9.219544	1 in 54
7201	36.09	CO	33.06	300			VC	20.39986	1 in 68
8410	37.34	CO	33.84	500			PE	22.32272	1 in 17
6309	36.01	CO	30.45	570			CO	2.236068	
5232		CO		150			VC	5.311172	
5503	26.74	CO	25.26	100			VC	2.236068	
6710	26.75	CO	22.42	450			VC	24.32982	
3402		CO	0	375			VC	2.129614	
5613	26.76	CO	24.99	225			VC	4.24264	
7102		CO		150			VC	10.22629	
5508	26.54	SW	24.32	150			VC	2.236068	1 in 1
8344		CO	33.32	490			BR	16.49242	1 in 72
7414		CO		150			VC	1.529184	
6509		SW		600			VC	18.37233	
9601	35.16	CO	27.65	375			VC	12.64911	1 in 1
5338		CO	0	1500			VC	26.39169	
6601		SW		150			VC	11.01261	
6420		CO		150			VC	2.138788	
9202	39.78	CO	34.41	300			VC	17.35456	1 in 46
5343		CO		150			VC	2.551791	
7320		CO		225			VC	1.070355	
6421		CO		100			VC	25.41226	
8114		CO		150			VC	6.600063	
8308	37.5	CO	33.56	300			VC	16.76305	1 in 70
5201	35	CO	27.36	520			BR	50.96077	1 in 73
5520		SW	0	939			CO	10.56953	
6207	35.66	CO	31.53	600			CO	27.31364	1 in 67
7106		CO		150			VC	2.156966	
7415		CO		150			VC	1.138301	
8502		CO	0	750			CO	18.43909	
8409		CO		1500			CO	14.31873	
5220		CO		150			VC	1.371615	
5231		CO		150			VC	4.97177	
6410		CO	0	390			VC	57.17316	
5216		CO		225			VC	9.240907	
9307	38.74	CO	35.62	300			VC	69.73816	1 in 61
7108	36.81	CO	32.54	300			VC	25.70992	
6332		CO		225			VC	1.203334	

LEGEND

Abandoned | Foul | Surface Water | Combined

- Public Sewer
- Private Sewer
- Section 104
- Rising Main
- Sludge Main
- Overflow
- Water Course
- Highway Drain

All point assets follow the standard colour convention:
red - combined blue - surface water
brown - foul purple - overflow

- Manhole
- Head of System
- Extent of Survey
- Rodding Eye
- Inlet
- Discharge Point
- Vortex
- Penstock
- Washout Chamber
- Valve
- Air Valve
- Non Return Valve
- Soakaway
- Gully
- Cascade
- Flow Meter
- Hatch Box
- Oil Interceptor
- Summit
- Drop Shaft
- Orifice Plate
- Side Entry Manhole
- Outfall
- Screen Chamber
- Inspection Chamber
- Bifurcation Chamber
- Lamp Hole
- T Junction / Saddle
- Catchpit
- Valve Chamber
- Vent Column
- Vortex Chamber
- Penstock Chamber
- Network Storage Tank
- Sewer Overflow
- Ww Treatment Works
- Ww Pumping Station
- Septic Tank
- Control Kiosk
- DNM Network Monitoring Point
- Change of Characteristic

MANHOLE FUNCTION

FO	Foul
SW	Surface Water
CO	Combined
OV	Overflow

SEWER SHAPE

CI	Circular	TR	Trapezoidal
EG	Egg	AR	Arch
OV	Oval	BA	Barrel
FT	Flat Top	HO	HorseShoe
RE	Rectangular	UN	Unspecified
SQ	Square		

SEWER MATERIAL

AC	Asbestos Cement
BR	Brick
PE	Polyethylene
RP	Reinforced Plastic Matrix
CO	Concrete
CSB	Concrete Segment Bolted
CSU	Concrete Segment Unbolted
CC	Concrete Box Culverted
PSC	Plastic / Steel Composite
GRC	Glass Reinforced Plastic
DI	Ductile Iron
PVC	Polyvinyl Chloride
CI	Cast Iron
SI	Spun Iron
ST	Steel
VC	Vitrified Clay
PP	Polypropylene
PF	Pitch Fibre
MAC	Masonry, Coursed
MAR	Masonry, Random
U	Unspecified

Address or Site Reference:

One North Parade Manchester,

Scale: 1:1250 **Date:** 21/08/2024

Sheet: 1 of 1

Printed by: Property Searches

SEWER RECORDS

United Utilities
Water for the North West

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown.

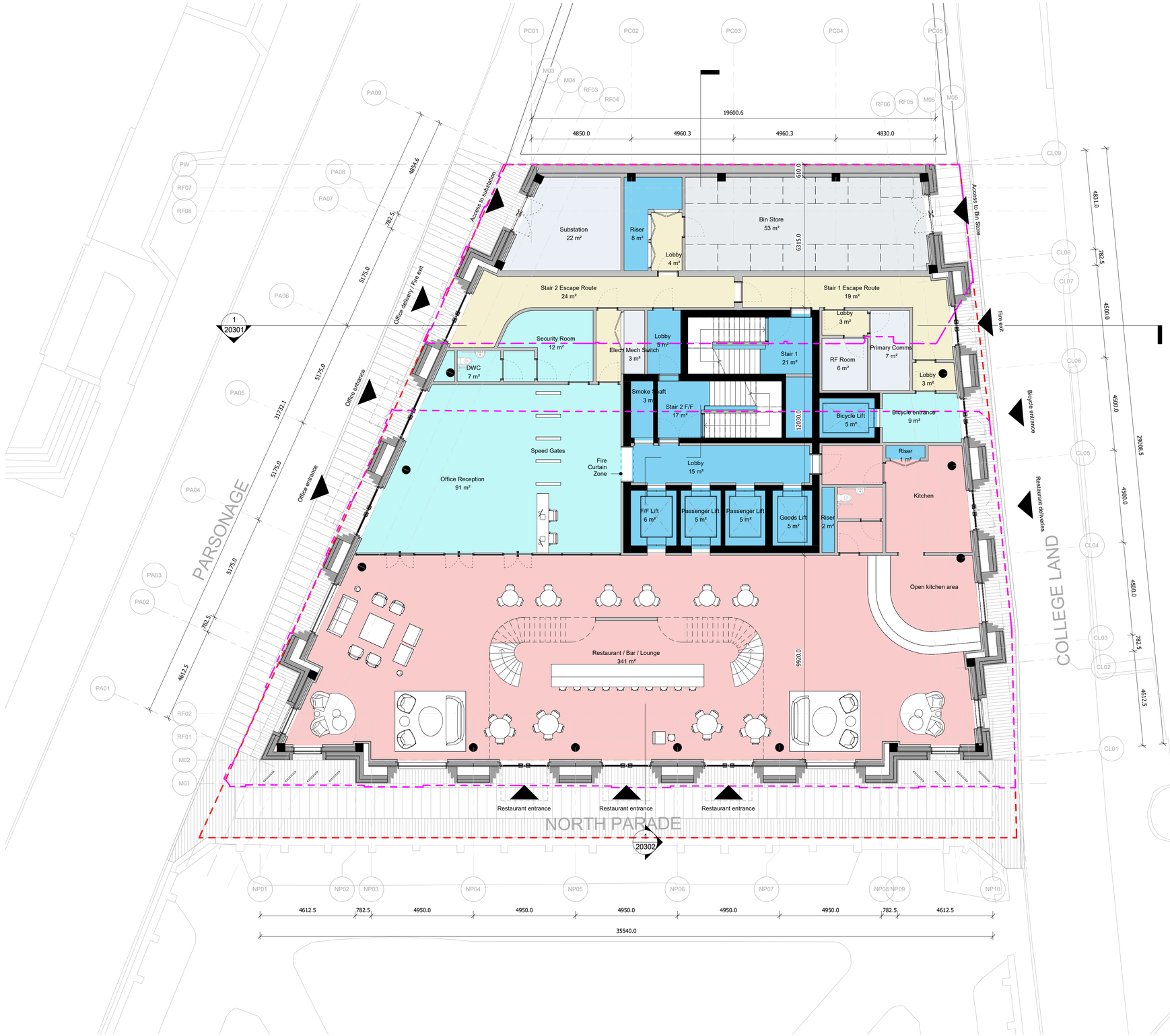
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APPENDIX C

PROPOSED DEVELOPMENT PLANS

Do not scale from this drawing. All dimensions to be checked on site. All omissions and discrepancies to be reported to the Architect immediately

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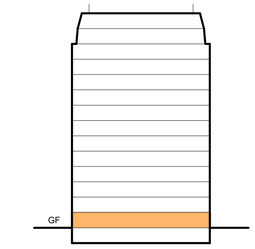
Key

- BOH
- Circulation
- Core
- Facilities
- Plant
- Office
- Retail
- Planning Application Boundary
- Existing Building Boundary
- 2000 mm Clear Head Height

Key

- Structure
- Facade
- Internal

Key Plan



Description	Date	Chk	Rev
Issued for Information	16/04/25	MGr	P05
Issued for Information	26/02/25	MGr	P04
Design Freeze	21/02/24	MGr	P03
Issue for Information	30/09/24	MGr	P02
First Issue	17/09/24	MGr	P01

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Project

Parsonage Gardens
Manchester
M3 2NH

Title

Parsonage Gardens Floor Plans
Proposed GA Floor Plan
Level GF

Suitability	Status	
	Work in Progress	
Date	Scale @ ISO A1	Job Number
31/07/23	1:100	19020
Drawing Number		Revision
19020-SQP-ZZ-00-DR-A-20101		P05

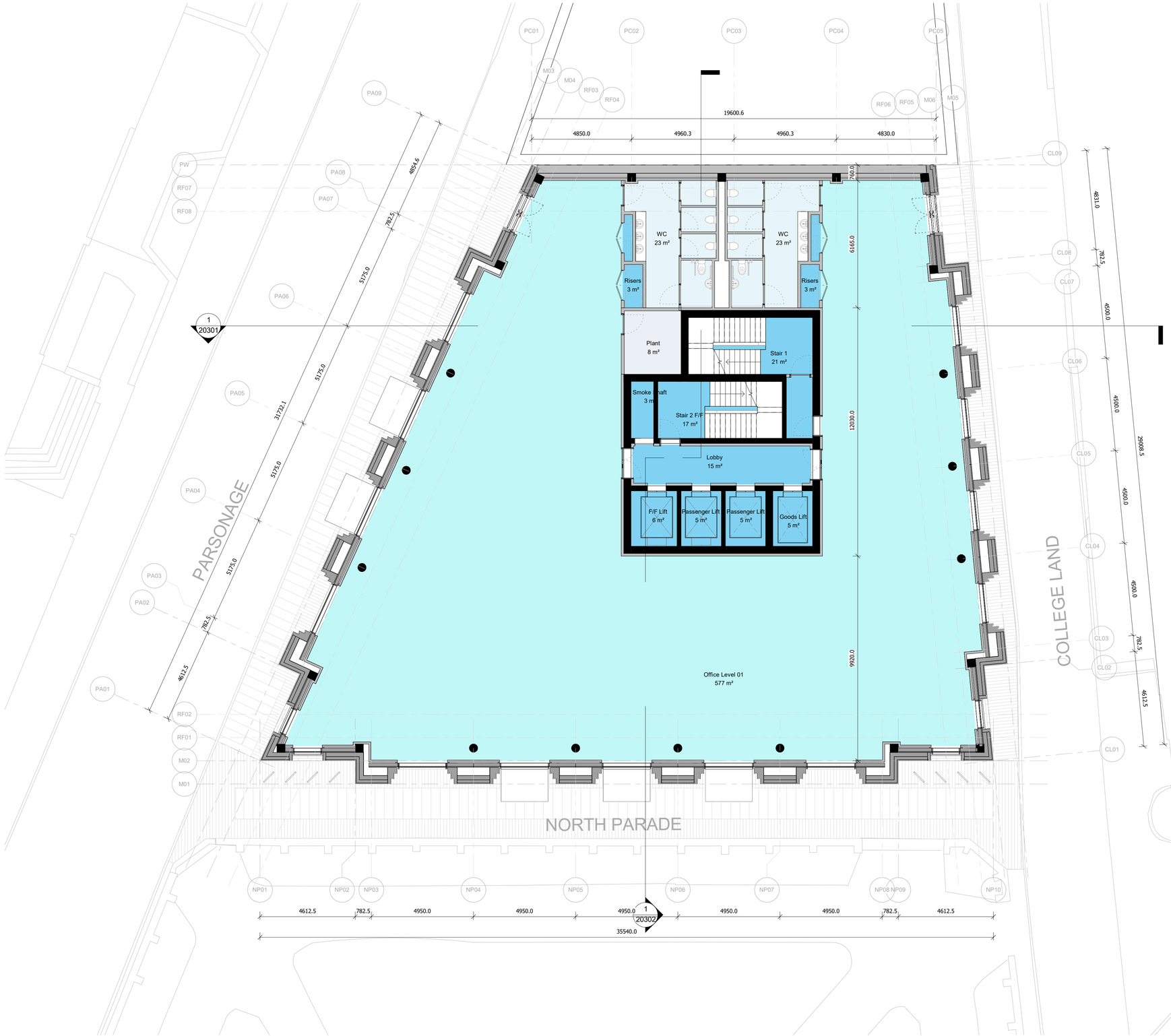
1 GA Proposed Level 00 FFL

N

0 2 4 6 8 10 m

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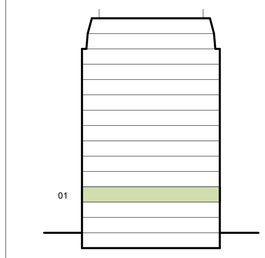
Key

- BOH
- Circulation
- Core
- Facilities
- Plant
- Office
- Retail
- Planning Application Boundary
- Existing Building Boundary
- 2000 mm Clear Head Height

Key

- Structure
- Facade
- Internal

Key Plan



Description	Date	Chk	Rev
Issued for Information	16/04/25	MGr	P05
Issued for Information	26/02/25	MGr	P04
Design Freeze	21/02/24	MGr	P03
Issue for Information	30/09/24	MGr	P02
First Issue	17/09/24	MGr	P01

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Project

Parsonage Gardens
Manchester
M3 2NH

Title

Parsonage Gardens Floor Plans
Proposed GA Floor Plan
Level 01

Suitability	Status	
	Work in Progress	
Date	Scale @ ISO A1	Job Number
31/07/23	1:100	19020
Drawing Number		Revision
19020-SQP-ZZ-01-DR-A-20103		P05

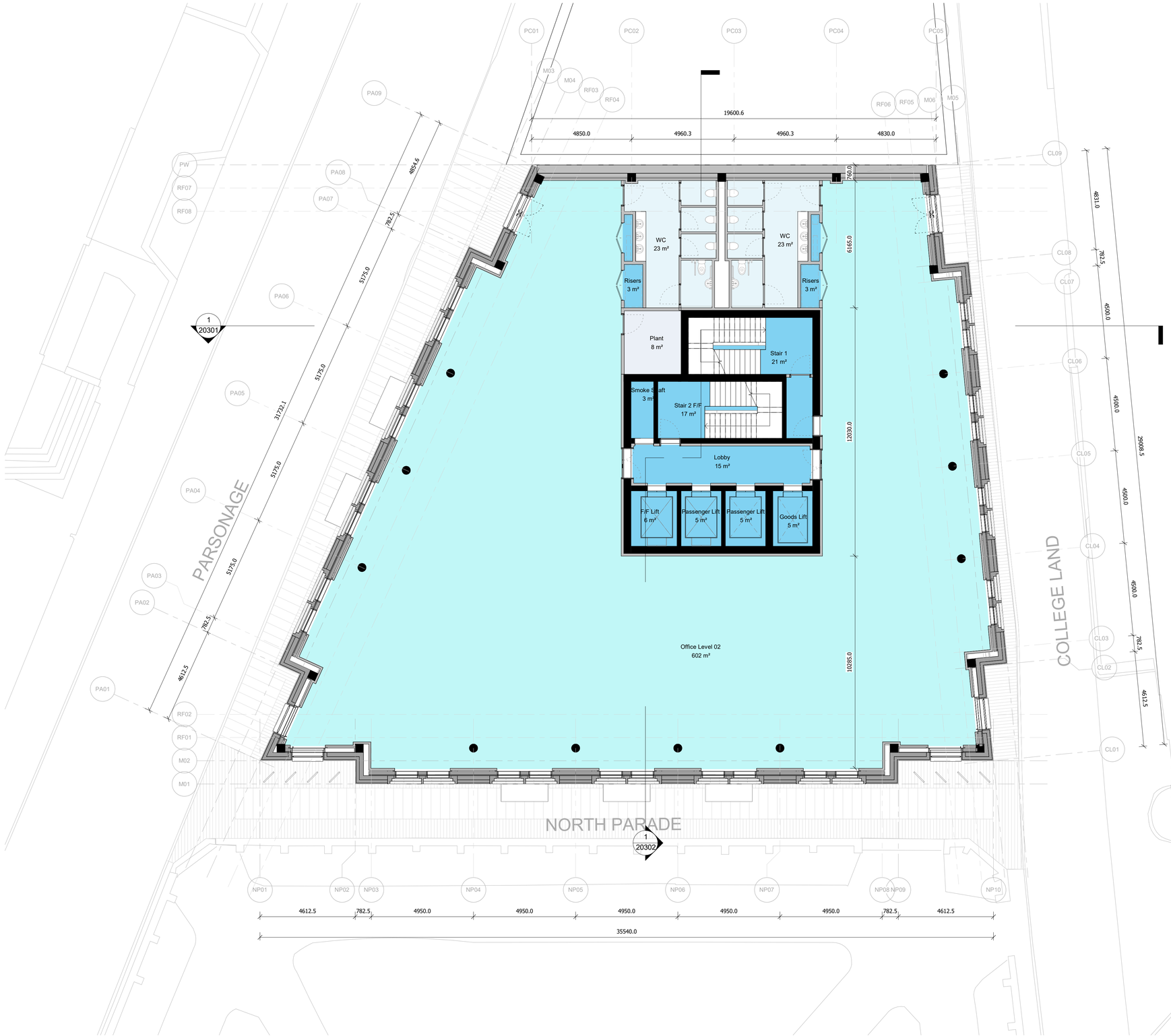
1 GA Proposed Level 01 FFL

N

0 2 4 6 8 10 m

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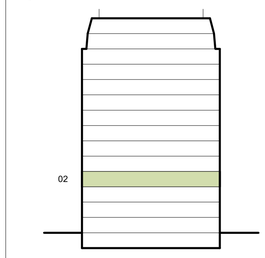
Key

- BOH
- Circulation
- Core
- Facilities
- Plant
- Office
- Retail
- Planning Application Boundary
- Existing Building Boundary
- 2000 mm Clear Head Height

Key

- Structure
- Facade
- Internal

Key Plan



Description	Date	Chk	Rev
Issued for Information	16/04/25	MGr	P05
Issued for Information	26/02/25	MGr	P04
Design Freeze	21/02/24	MGr	P03
Issue for Information	30/09/24	MGr	P02
First Issue	17/09/24	MGr	P01

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Manchester
M3 2NH

Title

Parsonage Gardens Floor Plans
Proposed GA Floor Plan
Level 02

Suitability	Status	
	Work in Progress	
Date	Scale @ ISO A1	Job Number
31/07/23	1:100	19020
Drawing Number		Revision
19020-SQP-ZZ-02-DR-A-20104		P05

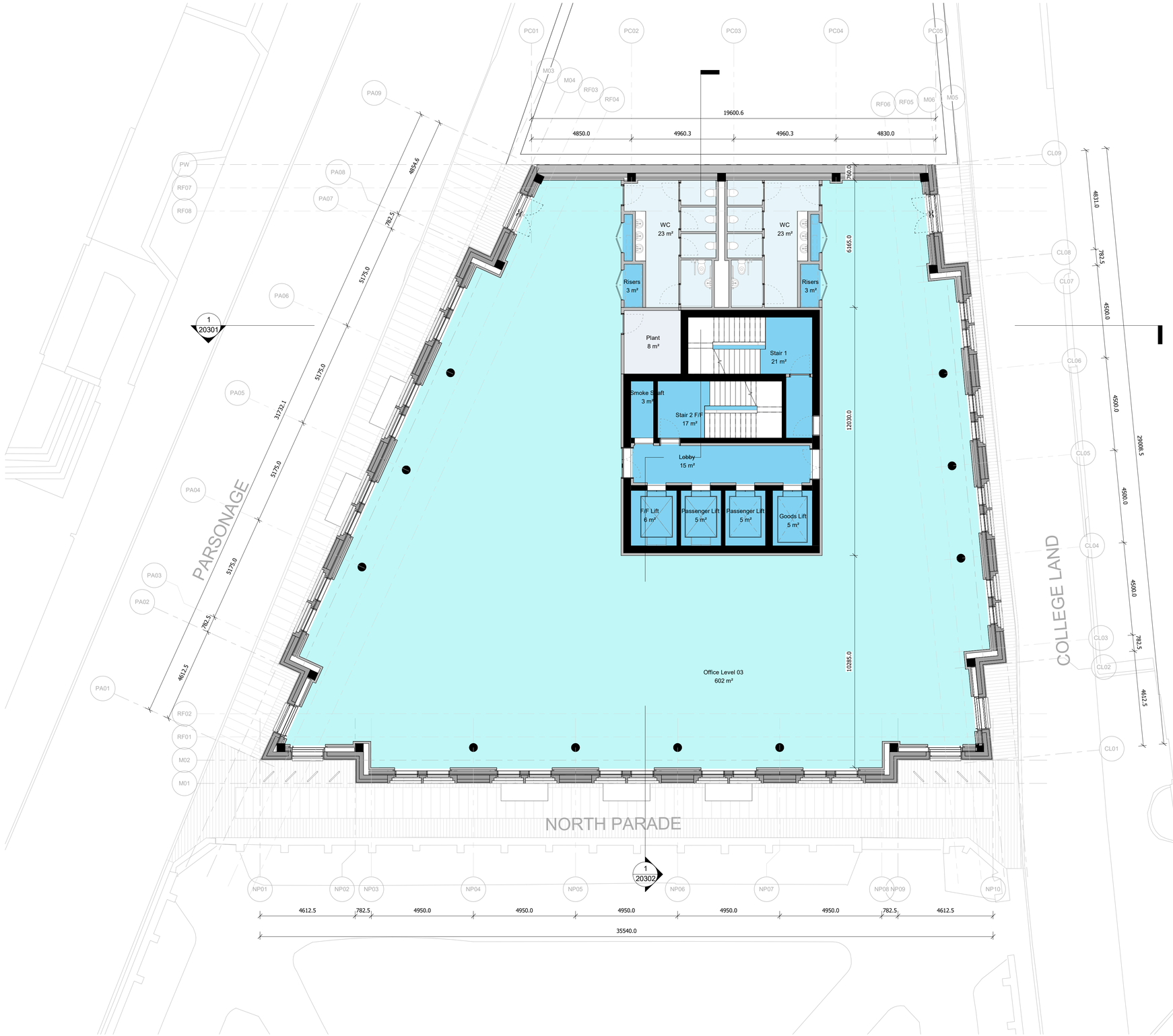
1 GA Proposed Level 02 FFL

N

0 2 4 6 8 10 m

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1 GA Proposed Level 03 FFL

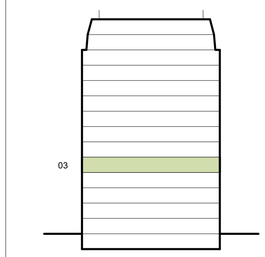
Key

- BOH
- Circulation
- Core
- Facilities
- Plant
- Office
- Retail
- Planning Application Boundary
- Existing Building Boundary
- 2000 mm Clear Head Height

Key

- Structure
- Facade
- Internal

Key Plan



N

0 2 4 6 8 10 m

Description	Date	Chk	Rev
Issued for Information	16/04/25	MGr	P05
Issued for Information	26/02/25	MGr	P04
Design Freeze	21/02/24	MGr	P03
Issue for Information	30/09/24	MGr	P02
First Issue	17/09/24	MGr	P01

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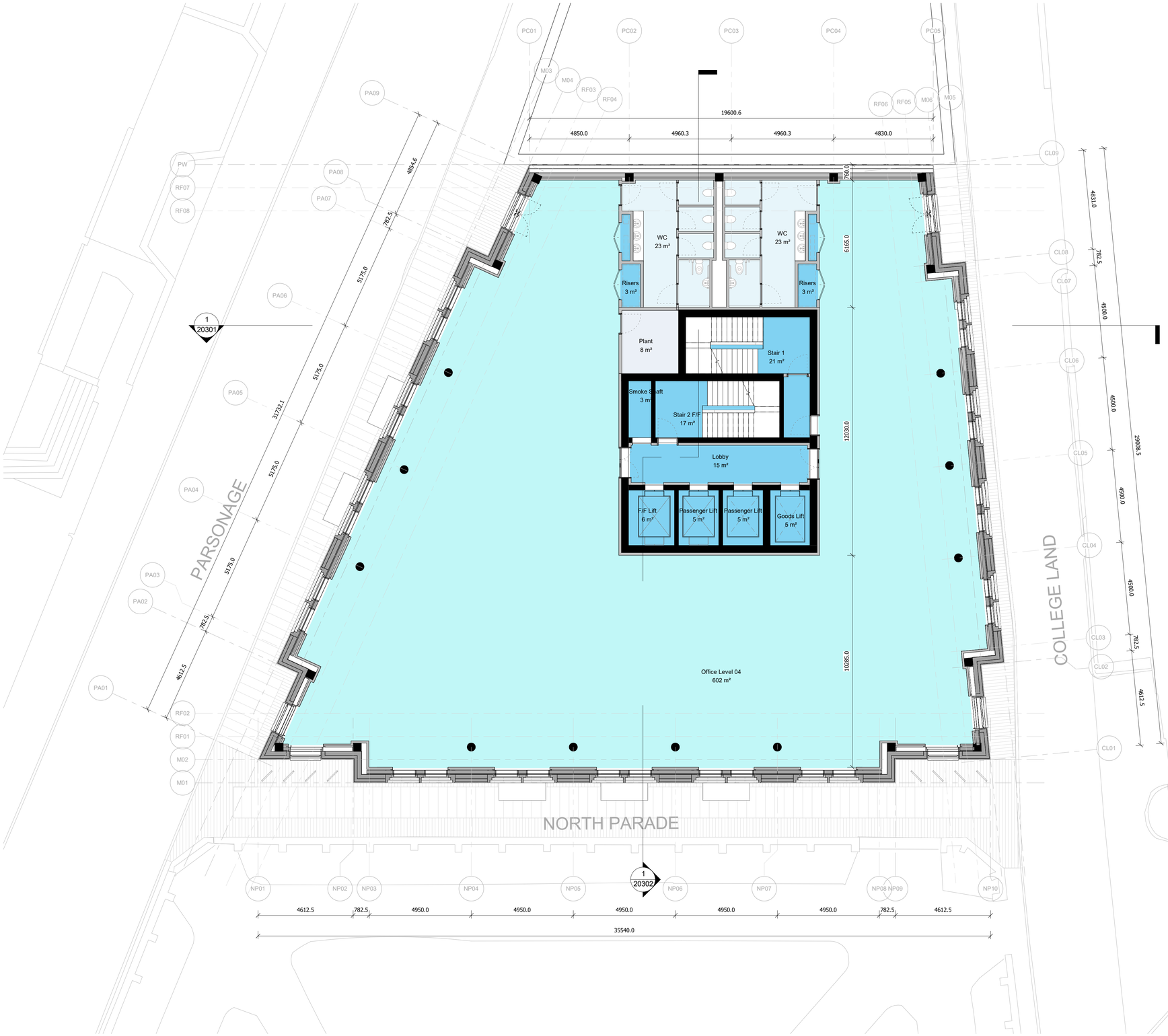
Title

Parsonage Gardens Floor Plans
Proposed GA Floor Plan
Level 03

Suitability	Status	
	Work in Progress	
Date	Scale @ ISO A1	Job Number
31/07/23	1:100	19020
Drawing Number		Revision
19020-SQP-ZZ-03-DR-A-20105		P05

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1 GA Proposed Level 04 FFL

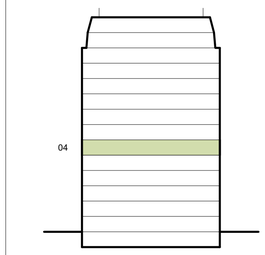
Key

- BOH
- Circulation
- Core
- Facilities
- Plant
- Office
- Retail
- Planning Application Boundary
- Existing Building Boundary
- 2000 mm Clear Head Height

Key

- Structure
- Facade
- Internal

Key Plan



N

0 2 4 6 8 10 m

Description	Date	Chk	Rev
Issued for Information	16/04/25	MGr	P05
Issued for Information	26/02/25	MGr	P04
Design Freeze	21/02/24	MGr	P03
Issue for Information	30/09/24	MGr	P02
First Issue	17/09/24	MGr	P01

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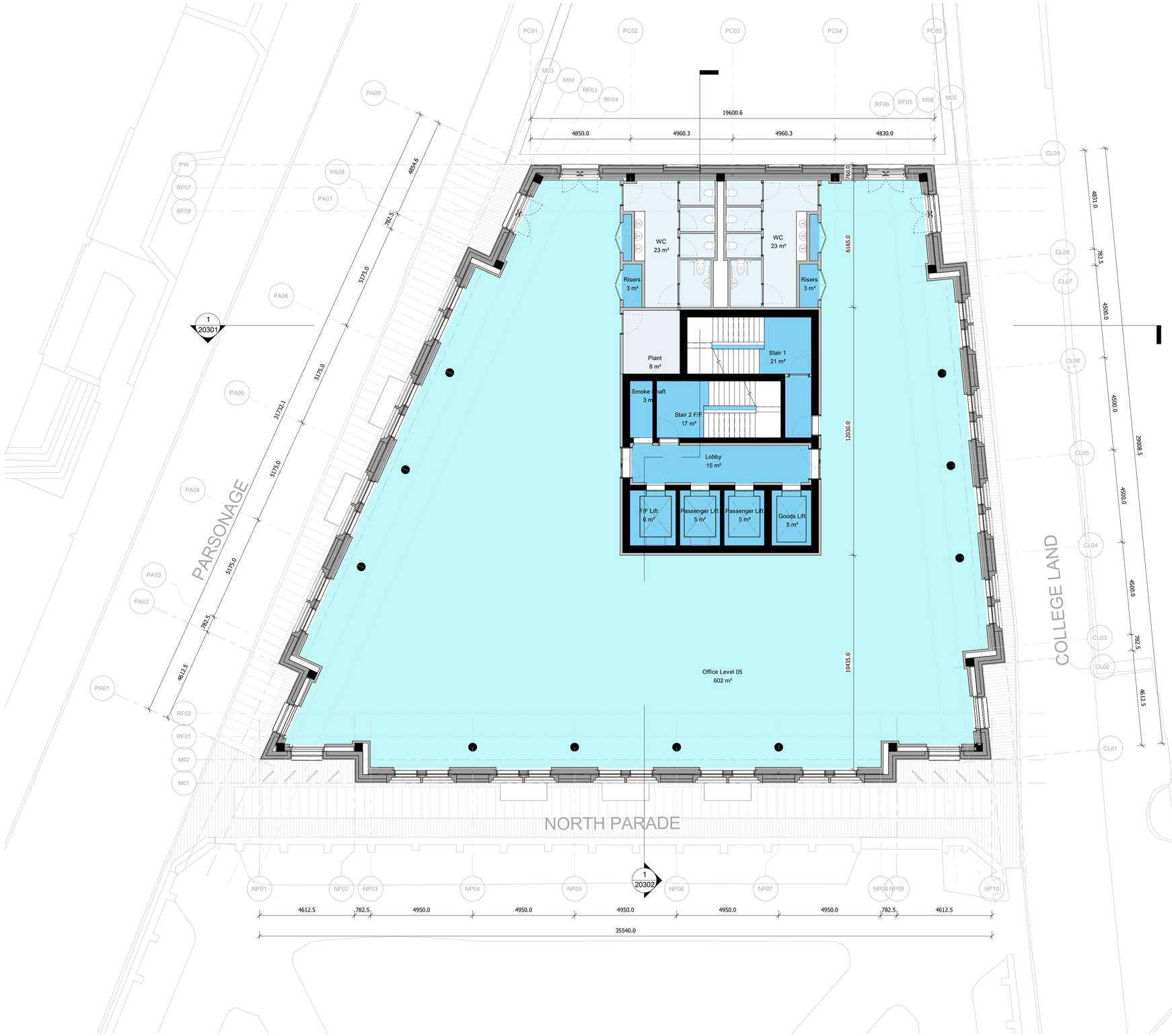
Title

Parsonage Gardens Floor Plans
Proposed GA Floor Plan
Level 04

Suitability	Status	
	Work in Progress	
Date	Scale @ ISO A1	Job Number
31/07/23	1:100	19020
Drawing Number		Revision
19020-SQP-ZZ-04-DR-A-20106		P05

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1 GA Proposed Level 05 FFL

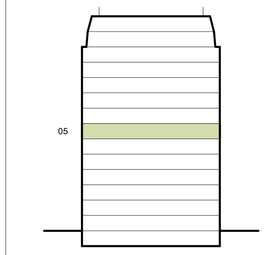
Key

- BOH
- Circulation
- Core
- Facilities
- Plant
- Office
- Retail
- Planning Application Boundary
- Existing Building Boundary
- 2000 mm Clear Head Height

Key

- Structure
- Facade
- Internal

Key Plan



N

0 2 4 6 8 10 m

Description	Date	Chk	Rev
Issued for Information	16/04/25	MGr	P05
Issued for Information	26/02/25	MGr	P04
Design Freeze	21/02/24	MGr	P03
Issue for Information	30/09/24	MGr	P02
First Issue	17/09/24	MGr	P01

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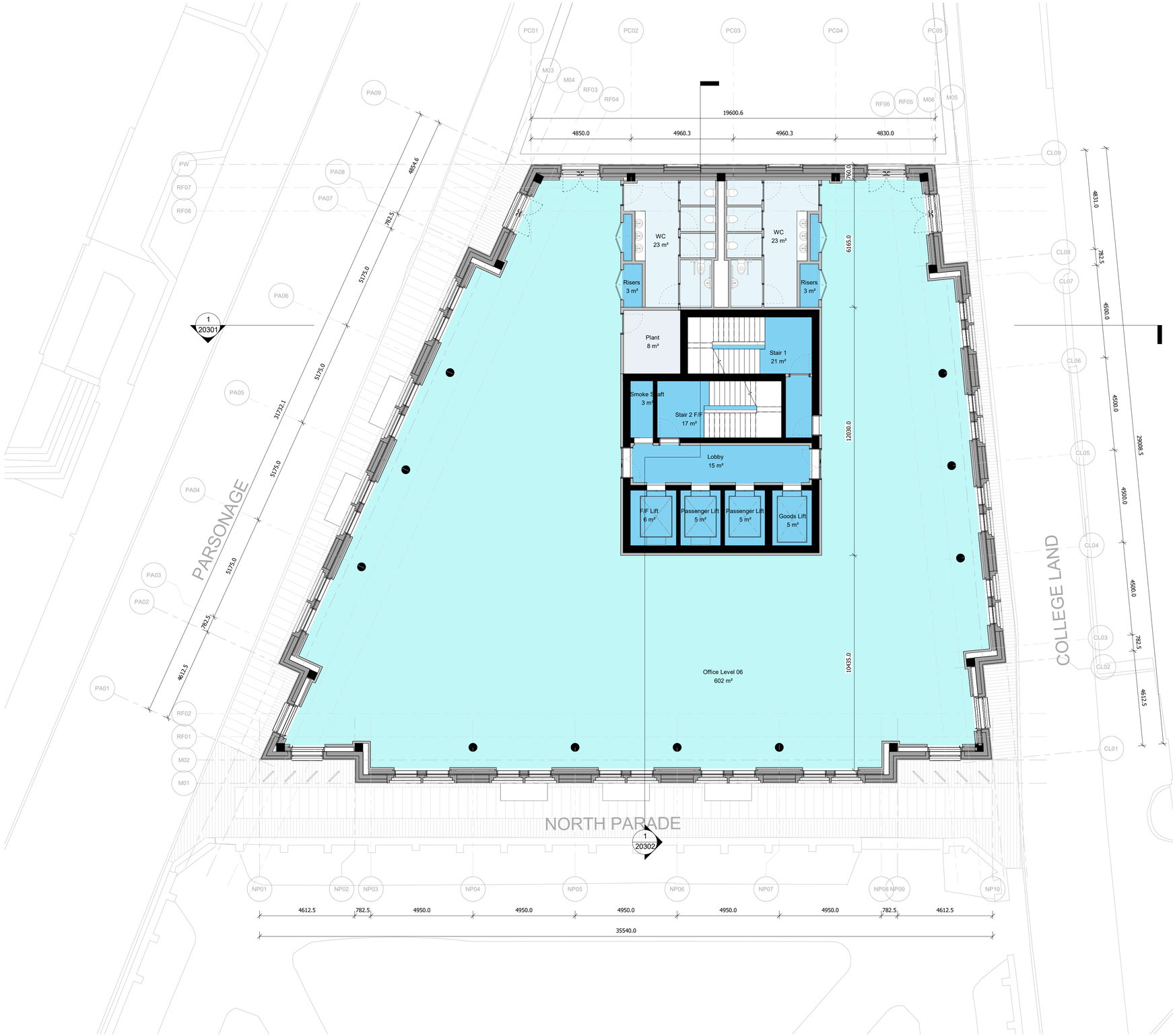
Title

Parsonage Gardens Floor Plans
Proposed GA Floor Plan
Level 05

Suitability	Status	
	Work in Progress	
Date	Scale @ ISO A1	Job Number
31/07/23	1:100	19020
Drawing Number		Revision
19020-SQP-ZZ-05-DR-A-20107		P05

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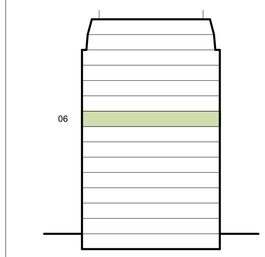
Key

- BOH
- Circulation
- Core
- Facilities
- Plant
- Office
- Retail
- Planning Application Boundary
- Existing Building Boundary
- 2000 mm Clear Head Height

Key

- Structure
- Facade
- Internal

Key Plan



Description	Date	Chk	Rev
Issued for Information	16/04/25	MGr	P05
Issued for Information	26/02/25	MGr	P04
Design Freeze	21/02/24	MGr	P03
Issue for Information	30/09/24	MGr	P02
First Issue	17/09/24	MGr	P01

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Title

Parsonage Gardens Floor Plans
Proposed GA Floor Plan
Level 06

Suitability	Status	
	Work in Progress	
Date	Scale @ ISO A1	Job Number
31/07/23	1:100	19020
Drawing Number		Revision
19020-SQP-ZZ-06-DR-A-20108		P05

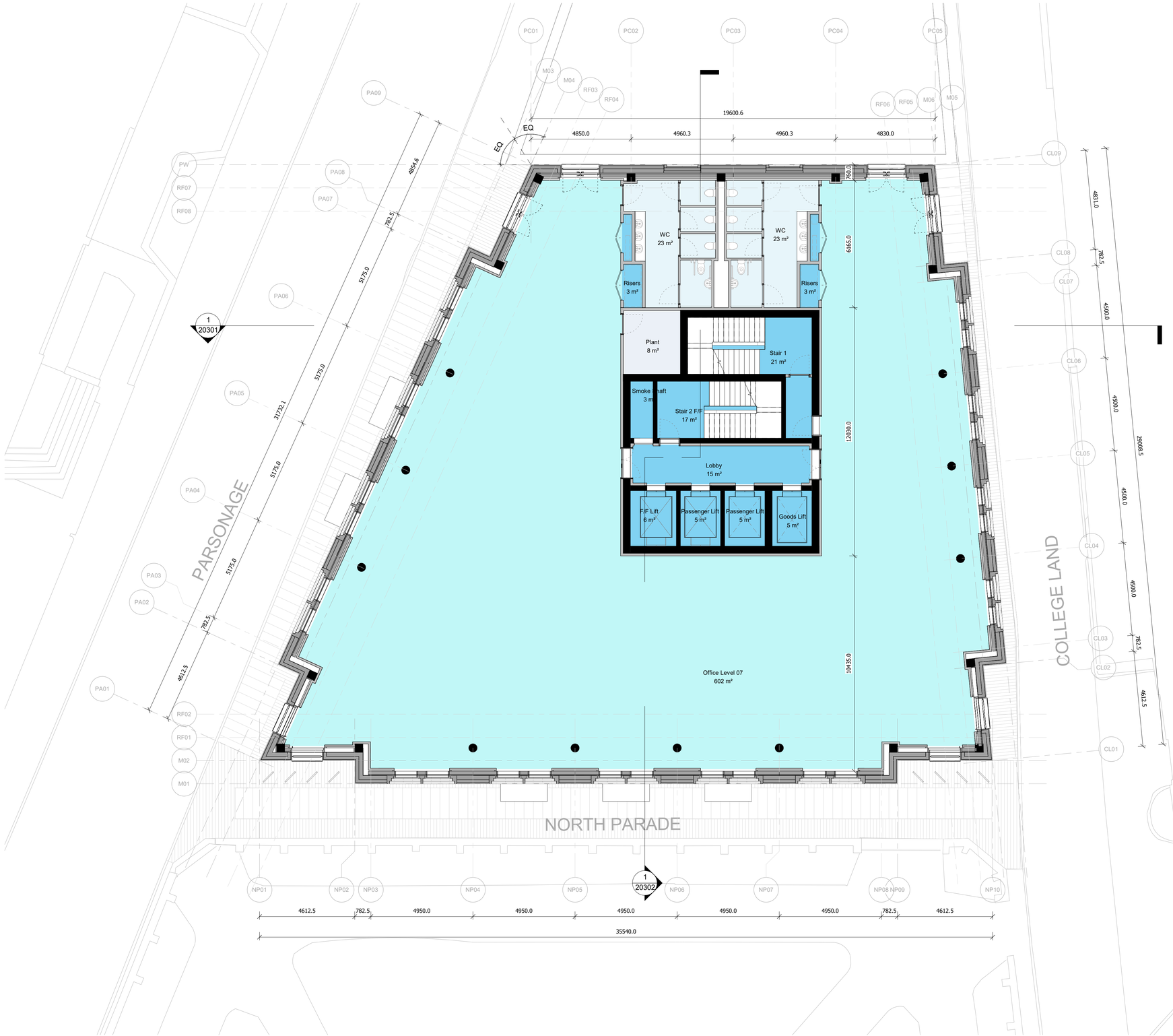
1 GA Proposed Level 06 FFL

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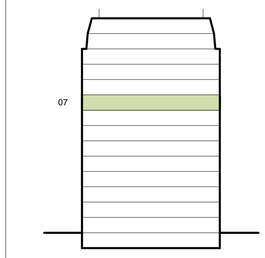
Key

- BOH
- Circulation
- Core
- Facilities
- Plant
- Office
- Retail
- Planning Application Boundary
- Existing Building Boundary
- 2000 mm Clear Head Height

Key

- Structure
- Facade
- Internal

Key Plan



Description	Date	Chk	Rev
Issued for Information	16/04/25	MGr	P05
Issued for Information	26/02/25	MGr	P04
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Title

Parsonage Gardens Floor Plans
Proposed GA Floor Plan
Level 07

Suitability	Status	
	Work in Progress	
Date	Scale @ ISO A1	Job Number
31/07/23	1:100	19020
Drawing Number		Revision
19020-SQP-ZZ-07-DR-A-20109		P05

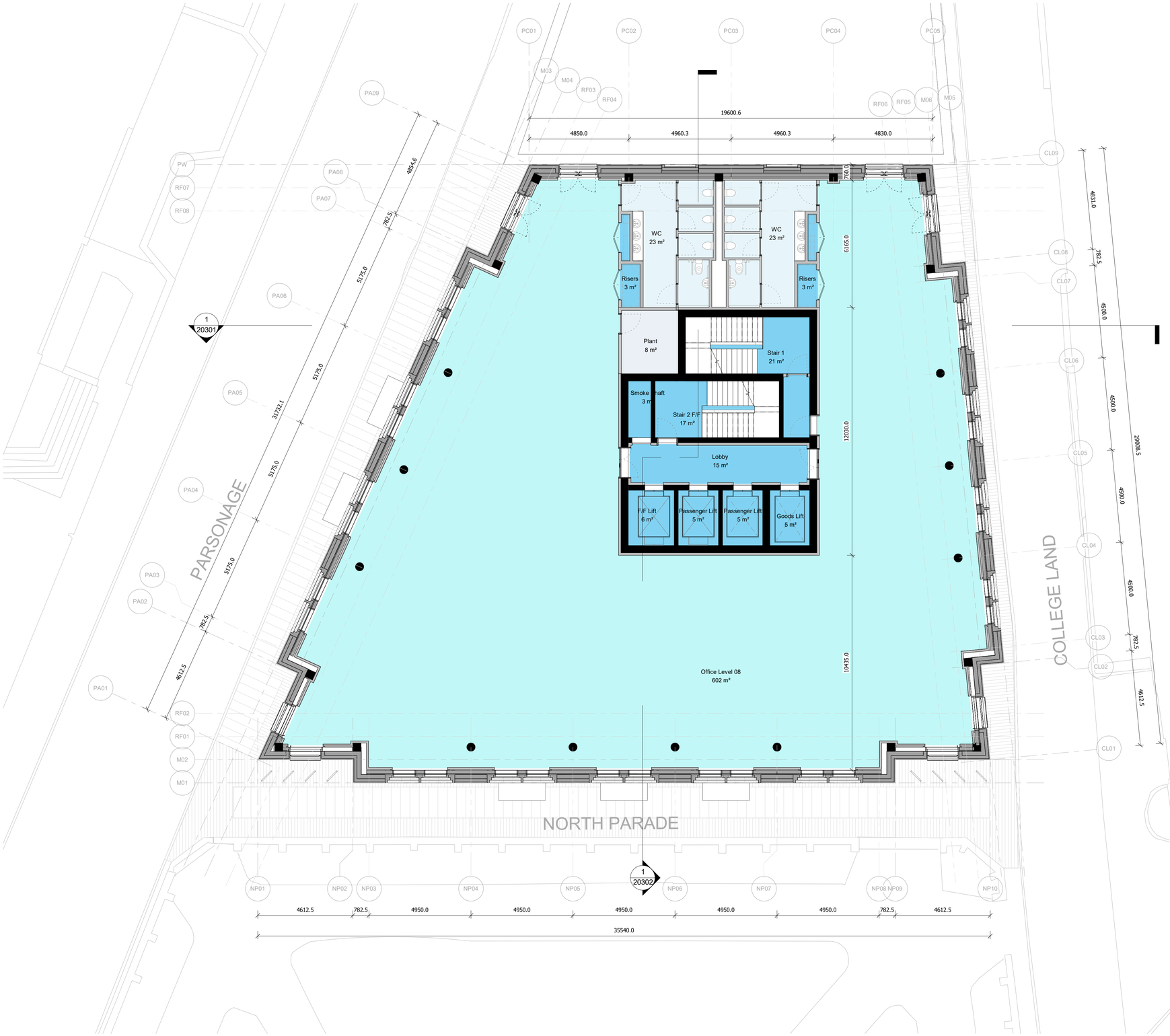
1 GA Proposed Level 07 FFL

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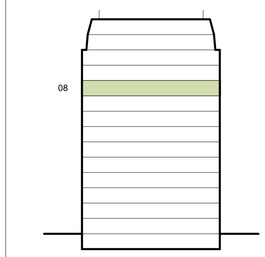
Key

- BOH
- Circulation
- Core
- Facilities
- Plant
- Office
- Retail
- Planning Application Boundary
- Existing Building Boundary
- 2000 mm Clear Head Height

Key

- Structure
- Facade
- Internal

Key Plan



N

0 2 4 6 8 10 m

Description	Date	Chk	Rev
Issued for Information	16/04/25	MGr	P05
Issued for Information	26/02/25	MGr	P04
Design Freeze	21/02/24	MGr	P03
Issue for Information	30/09/24	MGr	P02
First Issue	17/09/24	MGr	P01

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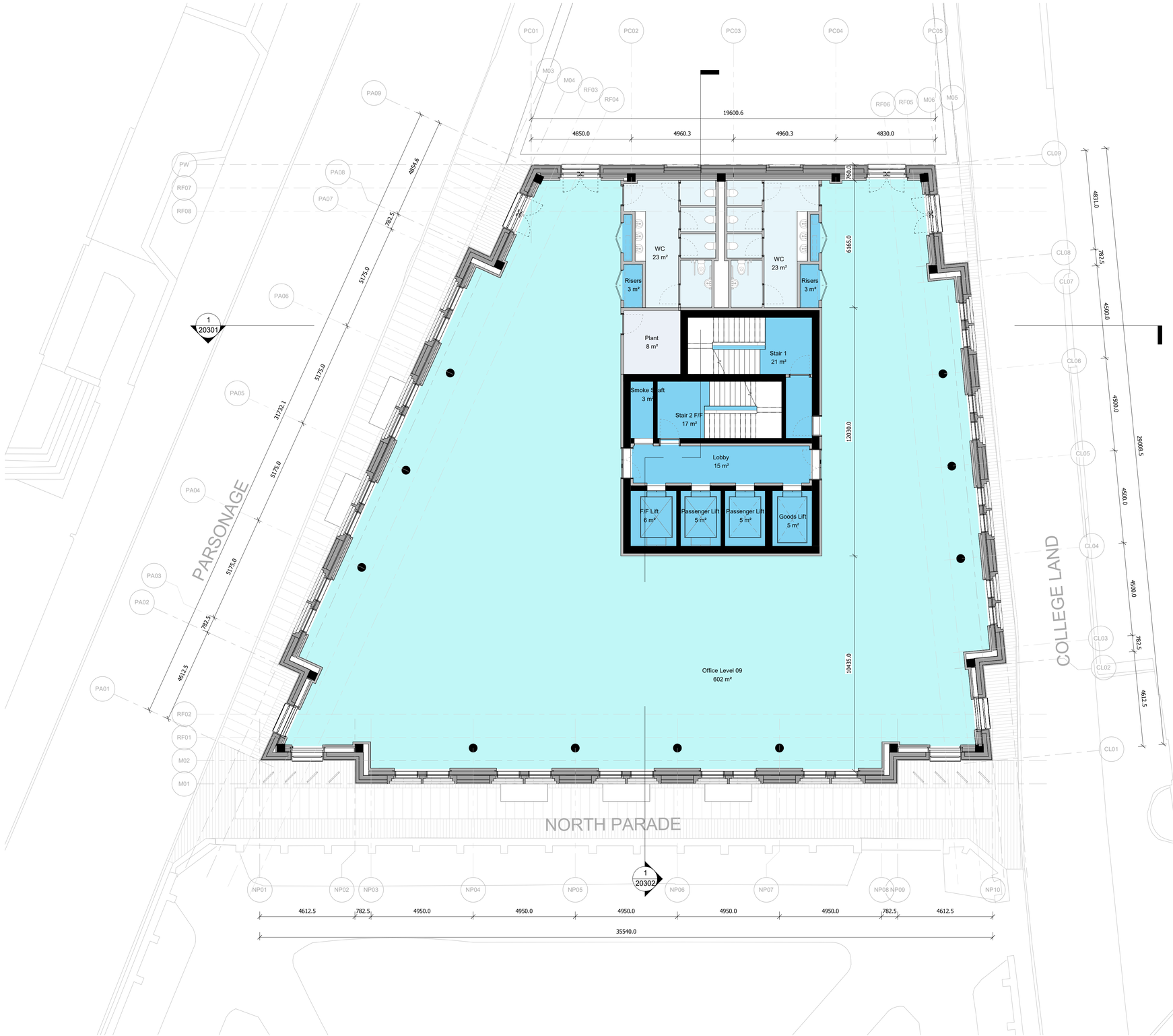
Title

Parsonage Gardens Floor Plans
Proposed GA Floor Plan
Level 08

Suitability	Status	
	Work in Progress	
Date	Scale @ ISO A1	Job Number
31/07/23	1:100	19020
Drawing Number		Revision
19020-SQP-ZZ-08-DR-A-20110		P05

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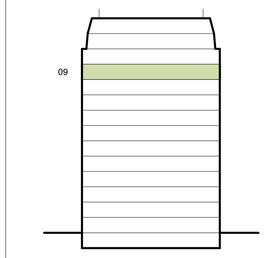
Key

- BOH
- Circulation
- Core
- Facilities
- Plant
- Office
- Retail
- Planning Application Boundary
- Existing Building Boundary
- 2000 mm Clear Head Height

Key

- Structure
- Facade
- Internal

Key Plan



Description	Date	Chk	Rev
Issued for Information	16/04/25	MGr	P05
Issued for Information	26/02/25	MGr	P04
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Issue for Information	30/09/24	MGr	P02
First Issue	17/09/24	MGr	P01

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Title

Parsonage Gardens Floor Plans
Proposed GA Floor Plan
Level 09

Suitability	Status	
	Work in Progress	
Date	Scale @ ISO A1	Job Number
31/07/23	1:100	19020
Drawing Number		Revision
19020-SQP-ZZ-09-DR-A-20111		P05

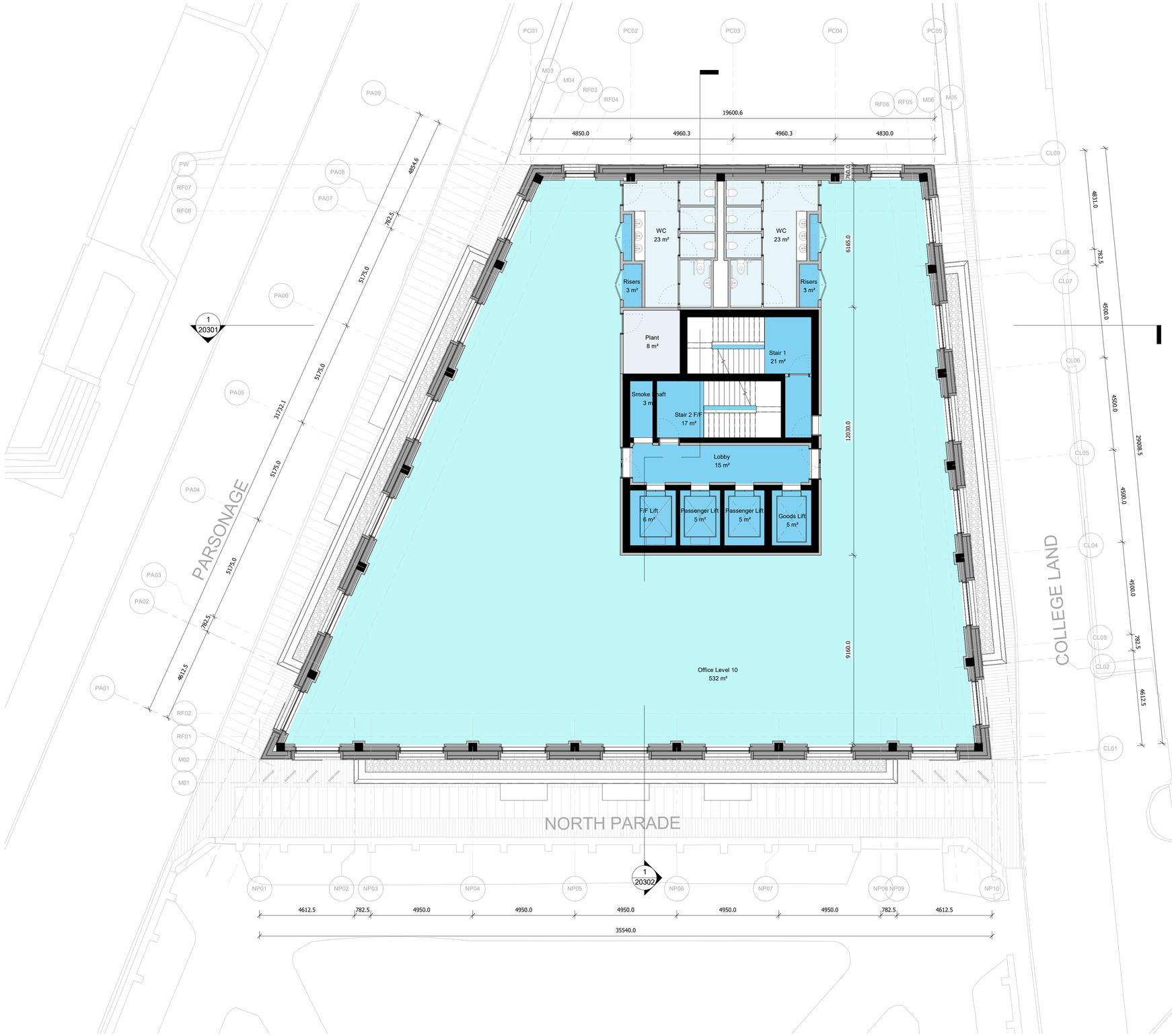
1 GA Proposed Level 09 FFL

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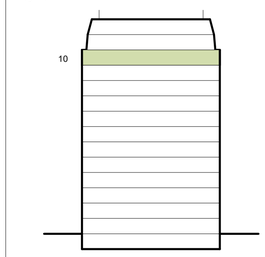
Key

- BOH
- Circulation
- Core
- Facilities
- Plant
- Office
- Retail
- Planning Application Boundary
- Existing Building Boundary
- 2000 mm Clear Head Height

Key

- Structure
- Facade
- Internal

Key Plan



Description	Date	Chk	Rev
Issued for Information	16/04/25	MGr	P05
Issued for Information	26/02/25	MGr	P04
Design Freeze	21/02/24	MGr	P03
Issue for Information	30/09/24	MGr	P02
First Issue	17/09/24	MGr	P01

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M3 2NH

Title

Parsonage Gardens Floor Plans
Proposed GA Floor Plan
Level 10

Suitability	Status	
	Work in Progress	
Date	Scale @ ISO A1	Job Number
31/07/23	1:100	19020
Drawing Number		Revision
19020-SQP-ZZ-10-DR-A-20112		P05

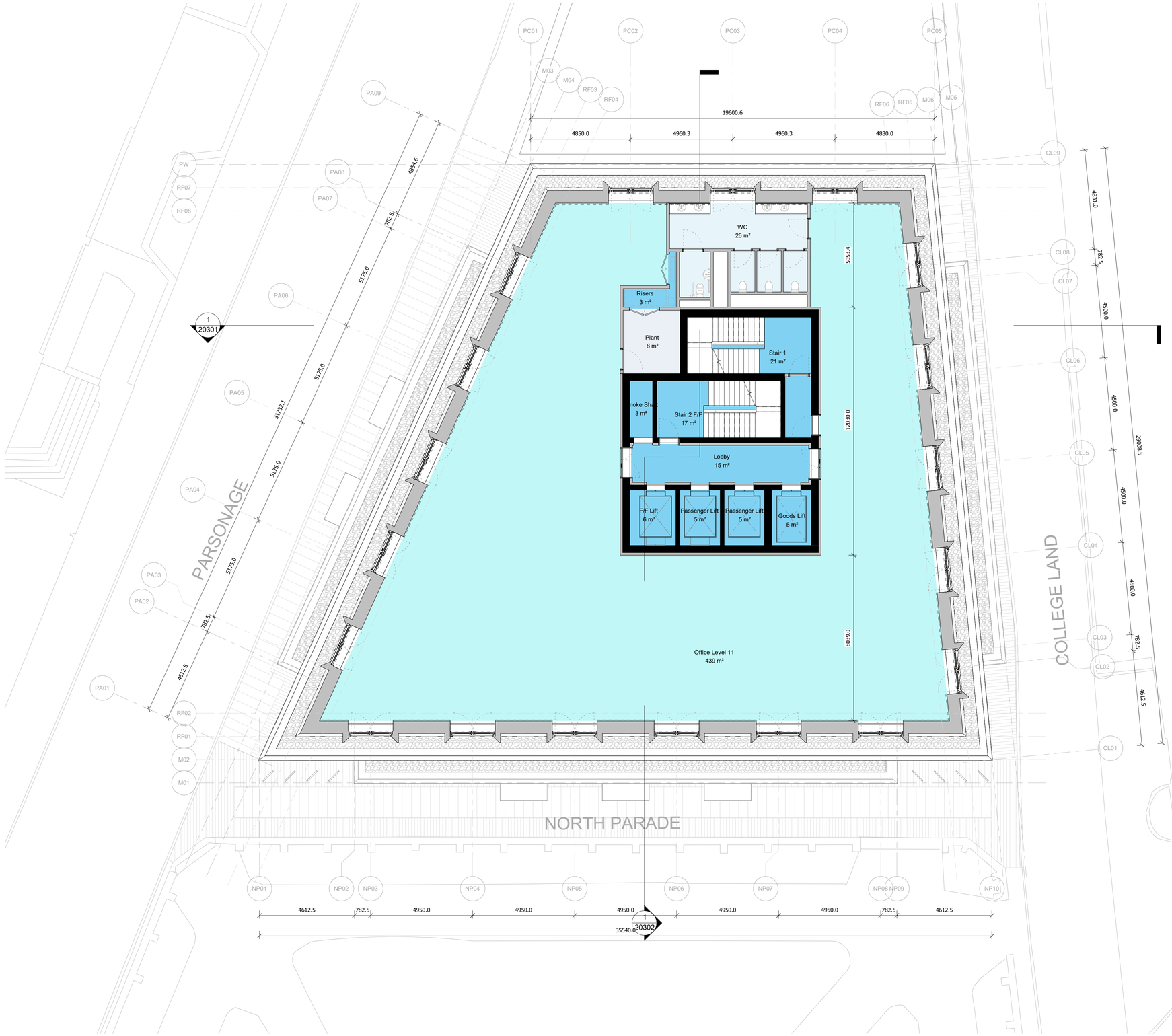
1 GA Proposed Level 10 FFL

N

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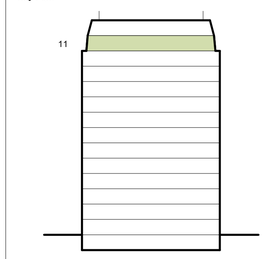
Key

- BOH
- Circulation
- Core
- Facilities
- Plant
- Office
- Retail
- Planning Application Boundary
- Existing Building Boundary
- 2000 mm Clear Head Height

Key

- Structure
- Facade
- Internal

Key Plan



Description	Date	Chk	Rev
Issued for Information	16/04/25	MGr	P05
Issued for Information	26/02/25	MGr	P04
Design Freeze	21/02/24	MGr	P03
Issue for Information	30/09/24	MGr	P02
First Issue	17/09/24	MGr	P01

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Manchester
M3 2NH

Title

Parsonage Gardens Floor Plans
Proposed GA Floor Plan
Level 11

Suitability	Status	
	Work in Progress	
Date	Scale @ ISO A1	Job Number
31/07/23	1:100	19020
Drawing Number		Revision
19020-SQP-ZZ-11-DR-A-20113		P05

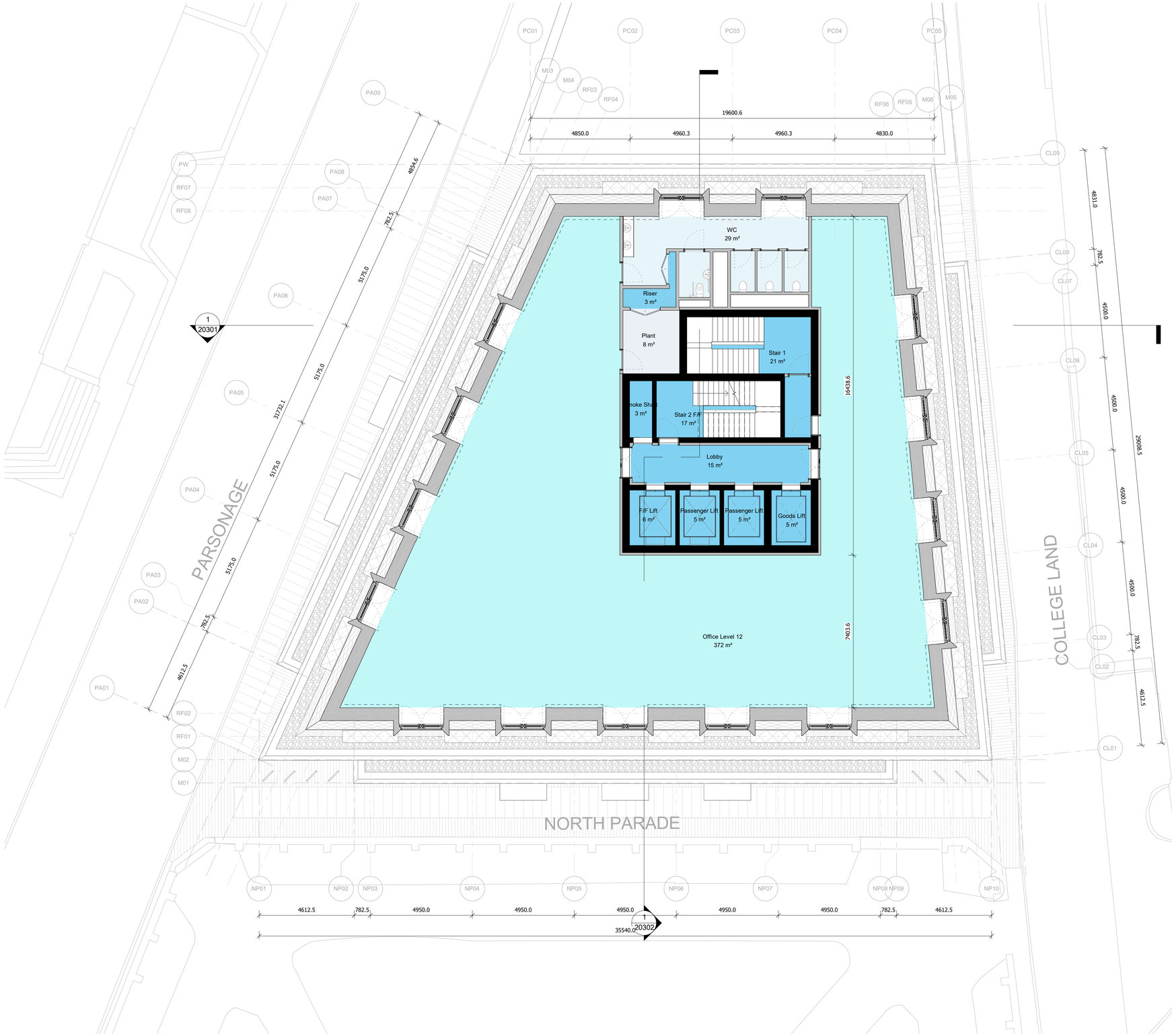
1 GA Proposed Level 11 FFL

N

0 2 4 6 8 10 m

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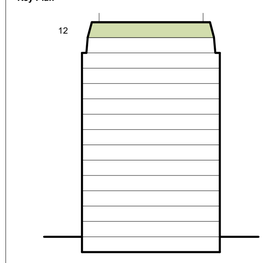
Key

- BOH
- Circulation
- Core
- Facilities
- Plant
- Office
- Retail
- Planning Application Boundary
- Existing Building Boundary
- 2000 mm Clear Head Height

Key

- Structure
- Facade
- Internal

Key Plan



Description	Date	Chk	Rev
Issued for Information	16/04/25	MGr	P05
Issued for Information	26/02/25	MGr	P04
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Issue for Information	30/09/24	MGr	P02
First Issue	17/09/24	MGr	P01

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Title

Parsonage Gardens Floor Plans
Proposed GA Floor Plan
Level 12

Suitability	Status	
	Work in Progress	
Date	Scale @ ISO A1	Job Number
31/07/23	1:100	19020
Drawing Number		Revision
19020-SQP-ZZ-12-DR-A-20114		P05

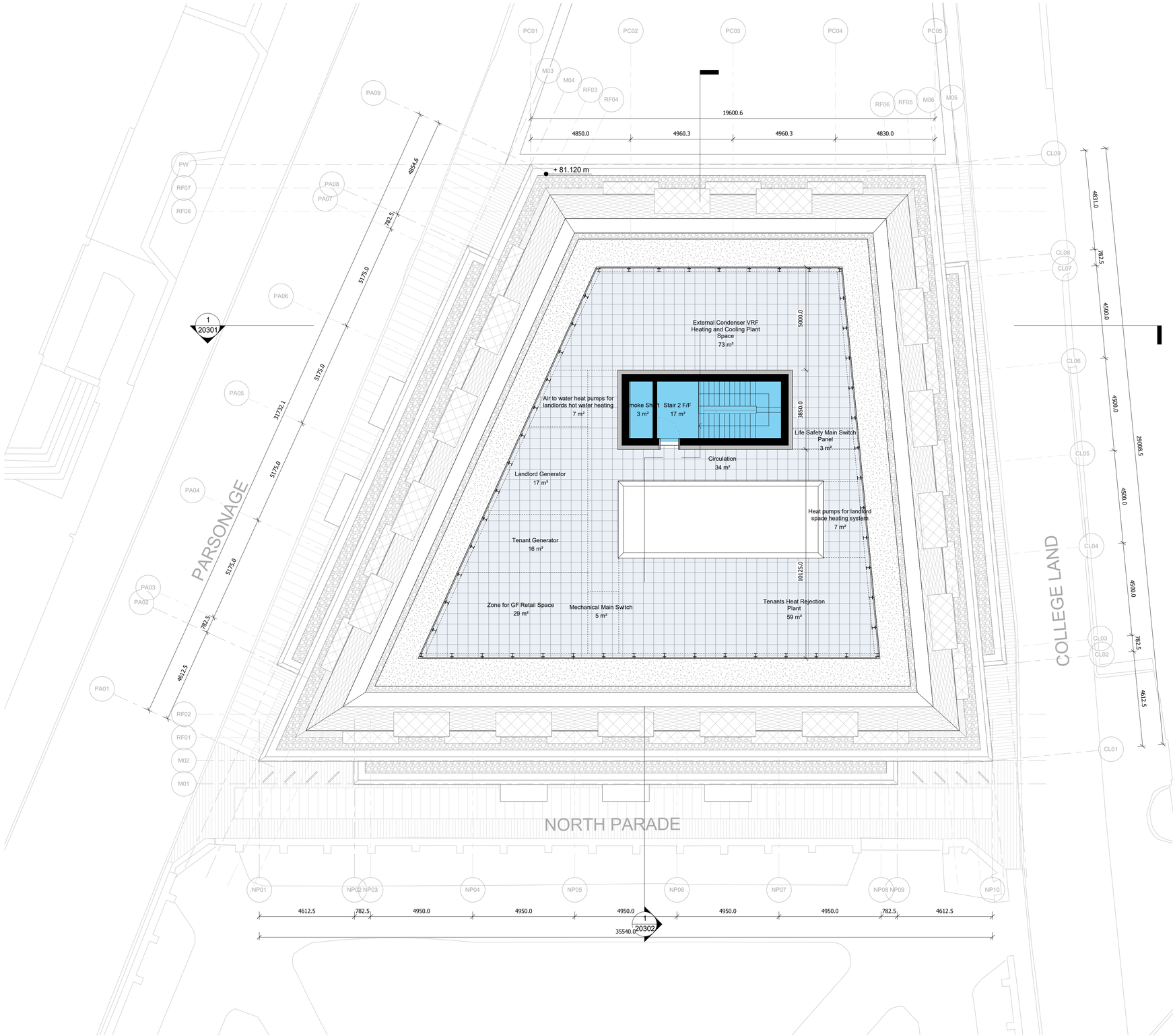
1 GA Proposed Level 12 FFL

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2 GA Proposed Level Roof FFL

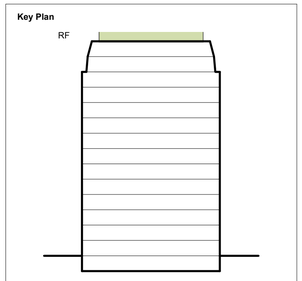
Key

- BOH
- Circulation
- Core
- Facilities
- Plant
- Office
- Retail
- Planning Application Boundary
- Existing Building Boundary
- 2000 mm Clear Head Height

Key

- Structure
- Facade
- Internal

Key Plan



N

0 2 4 6 8 10 m

Description	Date	Chk	Rev
Issued for Information	16/04/25	MGr	P05
Issued for Information	26/02/25	MGr	P04
Design Freeze	21/02/24	MGr	P03
Issue for Information	30/09/24	MGr	P02
First Issue	17/09/24	MGr	P01

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Project

Parsonage Gardens
Manchester
M3 2NH

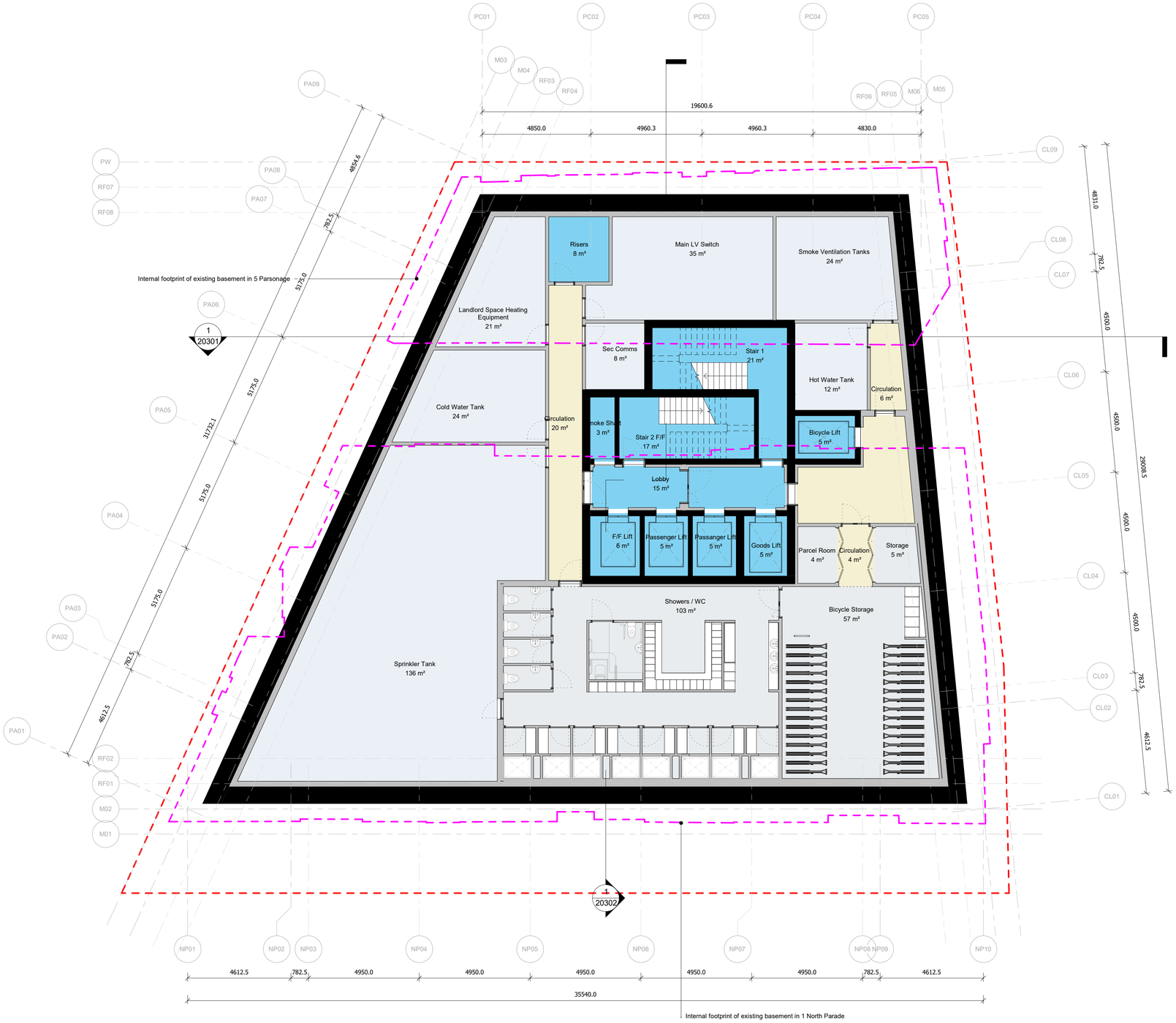
Title

Parsonage Gardens Floor Plans
Proposed GA Floor Plan
Roof Level

Suitability	Status	
	Work in Progress	
Date	Scale @ ISO A1	Job Number
31/07/23	1:100	19020
Drawing Number		Revision
19020-SQP-ZZ-13-DR-A-20115		P05

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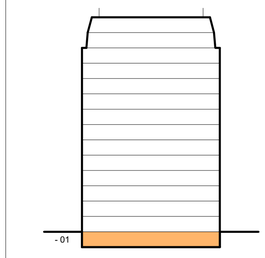
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- BOH
- Circulation
- Core
- Facilities
- Plant
- Office
- Retail
- Planning Application Boundary
- Existing Building Boundary
- 2000 mm Clear Head Height

Key

- Structure
- Facade
- Internal

Key Plan



Description	Date	Chk	Rev
Issued for Information	16/04/25	MGr	P05
Issued for Information	26/02/25	MGr	P04
Design Freeze	21/02/24	MGr	P03
Issue for Information	30/09/24	MGr	P02
First Issue	17/09/24	MGr	P01

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Project

Parsonage Gardens
Manchester
M3 2NH

Title

Parsonage Gardens Floor Plans
Proposed GA Floor Plan
Level B1

Suitability	Status	
	Work in Progress	
Date	Scale @ ISO A1	Job Number
31/07/23	1:100	19020
Drawing Number		Revision
19020-SQP-ZZ-B1-DR-A-20100		P05

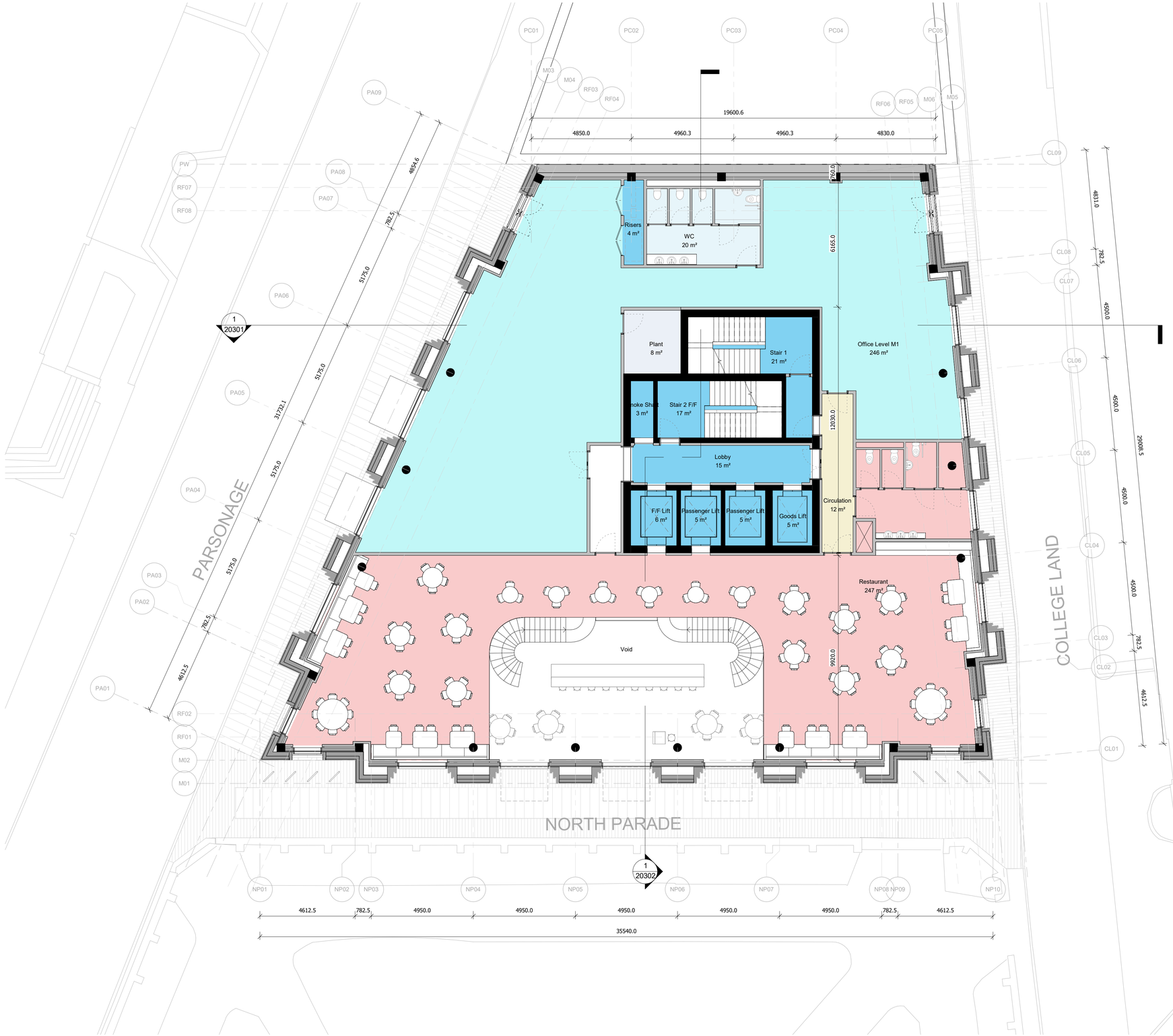
1 GA Proposed Level B1 FFL

N

0 2 4 6 8 10 m

Do not scale from this drawing. All dimensions to be checked on site. All omissions and discrepancies to be reported to the Architect immediately

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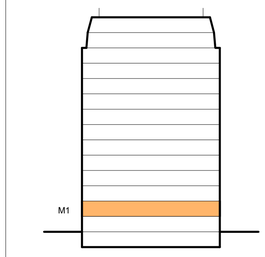
Key

- BOH
- Circulation
- Core
- Facilities
- Plant
- Office
- Retail
- Planning Application Boundary
- Existing Building Boundary
- 2000 mm Clear Head Height

Key

- Structure
- Facade
- Internal

Key Plan



Description	Date	Chk	Rev
Issued for Information	16/04/25	MGr	P05
Issued for Information	26/02/25	MGr	P04
Design Freeze	21/02/24	MGr	P03
Issue for Information	30/09/24	MGr	P02
First Issue	17/09/24	MGr	P01

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Project

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Manchester
M3 2NH

Title

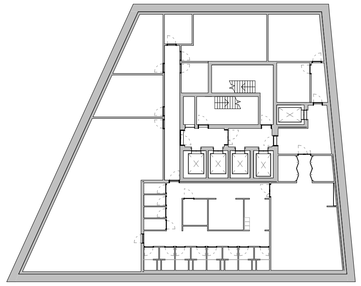
Parsonage Gardens Floor Plans
Proposed GA Floor Plan
Level M1

Suitability	Status	
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Date	Scale @ ISO A1	Job Number
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Drawing Number		Revision
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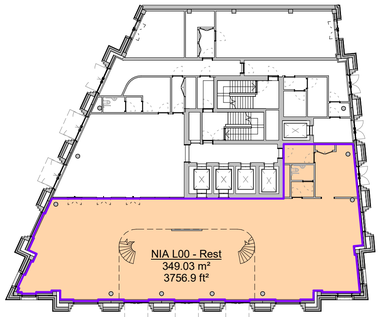
1 GA Proposed Level M1 - FFL

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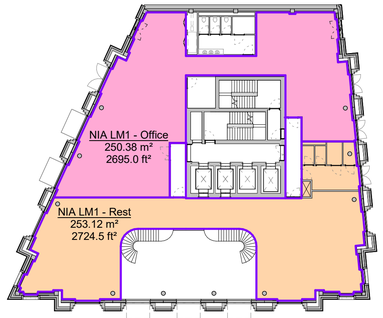
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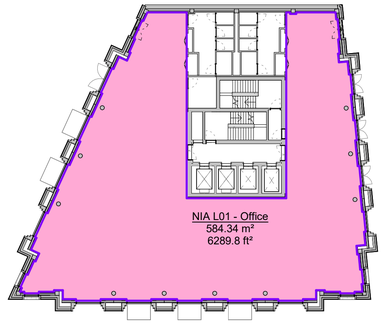
1 Level B1 - FFL
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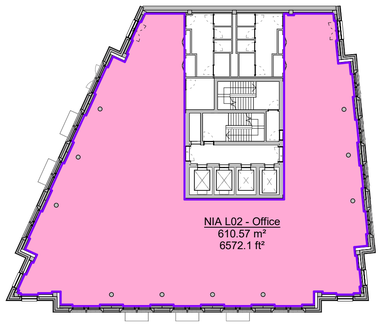
2 Level 00 - FFL
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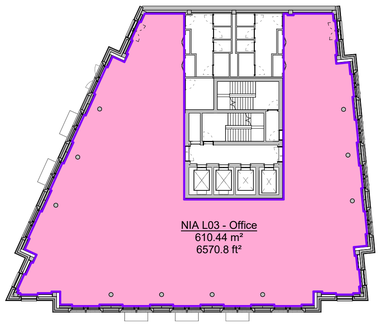
3 Level M1 - FFL
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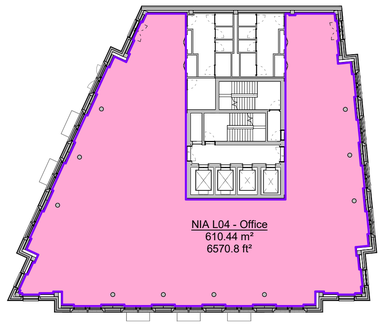
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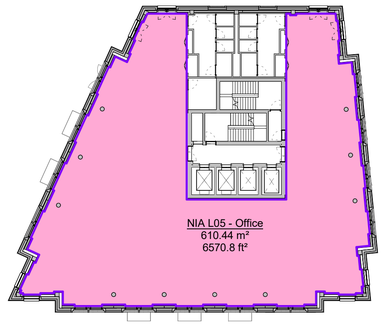
5 Level 02 - FFL
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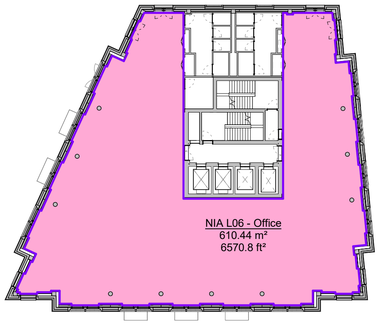
6 Level 03 - FFL
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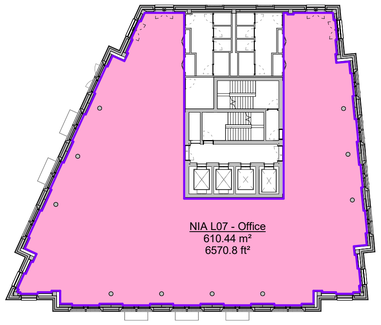
7 Level 04 - FFL
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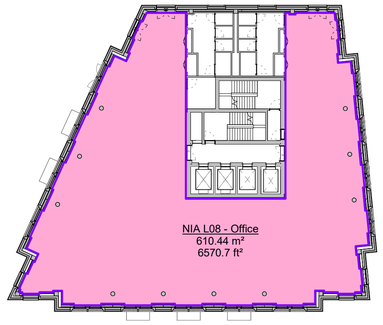
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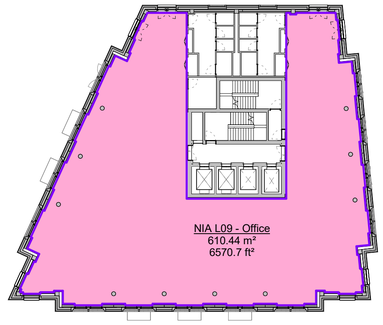
9 Level 06 - FFL
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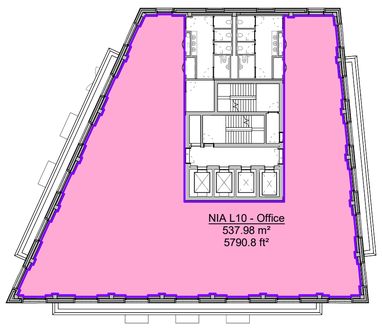
10 Level 07 - FFL
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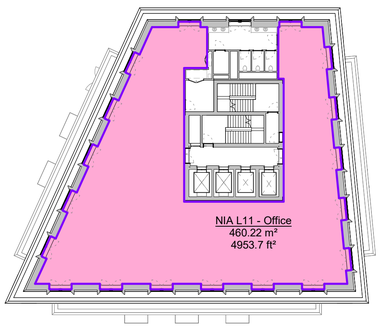
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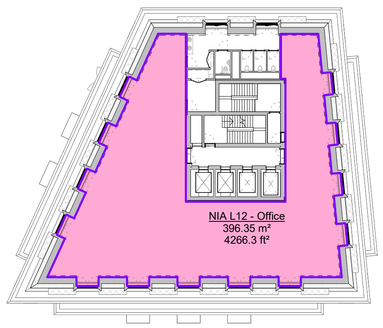
12 Level 09 - FFL
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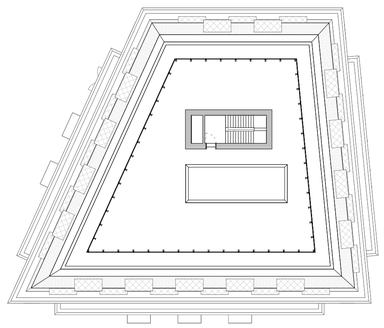
13 Level 10 - FFL
1 : 300



14 Level 11 - FFL
1 : 300



15 Level 12 - FFL
1 : 300



16 Roof - FFL
1 : 300

N

KEY:
- Retail
- Office
- Plant
- Retail/Office

0 1 2 3 4 5 m

Area Schedule (NIA)

Name	Use	Area SQM	Area SQFT
NIA LM1 - Office	Office	250 m²	2695 ft²
NIA L01 - Office	Office	584 m²	6290 ft²
NIA L02 - Office	Office	611 m²	6572 ft²
NIA L03 - Office	Office	610 m²	6571 ft²
NIA L04 - Office	Office	610 m²	6571 ft²
NIA L05 - Office	Office	610 m²	6571 ft²
NIA L06 - Office	Office	610 m²	6571 ft²
NIA L07 - Office	Office	610 m²	6571 ft²
NIA L08 - Office	Office	610 m²	6571 ft²
NIA L09 - Office	Office	610 m²	6571 ft²
NIA L10 - Office	Office	538 m²	5791 ft²
NIA L11 - Office	Office	460 m²	4954 ft²
NIA L12 - Office	Office	396 m²	4266 ft²
Office		7109 m²	76564 ft²
NIA L00 - Rest	Restaurant	349 m²	3757 ft²
NIA LM1 - Rest	Restaurant	253 m²	2725 ft²
Restaurant		602 m²	6482 ft²
NIA Total:		7711 m²	83046 ft²

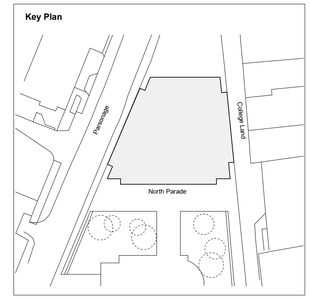
Note:

Areas are indicative and will need to be confirmed followng submission of consultants' stage 2 information.

Do not scale from this drawing. All dimensions to be checked on site. All omissions and discrepancies to be reported to the Architect immediately

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Key Plan



Description	Date	Chk	Rev
Issued for Information	16/04/25	MGr	P03
Issue for Information	10/10/24	MGR	P02
Issue for Information	25/09/24	MGr	P01

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Project

Parsonage Gardens
Manchester
M3 2NH

Title

Area Proofs
NIA

Suitability: Work in Progress

Status

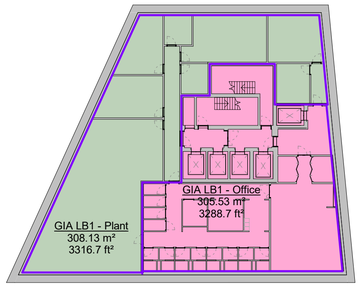
Date: 18/09/24

Scale @ ISO A1: As indicated

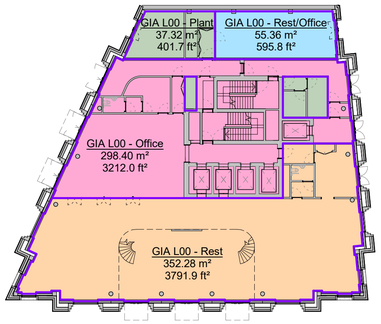
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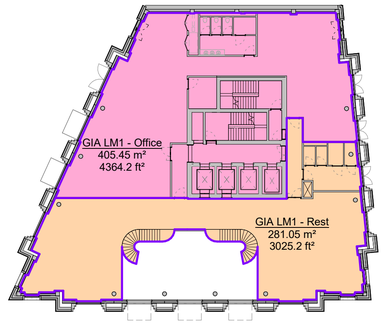
Revision: P03



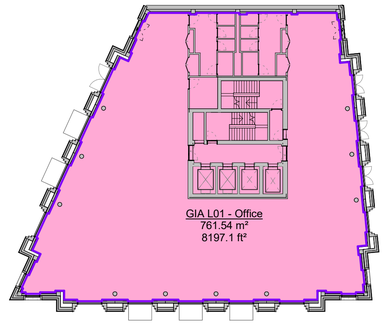
1 Level B1 - FFL
1 : 300



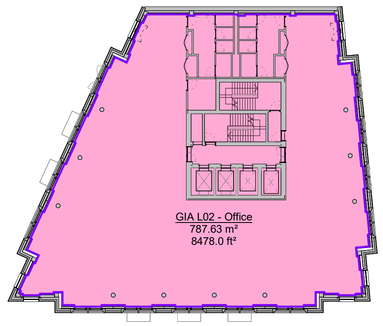
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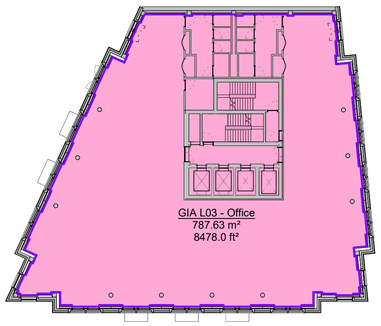
3 Level M1 - FFL
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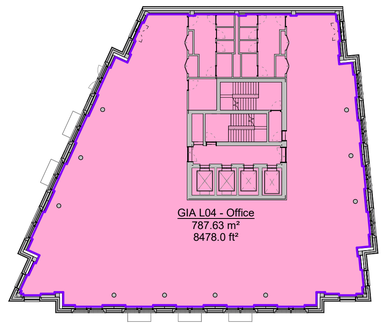
4 Level 01 - FFL
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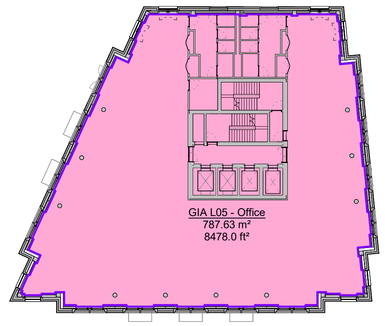
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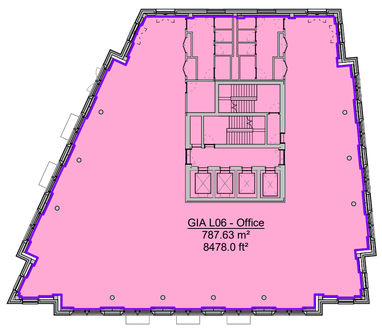
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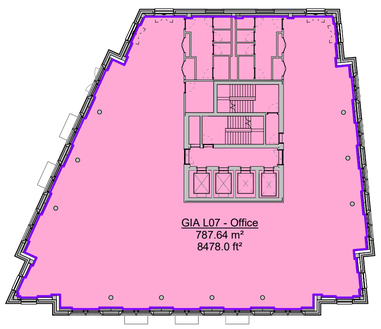
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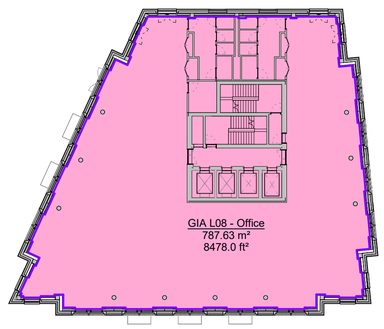
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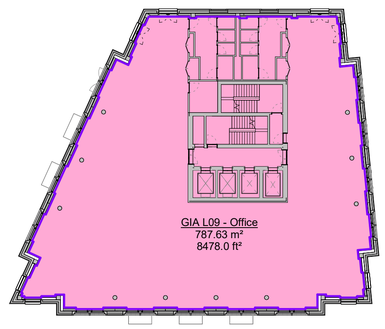
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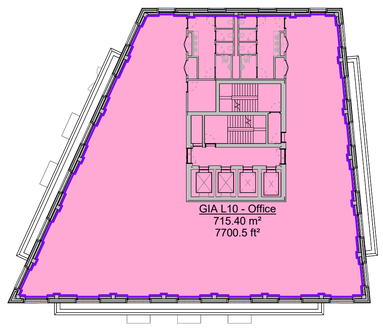
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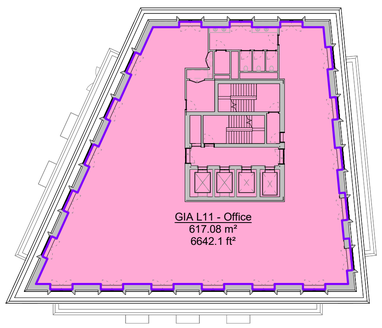
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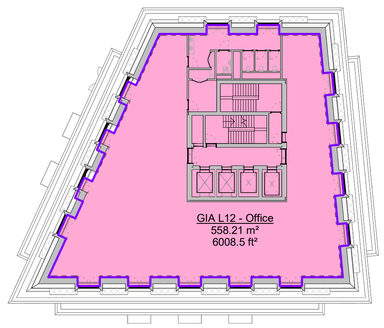
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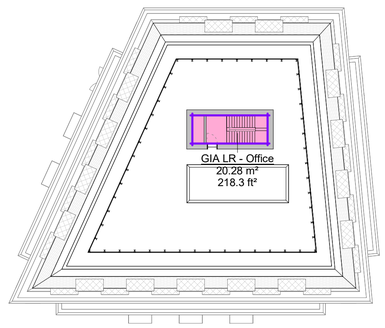
13 Level 10 - FFL
1 : 300



14 Level 11 - FFL
1 : 300



15 Level 12 - FFL
1 : 300



16 Roof - FFL
1 : 300

N

0 1 2 3 4 5 m

Area Schedule (GIA)

Name	Use	Area SQM	Area SQFT
GIA LB1 - Office	Office	306 m²	3288 ft²
GIA L00 - Office	Office	298 m²	3212 ft²
GIA LM1 - Office	Office	405 m²	4365 ft²
GIA L01 - Office	Office	762 m²	8198 ft²
GIA L02 - Office	Office	788 m²	8478 ft²
GIA L03 - Office	Office	788 m²	8478 ft²
GIA L04 - Office	Office	788 m²	8478 ft²
GIA L05 - Office	Office	788 m²	8478 ft²
GIA L06 - Office	Office	788 m²	8478 ft²
GIA L07 - Office	Office	788 m²	8478 ft²
GIA L08 - Office	Office	788 m²	8478 ft²
GIA L09 - Office	Office	788 m²	8478 ft²
GIA L10 - Office	Office	715 m²	7700 ft²
GIA L11 - Office	Office	617 m²	6642 ft²
GIA L12 - Office	Office	558 m²	6008 ft²
GIA LR - Office	Office	20 m²	218 ft²
Office		9985 m²	107454 ft²
GIA LB1 - Plant	Plant	308 m²	3316 ft²
GIA L00 - Plant	Plant	59 m²	633 ft²
Plant		367 m²	3949 ft²
GIA L00 - Rest/Office	Rest/Office	55 m²	596 ft²
Rest/Office		55 m²	596 ft²
GIA L00 - Rest	Restaurant	352 m²	3792 ft²
GIA LM1 - Rest	Restaurant	281 m²	3025 ft²
Restaurant		633 m²	6817 ft²
GIA Total:		11040 m²	118816 ft²

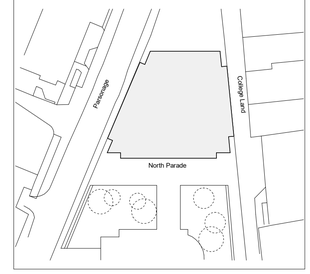
Note:

Spiral staircase and north elevation terraces are indicative, GIA to cover entire floor plate.

Do not scale from this drawing. All dimensions to be checked on site. All omissions and discrepancies to be reported to the Architect immediately

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Key Plan



KEY:

- Retail
- Office
- Plant
- Retail/Office

Description	Date	Chk	Rev
Issued for Information	16/04/25	MGr	P03
Issue for Information	10/10/24	MGR	P02
Issue for Information	25/09/24	MGr	P01

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Project

Parsonage Gardens
Manchester
M3 2NH

Title

Area Proofs
GIA

Suitability: Work in Progress

Status

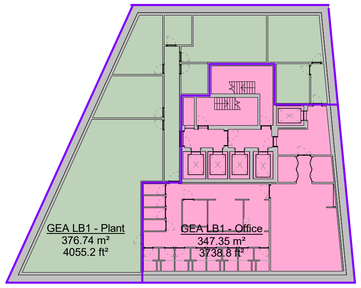
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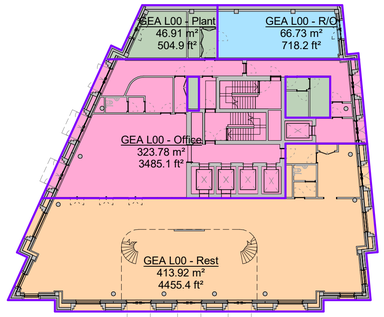
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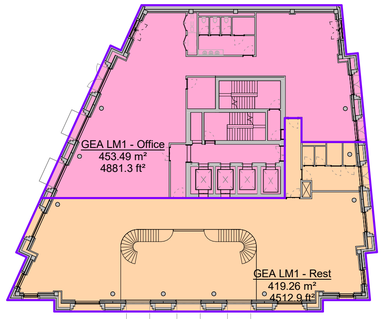
Revision: P03



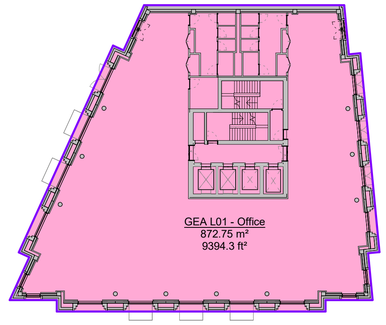
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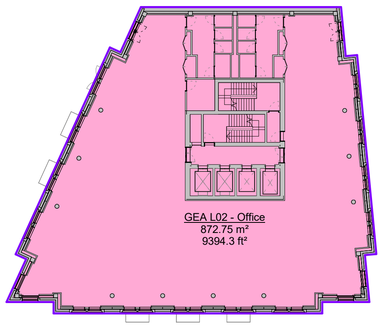
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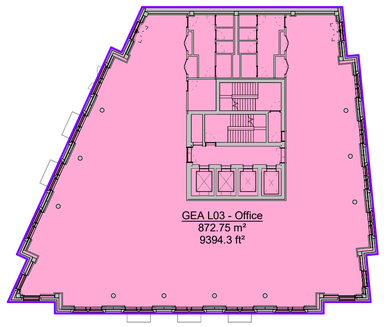
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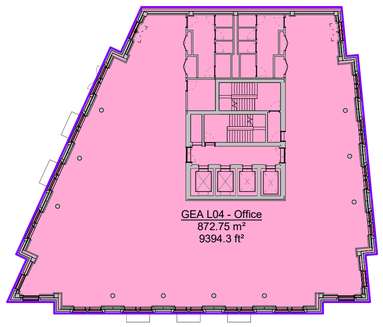
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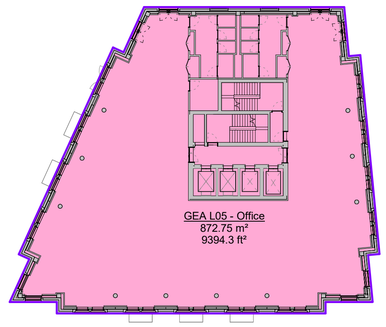
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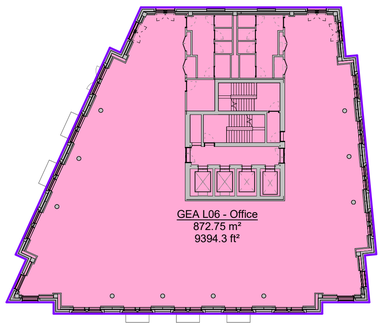
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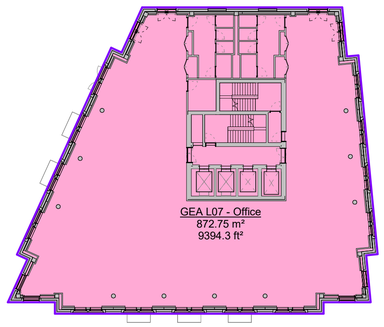
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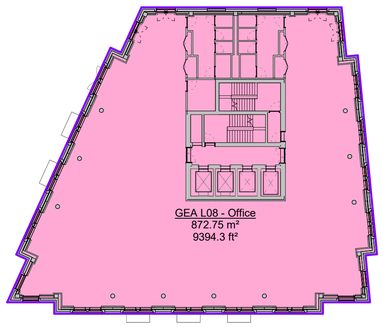
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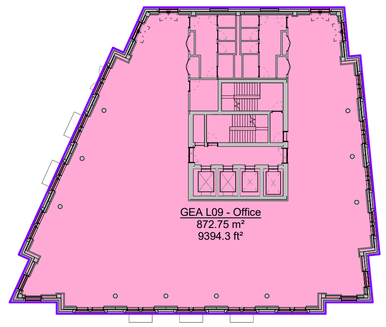
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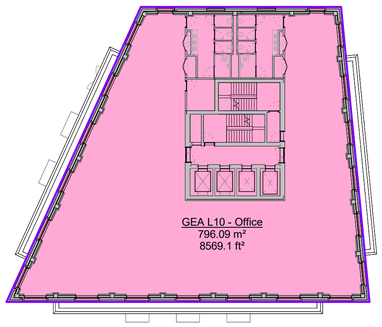
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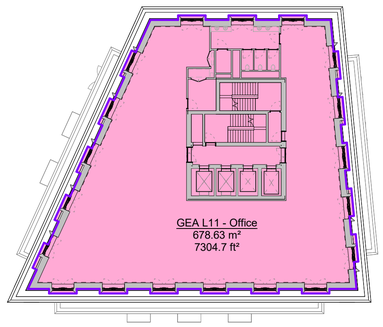
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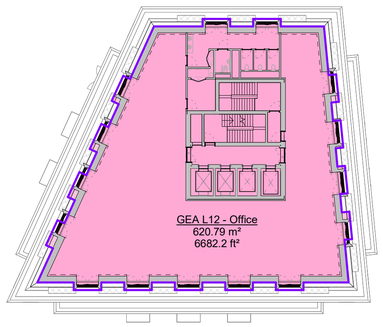
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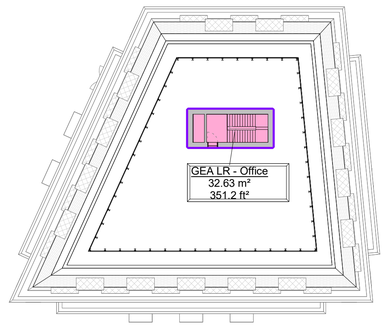
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14 Level 11 - FFL
1 : 300



15 Level 12 - FFL
1 : 300



16 Roof - FFL
1 : 300

N

KEY:
- Retail
- Office
- Plant
- Retail/Office

0 1 2 3 4 5 m

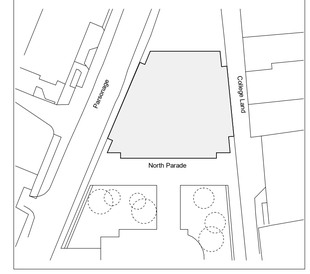
Area Schedule (GEA)

Name	Use	Area SQM	Area SQFT
GEA LB1 - Office	Office	347 m²	3739 ft²
GEA L00 - Office	Office	324 m²	3485 ft²
GEA LM1 - Office	Office	453 m²	4881 ft²
GEA L01 - Office	Office	873 m²	9394 ft²
GEA L02 - Office	Office	873 m²	9394 ft²
GEA L03 - Office	Office	873 m²	9394 ft²
GEA L04 - Office	Office	873 m²	9394 ft²
GEA L05 - Office	Office	873 m²	9394 ft²
GEA L06 - Office	Office	873 m²	9394 ft²
GEA L07 - Office	Office	873 m²	9394 ft²
GEA L08 - Office	Office	873 m²	9394 ft²
GEA L09 - Office	Office	873 m²	9394 ft²
GEA L10 - Office	Office	796 m²	8569 ft²
GEA L11 - Office	Office	679 m²	7305 ft²
GEA L12 - Office	Office	621 m²	6682 ft²
GEA LR - Office	Office	33 m²	351 ft²
Office		11110 m²	119556 ft²
GEA LB1 - Plant	Plant	377 m²	4055 ft²
GEA L00 - Plant	Plant	69 m²	735 ft²
Plant		446 m²	4790 ft²
GEA L00 - R/O	Rest/Office	67 m²	718 ft²
Rest/Office		67 m²	718 ft²
GEA L00 - Rest	Restaurant	414 m²	4456 ft²
GEA LM1 - Rest	Restaurant	419 m²	4513 ft²
Restaurant		833 m²	8968 ft²
GEA Total		12456 m²	134032 ft²

Do not scale from this drawing. All dimensions to be checked on site. All omissions and discrepancies to be reported to the Architect immediately

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Key Plan



Description	Date	Chk	Rev
Issued for Information	16/04/25	MGr	P03
Issue for Information	10/10/24	MGR	P02
Issue for Information	25/09/24	MGr	P01

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Project

Parsonage Gardens
Manchester
M3 2NH

Title

Area Proofs
GEA

Suitability: Work in Progress

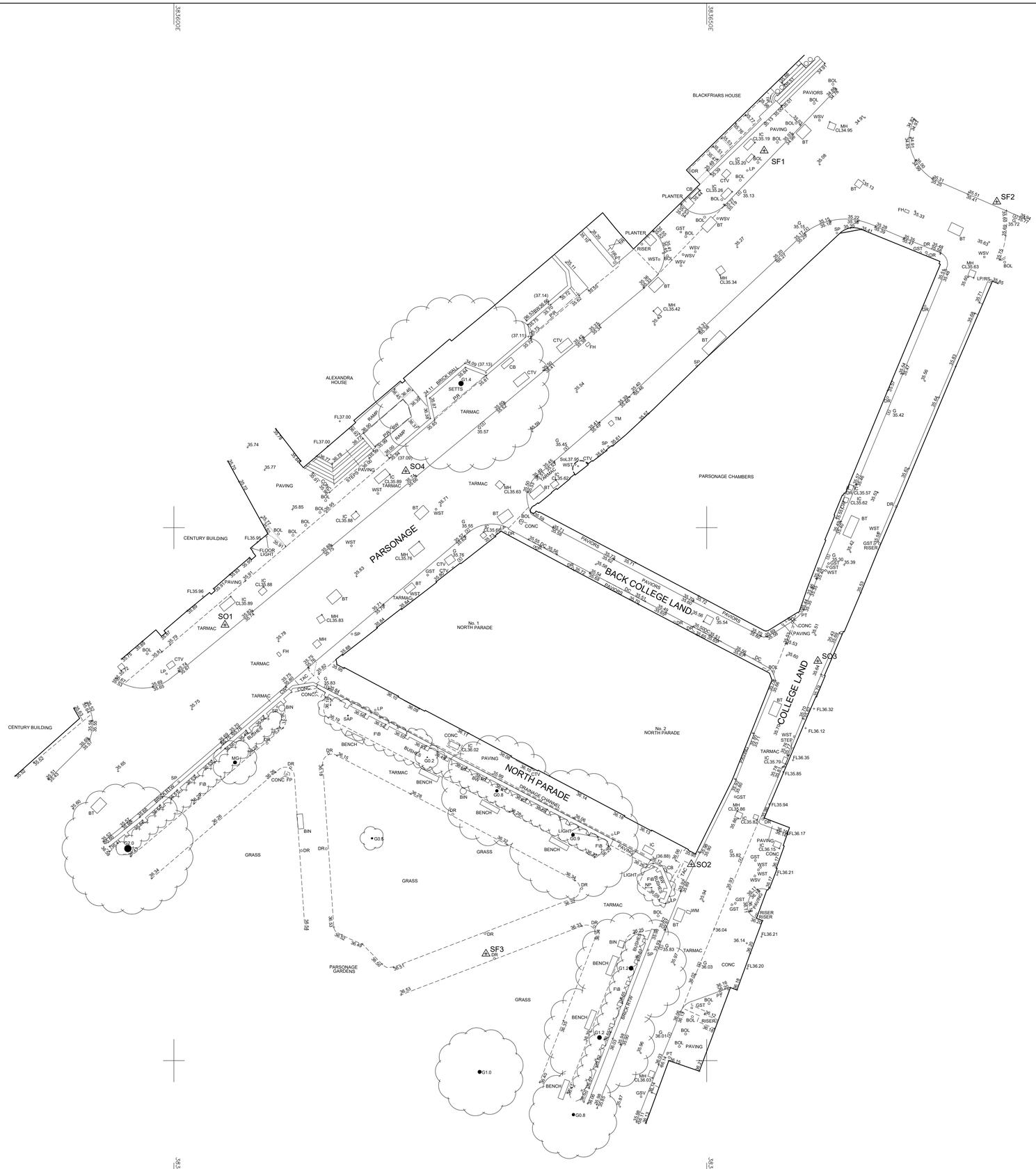
Status

Date	Scale @ ISO A1	Job Number
18/09/24	As indicated	19020

Drawing Number: 19020-SQP-ZZ-ZZ-DR-A-05103

Revision: P03

Appendix 8 – Topographical Survey



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N

Note:

The survey is plotted on a plane local Grid. Orientation to National Grid.

All levels relate to Ordnance Datum, achieved using the OS National GPS Network.

Survey Control Markers established for Mapping purposes only and should not be used for Construction without the written approval of Survey Operations Ltd.

SURVEY STATIONS

Name	Easting	Northing	Height
SO1	383604.79	398490.88	35.80
SO2	383648.56	398468.42	35.91
SO3	383660.43	398487.49	35.56
SO4	383621.76	398505.31	35.82
SF1	383655.39	398535.36	35.16
SF2	383677.22	398530.58	35.70
SF3	383629.28	398460.02	36.47

Survey Operations

Smith Street, Skelmersdale, Lancs. WN8 8LN
Tel: 01695 725662 Fax: 01695 51816
Email: mail@survops.co.uk – www.survops.co.uk

Client: Chroma Consulting UK Limited

Drawing Title: Topographical Survey of Land at:
One North Parade,
Manchester.

Scale(s)	1:200	Surveyor	SF
Date	Aug 24	Drawn	AW
Job Number	24B297	Checked	MG

Sheet Size & Drg Number & Revision: A1 24B297/001

Appendix 9 – Archaeology Desk Based Assessment

CIVIC HERITAGE

One Parade North, Manchester

Archaeological Desk-based Assessment

May 2025

PREPARED FOR

Beaconsfield Commercial Limited



Archaeological Desk-based Assessment

Prepared By	Natalie Poundall
Reviewed By	Katie Fletcher
Report Reference	61129_One Parade North_Archaeological Assessment
Issued	01/05/2025
Front Cover	National Library of Scotland 1851 Ordnance Survey map

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Acknowledgements	Civic Heritage would like to thank Beaconsfield Commercial Limited for commissioning the project. Further thanks are given to Ian Miller and Lesley Dunkley of GMAAS for their advice and assistance. The desk-based research and report were compiled by Natalie Poundall, and illustrations were provided by Richard Ker.

CONTENTS

CONTENTS 1
1. Introduction 2
1.1. Background 2
1.2. Designations 3
2. Methodology 5
2.1. Introduction 5
2.2. Research sources 5
2.3. Site inspection 5
2.4. Significance and impact assessment methodology 5
3. Planning Policy 6
3.1. Introduction 6
4. Historical and archaeological background 9
4.1. Introduction 9
4.2. Prehistoric (pre-10,000 BC to AD 43) 9
4.3. Roman (AD 43 – AD 410) 9
4.4. Medieval (AD 410 – AD 1540) 10
4.5. Post-medieval and Industrial (AD 1540 – *c* AD 1914) 10
4.6. Development of the site 11
4.7. Previous archaeological works 18
5. Site Inspection 19
6. Gazetteer 22
7. Significance 24
7.1. Policy context for heritage assets 24
7.2. Designated heritage assets 24
7.3. Significance of the archaeological resource 24
7.4. Summary of significance 25
8. Impact Assessment 27
8.1. Site conditions 27
8.2. Proposed development 27
8.3. Review of impact on the archaeological resource 27
9. Conclusions 28
9.1. Planning policy 28
9.2. Recommendation for further work 28

EXECUTIVE SUMMARY

Beaconsfield Commercial Limited is devising proposals for the redevelopment of One North Parade, within Manchester city centre (centred on NGR 383639, 398487). In order to facilitate the planning process, Civic Heritage were commissioned to carry out an archaeological desk-based assessment of the proposed development site. The assessment is based on the findings of an initial desk-based assessment that was produced by Salford Archaeology in 2020. This desk-based assessment was intended to establish, as far as possible, the nature and significance of the sub-surface archaeological resource, in order to enable informed recommendations to be made for the future treatment of any surviving archaeological remains.

The proposed development area is situated within Manchester city centre and comprises two adjacent buildings. The first building is the 1 North Parade and the second is The Parsonage Building, located at 5 Parsonage. The development area does not contain any designated heritage assets, however, it is located within the Parsonage Gardens Conservation Area. A separate heritage statement is being prepared for the upstanding buildings within the site.

The development area partially falls within the Area of Medieval Manchester. However, extensive post-medieval and later activity across the proposed development area has likely removed the majority of any evidence of medieval occupation.

During the 18th century, the development area was occupied by housing. Little further development took place at the site until the second half of the 19th century, when the houses of North Parade and Back College Land were demolished and replaced by the existing buildings at 1 North Parade and No. 5 Parsonage, which were used mainly as warehousing during this period. These buildings are of medium and low significance, respectively. An on-site information panel may be required to mitigate against the loss of these buildings and any buried archaeological remains.

The site has some potential to contain buried archaeological remains of low significance. Remains may include 18th-century houses. Without a programme of mitigation, the proposed development could damage or destroy these remains.

Following consultation with Greater Manchester Archaeological Advisory Service (GMAAS), an archaeological watching brief will be required during ground-breaking works. This would offset the harm of the development of the buried archaeological resource, in line with the guidance provided by the National Planning Policy Framework and the Local Plan. The scope of the archaeological watching brief will be outlined within a Project Design, produced in consultation with GMAAS and the client.

Further excavation may be necessary if significant archaeological remains are encountered during the archaeological monitoring and recording. The scope of any such further investigation will be determined by GMAAS and outlined within an updated Project Design.

1. Introduction

1.1. Background

1.1.1. Purpose

Beaconsfield Commercial Limited are devising proposals for the construction of a multi-storey office complex (centred on NGR 383639, 398487). In accordance with National, Regional and Local Planning Policies, Beaconsfield Commercial Limited have commissioned Civic Heritage to carry out an archaeological desk-based assessment for the proposed development site. The assessment will support the planning application for the scheme and has largely reproduced the text from an initial desk-based assessment that was produced by Salford Archaeology in 2020 (Salford Archaeology, 2020).

The desk-based study aimed to identify as far as possible from existing records, the nature, extent and significance of the archaeological remains within the site so that an informed decision may be made regarding the nature and scope of any further scheme of archaeological works that may be required in relation to the proposed development. The archaeological resource may include below-ground remains, earthworks, standing buildings and other structures. A detailed consideration of the above-ground historic environment is not considered within this assessment, which is focused on below-ground heritage assets. A separate heritage statement is being produced for the upstanding buildings within the site.

1.1.2. Location

Imco Holdings Ltd are preparing a planning application for the demolition of the 1 North parade and The Parsonage buildings (at 5 Parsonage) and the construction of a multi-storey office block to the north of Parsonage Gardens, Manchester (centred NGR 383639, 398487; Plate 1; Figs 1-2; referred to herein as the Site). The Site comprises the One North Parade building, and No.5 The Parsonage building. The Site is bounded by Parsonage Chambers (No. 3 Parsonage) to the north, College Land to the east, Parsonage to the west and Parsonage Gardens to the south. The Site lies at a height of approximately 36m above Ordnance Datum (aOD).



Plate 1 Recent satellite image of the Site, showing the red line development boundary

1.1.3. Topography and Landuse

Topographically, the Manchester conurbation as a region lies within an undulating lowland basin, which is bounded by the Pennine uplands to the east and to the north. The region as a whole comprises the Mersey River valley, whilst the rivers Irwell, Medlock, and Irk represent the principal watercourses in Manchester (Countryside Commission, 1998, p. 125).

1.1.4. Geology and Soils

The solid geology of the area comprises the sandstone of the Chester Formation, which is overlain by glaciofluvial deposits of sand and gravel (BGS, 2025).

1.2. Designations

The Site does not contain any heritage assets that are afforded statutory protection, such as Listed Buildings, Scheduled Monuments, or any Registered Parks and Gardens. The Site does, however, fall within the Parsonage Gardens Conservation Area.

Parsonage Gardens Conservation Area Description: "*The Gardens are bordered by large and impressive buildings. Most are in orange-red brick or terracotta, although one modern-style steel and glass structure merges well into its surroundings.*

Arkwright House on the south side stands out, as it is clad in white Portland stone. It is an impressive 7-storey office block with gigantic 3-storey Corinthian pilasters, cornices and arched windows on the ground floor. Built in 1929 it is one of the City's most recent constructions to be listed by the Department of the Environment as being of special architectural or historic interest.

The Kendal Milne's department store on Deansgate is an even more recent listed building. Built a decade later than Arkwright House, it is a prime example of the Modern Movement in Manchester, with its plain facades of vertical glass brick windows divided by flat ribs and without any external expression of the intermediate floors.

Also on Deansgate, at numbers 62-66, is Hayward's Building, dating from 1875. It is probably Manchester's most complete shop of the period, with elliptical arches over the windows and some of the original mahogany fittings and showcases inside. The front of the building is elaborately carved stonework in Italian Palazzo style with paired windows, stone mullions and figurehead key-blocks, plus a balustrade over the projecting cornice.

The conservation area extends as far south as Bridge Street, which is a busy shopping street of small-scale Victorian and Edwardian shops, providing a variety of height, material and detail of high architectural and aesthetic quality. Few streets of this kind in Manchester have been preserved in such good condition.

The oldest building remaining in the area was originally built as a pair of 3-storey Georgian houses, at numbers 31 and 33 on King Street West. The building was constructed around 1800 in red brick with two pairs of stone pilasters and a central pediment. The ground floor has been replaced by modern shopfronts. The present appearance would be enhanced if the building were to be restored to its original state.

Parsonage Gardens conservation area embraces a length of river frontage to the Irwell and this also includes part of the bridge on Blackfriars Street, half of which is in Salford. This heavy stone bridge was built around 1820 to replace a light timber footbridge of 1761. One of the three semi-circular arches is partly embedded in the river bank on the Manchester side.

Since the 1870s the open balustrade above the cornice had been replaced in cast iron, which purposely obscured a view of the river as it was so polluted. In 1991 the parapet was replaced with stone-clad reinforced concrete, which restored the exterior, river face of the bridge, close to its original appearance." (DGM1605).

There are 44 statutory Listed Buildings, four locally Listed buildings and seven Conservation Areas within a 250m radius of the Site. In total, six Listed Buildings and one conservation area are within 100m of the Site (Table 1).

The proposed development will not have a physical impact on these designated heritage assets, and so they are not considered further in this report; however, it may have an indirect impact on the setting of the designated heritage assets. A detailed consideration of the above-ground historic environment is not considered within this assessment, which is focused on below-ground heritage assets. A separate heritage statement is being produced for the Site.

Description	Designation	HER Number	National Grid Reference
Blackfriars Bridge	Grade II Listed Building	8288.1.0	SJ 83651 98593
Haywards Building	Grade II Listed Building	8373.1.0	SJ 8371 9850
51–63, Deansgate, Barton's Building including Barton Arcade	Grade II* Listed Building	396.1.0	SJ 8375 9846
14 St Mary's Parsonage (National Buildings)	Grade II Listed Building	12130.1.0	SJ 83566 98477
Arkwright House	Grade II Listed Building	8530.1.0	SJ 8359 9842
98-116 Deansgate (Kendal Building)	Grade II Listed Building	8374.1.0	SJ 83640 98368
St Ann's Square	Conservation Area	DGM1471	

Table 1 list of designated heritage assets within 100m of the Site

2. Methodology

2.1. Introduction

The aim of the desk-based assessment is to consider the potential impact of the proposed development upon any buried archaeological remains within the site. The production of the assessment followed the Chartered Institute for Archaeologists (CIfA) standard and guidance for undertaking archaeological desk-based assessments (CiFA, 2020).

2.2. Research sources

The desk-based assessment consists of existing written, cartographic, photographic and electronic information, which have been analysed in order to identify known and unknown heritage assets. These include:

- National Library of Scotland;
- The Historic Environment Record supplied by GMAAS on 30th April 2024;
- The National Heritage List for England (NHLE);
- Reports of archaeological work carried out in the Study Area;
- A History of the County of Lancaster;
- Previous archaeological assessment;
- Historic Landscape Characterisation, and;
- Historical trade directories.

2.3. Site inspection

The aim of the site inspection was to relate the findings of the desk-based study to the existing land use of the application area, in order to identify any evidence for surviving below-ground remains.

2.4. Significance and impact assessment methodology

The Secretary of State's criteria for the scheduling of ancient monuments, outlined in Annex 1 of '*Scheduled Monuments: identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979'* (DCMS, 2013) provides a methodology for assessing archaeological significance. These criteria have been utilised in Chapter 7.3) of this assessment.

The International Council on Monuments and Sites (ICOMOS) issued '*Guidance on Heritage Impact Assessments for Cultural World Heritage Properties'* in January 2011 (ICOMOS, 2011), which outlines an option on assessing heritage value. In line with the ICOMOS guidance, this document states that an archaeological asset's significance can be assessed as very high, high, medium, low, negligible or unknown (Chapter 7.4).

The impact assessment assesses the potential impact of the proposed development upon the significance of the archaeological resource within the Site. Mitigation strategies may be recommended in order to reduce the level of impact on the significance of the identified assets.

3. Planning Policy

3.1. Introduction

This assessment accords with National, Regional and Local Planning Policies which relate to the historic environment. National planning policies relevant to heritage asset management are contained within the National Planning Policy Framework (NPPF 2024).

3.1.1. National Planning Policy Framework (NPPF)

The NPPF sets out the Government's planning policies for England, which aim to achieve sustainable development (Ministry of Housing, Communities & Local Government, Dec 2024). Sustainable development is defined by three overarching objectives: economic, social and environmental. Section 16 deals specifically with Conserving and enhancing the historic environment (paragraphs 202-221). The section states that heritage assets are an irreplaceable resource that can range from buildings of local historic importance to World Heritage Sites, that should be conserved 'in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'.

Paragraph 203 states that: Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 207 states that "local planning authorities, when determining applications, should require the applicant to describe the significance of any affected heritage assets, including any contribution made by their setting. 'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation".

Paragraph 216 states that the effect of a proposal on non-designated heritage assets (designated assets are covered in paragraphs 207-210) should be taken into account in determining a planning application.

Paragraph 218 states that local planning authorities should require developers to record and advance understanding of any heritage assets to be lost, in a manner appropriate to their importance and impact, and to make this evidence publicly accessible.

3.1.2. Local Development Framework

The NPPF outlines the need for local planning policies to create local plans and frameworks to implement the NPPF at a local level. Manchester City Council adopted a Core Strategy in July 2012. *Policy EN 3 – Heritage* sets out the approach to the Historic Environment.

Policy EN 3 states:

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, 2012, p. 172).

An addendum was produced in 2024 to be read in conjunction with the Core Strategy. The addendum states that the second paragraph of Policy EN 3 is to be replaced by Places for Everyone (PfE) policies (see below).

3.1.3. Places for Everyone

Places for Everyone (PfE) was adopted in March 2024 and forms part of the development plan for nine districts in Greater Manchester. Places for Everyone Plan is a strategic plan, and it does not cover everything that a local plan would, therefore Local Plans set out more detailed policies (both strategic and non-strategic).

In relation to the historic environment, Policy JP-P2: Heritage: '*We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place. Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive management and integration of our heritage by:*

1. Setting out a clear vision that recognises and embeds the role of heritage in place-making;

2. Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised;

3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;

4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and

5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

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, architectural, 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 will 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" (Greater Manchester combined authority, 2024, pp. 192-4).

Manchester City Council is advised on archaeological matters by the Greater Manchester Archaeological Advisory Service (GMAAS).

4. Historical and archaeological background

4.1. Introduction

The historical background provides context for the Site and has been largely reproduced from a Salford Archaeology Report (2020) that covered the entire Site.

4.2. Prehistoric (pre-10,000 BC to AD 43)

The current understanding of human activity in the Manchester region during the prehistoric period is poor, although it is reasonable to suggest that several areas in the centre of the city, such as Castlefield and Ardwick, may have been conducive for late prehistoric settlement on account of the natural topography and the abundance of natural water sources (i.e. rivers) (Gregory, 2007). The Site is located close to the River Irwell, on a band of sand and gravel, which makes the area favourable for early activity (Arrowsmith, 2010).

Physical indications of human activity are provided by a small number of residual finds. A Neolithic flint flake, for instance, was found at Spinning Field, near Deansgate, and reported in the *Transactions of the Lancashire and Cheshire Antiquarian Society* in 1892 (HER 414.1.0) (Sutton, 1892). A Neolithic stone hammer and arrowhead were unearthed in the Castlefield area of Manchester in 1845 (HER 119.1.0), whilst excavations at 77-83 Liverpool Road (HER 13944.1.0) produced two Mesolithic flints, one Neolithic/Bronze Age waste flake and a single sherd of late Bronze Age/Iron Age pottery. These finds complement a growing regional body of evidence representing prehistoric activity, known to be concentrated on well-drained sand and gravel sites in proximity to watercourses and moss lands.

There is no known evidence for prehistoric activity within the boundary of the Site, and the potential for any such remains to survive from this period is considered to be very **low**, particularly due to the intensive development since the mid-eighteenth century.

4.3. Roman (AD 43 – AD 410)

The first military occupation of Manchester was established during the governorship of Agricola (AD 77-84), and commenced with a five-acre wooden fort, known as *Mamucium* (Bruton, 1909), situated *c* 850m south of the Site. The fort underwent several phases of development, and so the earlier defences were deconstructed and improved. The military complex evolved in response to the ongoing military campaigns, from a purely defensive site to an established supply depot, essential to the expansion and consolidation of control in the region. The maturation of the military complex can be seen in the growing body of evidence for a military annexe, occupying an area to the north and east of the fort (Arrowsmith, 2016, pp. 9-12). Evidence pertaining to this annexe is relatively scant and thus the exact nature of early settlement is unclear.

As this military complex developed, a grid of roads was laid out and a substantial extramural settlement, or *vicus*, grew up. This settlement was made up of civilians, attracted by the security and commercial benefits of the nearby fort. Based on archaeological excavations and the distribution of Roman finds, the limits of this civilian settlement appear to have extended south-eastwards along Chester Road, terminating somewhere in the vicinity of Great Jackson Street, northwards from the fort to approximately Quay Street, westwards along Liverpool Road for *c* 100m from the north-west corner of the fort, and eastwards across Deansgate to the area now occupied by Beetham Tower. The Roman Road heading north from the fort at Castlefield ran nearby the Site, along Deansgate, and is labelled on the 1848 OS map (Plate 3). Roads from the fort linked Manchester with Buxton to the south-east, Chester to the south, Wigan to the north-west, Ribchester to the north, and Castleshaw and York to the north-east. The settlement was well connected in terms of trade and consequently lasted until the late third century AD.

The Roman road linking Castlefield Roman Fort to Ribchester (HER 14.1.0) runs nearby the Site, however, the potential for any *in-situ* remains of Romano-British activity to survive is considered to be **low** due to the intensive development throughout the post-medieval and industrial periods.

4.4. Medieval (AD 410 – AD 1540)

There is very little archaeological evidence in the region as a whole that represents the period between the end of the Roman occupation and the Norman Conquest of 1066. The area around Manchester came under the control of several kingdoms during this period. In AD 620, Edwin occupied Manchester, and it may have been at this time that settlement in the town was established around the cathedral (Farrer & Brownbill, 1908).

In AD 919, the Anglo-Saxon king, Edward the Elder, established a fortified base, or burh, at Manchester, which was then part of Viking Northumbria. It has been suggested that the burh lay within the area around the cathedral, which had become a focus for settlement by the late-eleventh century. The site occupied presently by Chetham's School is thought to have been the site of a castle founded by Manchester's Norman barons.

Following the Norman Conquest, William I assigned most of the land between the Ribble and Mersey rivers to Roger of Poitou, who retained the manor of Salford demesne (Tupling, 1962, p. 116), but divided his other newly acquired land into several fiefdoms (Kidd, 1996, p. 13). The largest of these was the landholding centred on Manchester, created by the grant of extensive lands in the hundreds of Salford, Leyland and West Derby to Albert Grelley (Tupling, 1962, p. 116).

By the thirteenth century, the Grelley family had established a manor house at the confluence of the rivers Irwell and Irk and the medieval town grew up around it (Hartwell, et al., 2004, p. 256). It was from this hall that they governed both the manor and the extensive barony. In 1222 Manchester was granted an annual fair, and in 1301 Thomas Grelley was granted the Great Charter of Manchester by Edward I, and thus it became a free borough (*ibid*).

The Site borders the Area of Medieval Manchester (HER 16050.1.0), which is defined from burgage plots mapped in Michael Morris' book, '*The Archaeology of Greater Manchester: Medieval Manchester*' and evidence from excavation adjacent to the John Rylands Library on Deansgate (Morris, 1983). The Site also falls within the Parsonage Gardens Conservation Area. Parsonage Gardens was first recorded as a plot of land in 1066, when after the Norman Conquest, William granted tenancies to Albert Greslet, then Baron of Mamecestre. The manor house and land formerly belonging to Albert Greslet was transferred to the La Warre family in 1309. Thomas La Warre was the twelfth baron in 1398 and became the parson of St. Mary's, the parish church. La Warre elevated the church the parish church to a collegiate church by procuring a licence in 1421 from King Henry V. Extensive gardens surrounding the church catered for the pupils, and consequently, the area is known as Parsonage Gardens. It is possible that the name Deansgate derives from the college, possibly meaning 'way to the Deans' or a 'route used by the Deans' of the College (https://secure.manchester.gov.uk/info/511/conservation_areas/1100/parsonage_gardens_conservation_area/2).

The Site is located within an area of known medieval settlement activity, and therefore the Site was likely occupied during the medieval Period. The potential for buried archaeological remains within the footprints of the One North Parade building and No.5 The Parsonage building is considered to be **low** due to the extensive development throughout the post-medieval and industrial periods.

4.5. Post-medieval and Industrial (AD 1540 – *c* AD 1914)

In 1547, the college at St Mary's was dissolved. The wardens were provided with a college house in 1578 and in 1635, the area known as Parsonage Croft, a two acres plot of land now called Parsonage Gardens, was also given to the wardens.

During the 18th century, south-east Lancashire as a whole was predominantly an agricultural area of isolated settlements and market towns, with the burgeoning town of Manchester at its heart (Williams & Farnie, 1992, p. 3). By the 1780s, the national demand for textiles and concomitant mill building transformed Manchester into a centre of the factory-based cotton-manufacturing industry (Baines, 1835). The industrialisation of Manchester was greatly facilitated by an expansion of the region's waterways and the introduction of the canal network, which provided an efficient means of transporting bulk loads of goods. This crystallised with an Act of Parliament that made the rivers Mersey and Irwell navigable from Warrington to Manchester, opening up trade to Manchester and Salford from the expanding port of Liverpool.

In 1756, the newly built Church of St Mary at Parsonage Croft was consecrated. However, during the Victorian Period, the congregation moved away from the city centre and so the church was demolished in 1891. The residence of Thomas La Warre, known as Parsonage House, was demolished in 1897. The names of the streets surrounding Parsonage Gardens reflect the history of the area and its connection to the church of St Mary. Names of the surrounding streets include Parsonage Lane, St Mary's Parsonage, College Land and St Mary's Street (https://secure.manchester.gov.uk/info/511/conservation_areas/1100/parsonage_gardens_conservation_area/2). The name of the street 'Back South Parade' is also linked to the church, as 'parade' indicates that the street was used for church parades.

4.6. Development of the site

The development of the Site may be traced reasonably well from the sequence of available historic mapping. The earliest reliable published map that shows the study area at a useful scale is Casson and Berry's map of 1751, which shows Parsonage Croft, later Parsonage Gardens to the south of the Site (Plate 2). The map shows that Parsonage Croft as a landscaped area, and North Parade was fronted by seven houses. Other structures, possibly houses, are shown along Parsonage Bank and Parsonage Lane.



Plate 2 Extract from Casson and Berry's map of 1751 showing the location of the Site, not orientated north

Green's *A Plan of Manchester and Salford,* 1787-1794 is the next map to capture the Site (Plate 3; Fig. 3). The map shows North Parade comprising a row of buildings with yards to the rear opening onto Back College Land. Scholes' directory of 1794 listed those living at North Parade. James Billinge was a gentlemen living

at 2 North Parade, and Mrs Hallsworth, a calenderer lived at 1 North Parade. 5 and 6 North Parade were occupied by Mrs Ackers and Mrs Aldred, respectively. A tailor named Edmund Lord lived at 7 North Parade (Slater 1794). By 1794, St Mary's Church had been constructed to the south of the Site.

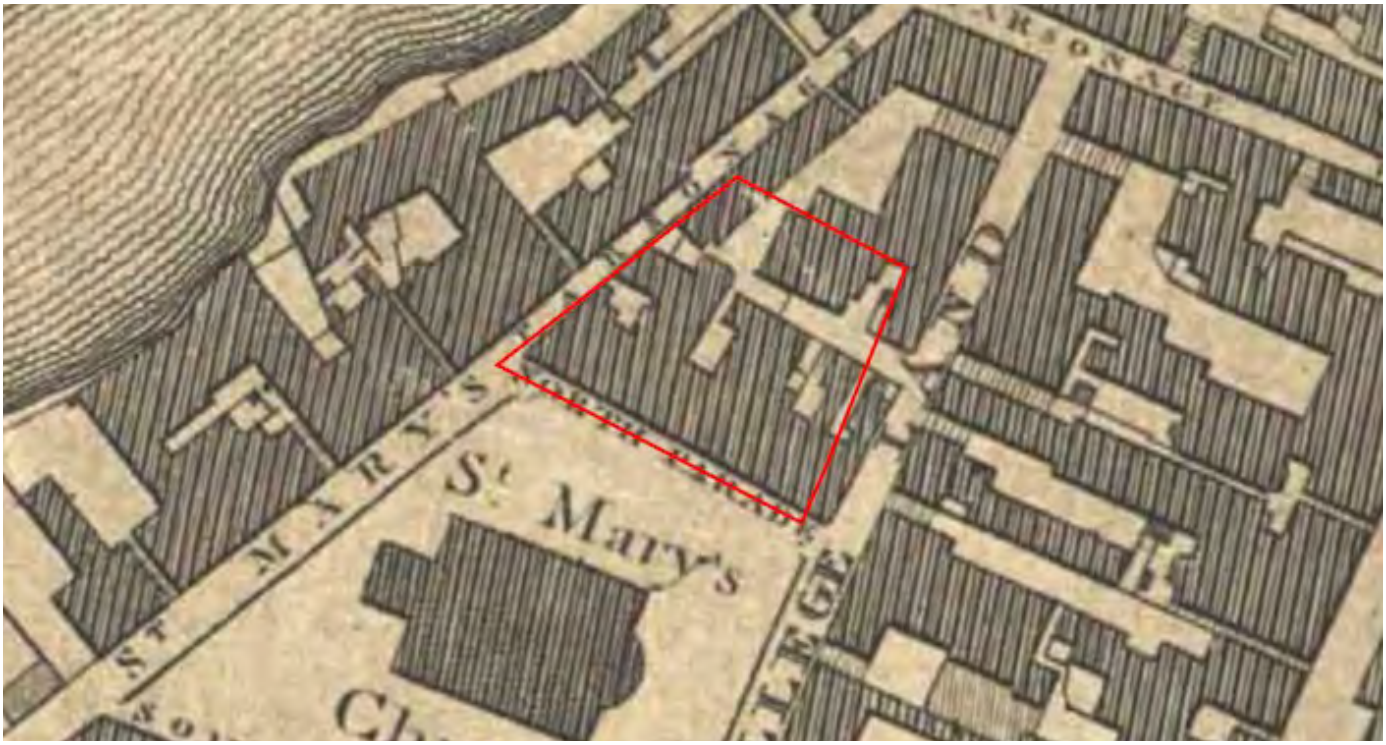


Plate 3 Extract from Green's map of 1787-1794, with Site boundary

Swire's map of 1824 (Plate 4; Fig. 4) and Bancks & Co.'s map of 1831 (Plate 5; Fig. 5) show the Site as it appeared on Green's map of 1787-1794 (Plate 3), indicating that little development had taken place within the Site during the first half of the 19th century. Pigot & Dean's directory of 1821-1822 records the residents of North Parade, with Daniel Jackson, a shopkeeper, at 2 North Parade, a timber merchant at 4 North Parade, and an accountant and ladies' seminary at 5 North Parade. Charles Wallwork, a surgeon, was also listed at North Parade, however, the house number was not included in the directory (Pigot & Dean 1821-22).



Plate 4 Extract from Swire's map of 1824 with Site boundary



Plate 5 Extract from Bancks & Co.'s map of 1831 with Site boundary

The 1851 Ordnance Survey map is the next to capture the site (Plate 6; Fig. 6). The map shows the houses of North Parade with a similar footprint to those shown on earlier mapping, indicating a continued use of these residences. Whellan's directory of 1853 records some of the occupants of the Site during the mid-19th century. A brush manufacturer, named Charles P. Robson, lived at 2 North Parade. Next door, at 3 North Parade, was Alfred Charlton, a calenderer and the occupier of 7 North Parade was John Greenhalgh, an upholsterer. Another resident of the street was Andrew Howarth, a blacksmith and veterinary surgeon, although no house number is given (Whellan & Co 1853).



Plate 6 Extract from the Ordnance Survey map of 1850 with site boundary

The 1861 census return lists the Greenhalgh family at 1 North Parade (RG09/2954). John Greenhalgh was listed as the head of the household, living with his wife, Mary, and their children. The census return also listed the Greenhalgh family's servant, Ellen Mather, and three visitors, Bethsheba Tonks and her two children. The Hodgkinson family lived at 2 North Parade, with the head of household being Mary Hodgkinson, a schoolteacher (RG09/2954). The Rate Book for North Parade lists the owner of 1-6 North Parade as G. H. Ackers, along with the tenants, including John Greenhalgh at 2a North Parade, and Mary Hodgkinson at 2 North Parade (Poor Rate Assessments M 9/40/2/254). Slater's directory of 1863 lists Mary Hodgkinson and John Greenhalgh at North Parade, alongside a surgeon at 8 North Parade, and a brush maker at 12 North Parade (Plate 9; Slater 1863).

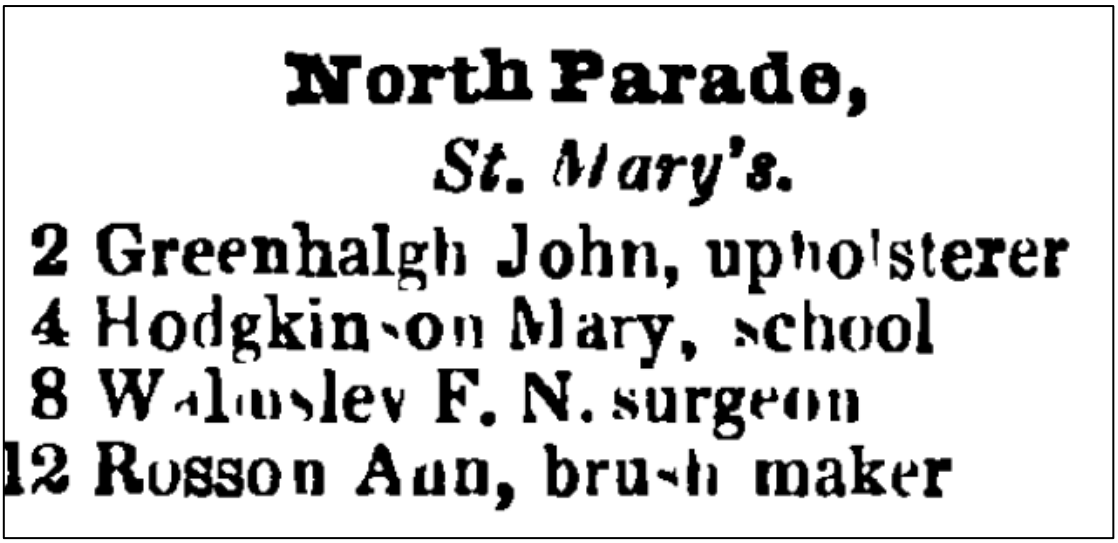

North Parade,
St. Mary's.
2 Greenhalgh John, upholsterer
4 Hodgkinson Mary, school
8 Walmsley F. N. surgeon
12 Rosson Ann, brush maker

Plate 7 Occupants as listed in Slater's directory of 1863

The buildings fronting North Parade had been private residences, however, Slater's directory of 1879 records companies as the occupants of many of the former houses. At 2 North Parade were Huggins W. B. & Co. (commission agents), Bollen & Tidswell (lacemen), and Taylor Brothers (wholesale milliners). 3 North Parade was the Atlas Packing House, which was used by several merchants, including Cariofilli Brothers & Co., Fotiadi Brothers and Margaritti Brothers (Slater 1879).

The Site had been redeveloped in the late 19th century, with three adjoining premises, which currently form the One North Parade Building replacing the earlier terraced houses. Goad's map of 1886 shows the buildings fronting North Parade addressed as 1, 2 and 3 North Parade, which corresponds with the addresses given in Slater's directory of 1879 (Plate 9). The map shows that 1 North Parade had various uses, 2 North Parade was a yarn warehouse, and 3 North Parade was the Atlas Packing House. Goad's map also shows the building located on the north side of Back College Land, The Parsonage Building, which was a yarn warehouse occupied by W. Hughes & Co. in 1886.

The 1891 Ordnance Survey map (Plate 9; Fig. 7) shows the Site comprising the same footprint as Goad's map.

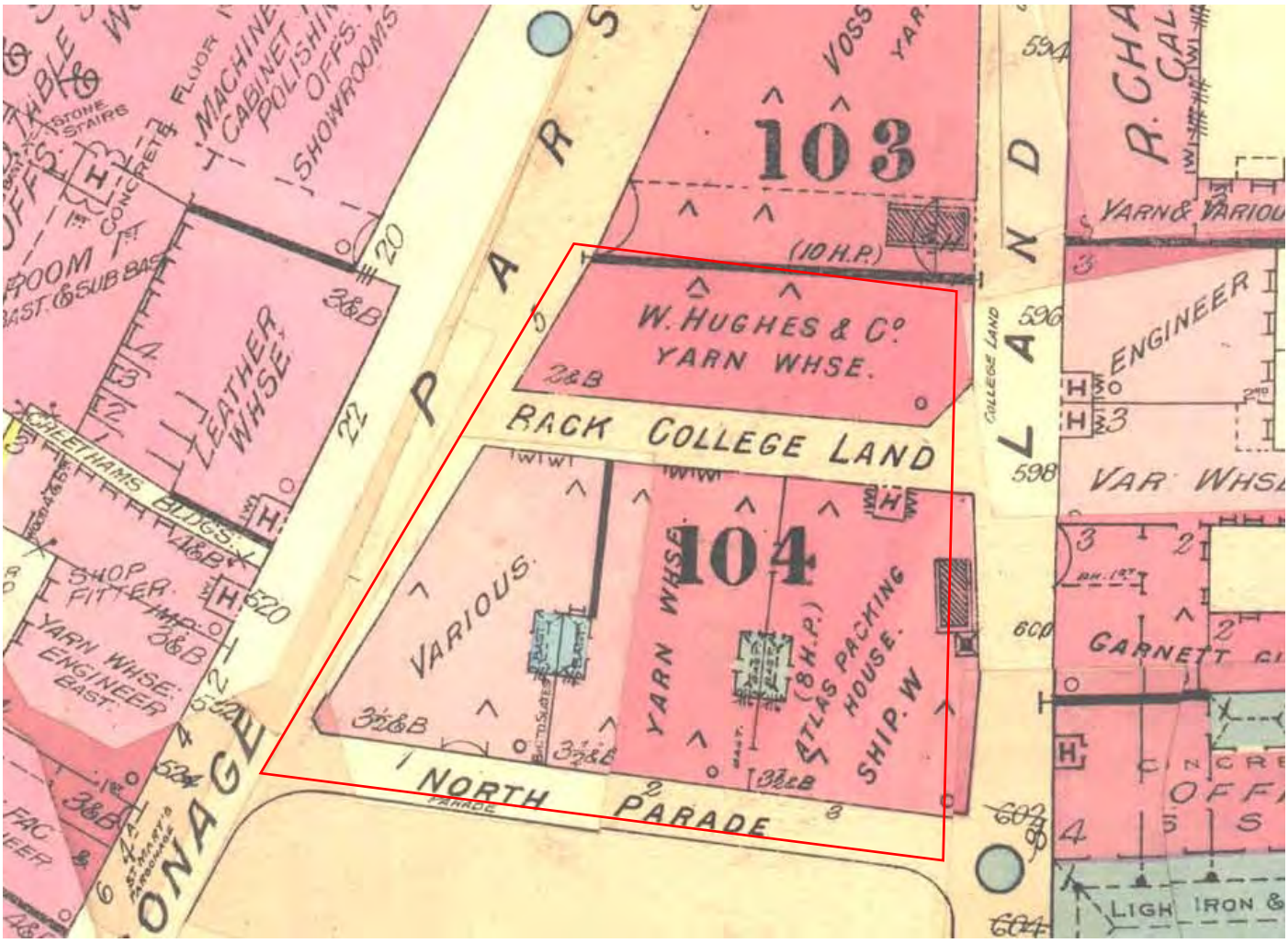


Plate 8 Goad's 1886 map of Manchester with Site boundary

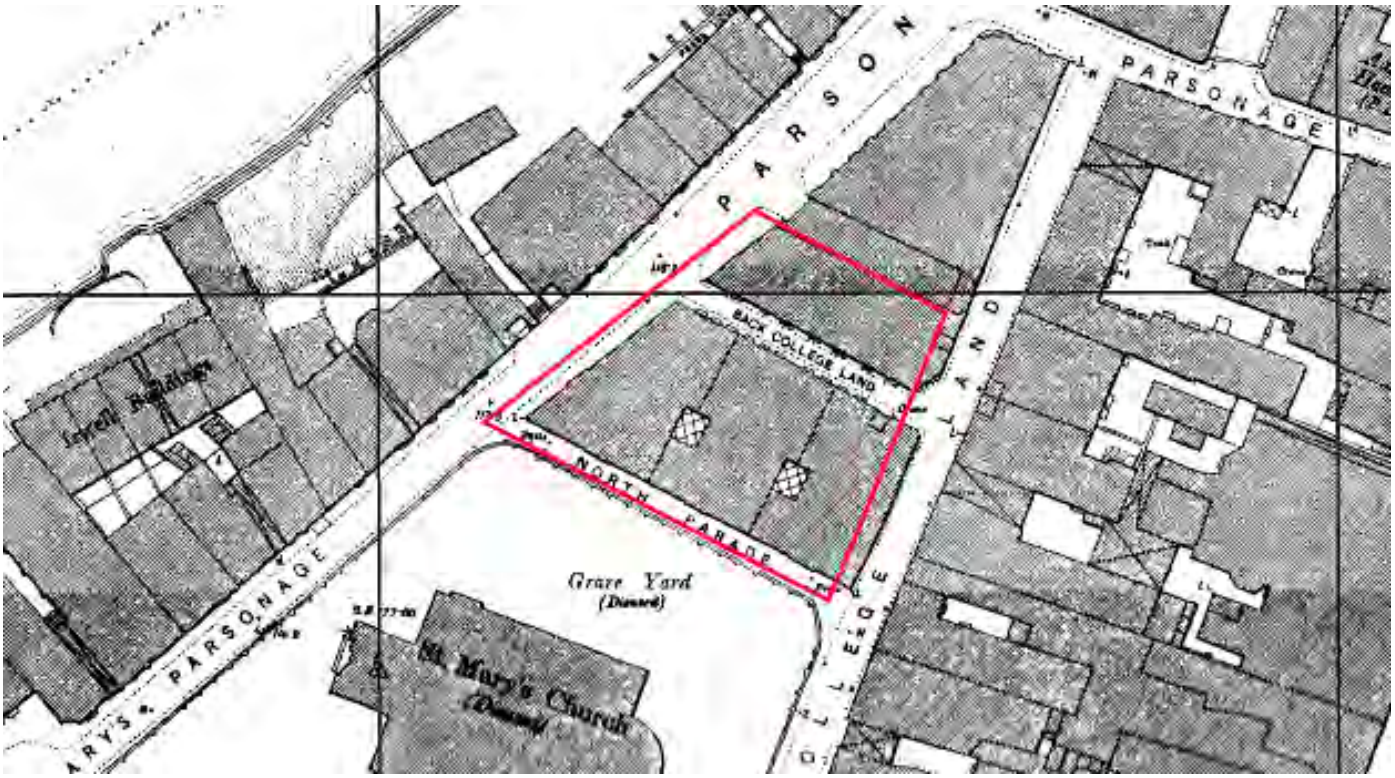


Plate 9 Extract from the Ordnance Survey map of 1891, with Site boundary

Little further development took place at North Parade and Back College Land to the north of Parsonage

Gardens between 1891 and 1933, as the buildings appear to be the same in plan on the 1908 and 1933 OS maps (Figs. 8 and 9) as those shown on the 1891 OS map (Plate 9).

By 1908, the church to the south of the Site had been demolished and the area was repurposed as an open space, known as Parsonage Gardens. A photograph taken in 1944 from a nearby building shows Parsonage Gardens, looking north-east across the area (Plate 9). To the left of the photograph are 1-3 North Parade. The 1948 OS map also shows that the 1 and 2 North Parade had merged, and what was formerly 3 North Parade, is shown on the 1948 map as 2 North Parade.



Plate 10 Photograph of Parsonage Gardens, 1944, looking north-east across the gardens with 1-3 North Parade in the background

A photograph taken in 1963 shows the buildings of Back College Land and North Parade, as seen from St. Mary's Parsonage, looking south (Plate 10). The 1955 (Fig. 11) and 1969 maps show the lack of change in the area since the late nineteenth century and resemble the present-day plan of the Site (Plate 11; Fig. 12). The houses fronting North Parade and buildings of Back College Land shown on the 1851 OS map had been replaced by a row of three buildings by 1891, which remain extant.



Plate 11 Parsonage 1963 looking towards the Site



Plate 12 Extract from the 1969 OS map, showing the Site

4.7. Previous archaeological works

In total, 40 archaeological events have been recorded within 250m of the Site. Non-intrusive events include 18 desk-based assessments, three building recordings, two heritage statements, two heritage impact assessments and an environmental impact assessment.

Intrusive events within 250m of the Site include four watching briefs, four evaluations and six excavations. The nearest event to the Site comprised a programme of evaluation and excavation undertaken at Chapel Wharf on the opposite side of the River Irwell, c. 100m west of the Site. The initial works comprised two evaluations and excavation in 2005 and 2007. A further evaluation was carried out in 2015 and a final phase of excavation 2016 (HER EGM4890; 3903; 3904). The earliest phase of archaeological activity encountered may have dated to the late medieval period, represented by relict plough soils, a burgage ditch, drainage gullies and a refuse pit. An assemblage of late medieval and post-medieval pottery was also recovered. The works also covered the Salford Twist Mill and early housing fronting Chapel Street.

5. Site Inspection

A site inspection was carried out on 28th April 2025. The Site currently encompasses 1 North Parade and The Parsonage Building (at 5 Parsonage), which were both established in the late 19th century (Plate 13; Plate 14; Plate 15). The building at 1 North Parade is a red-brick four-storey building which overlooks Parsonage Gardens to the south. The building has three storeys, with an attic and lower ground floor. Back College Land, a narrow side street, still separates the two buildings within the Site.

The Parsonage Building comprises a red-brick two-storey building with a third-storey attic and a basement level evident (Plate 16).

No additional archaeological features were identified during the site inspection.



Plate 13 View showing the southern elevation of 1 North Parade fronting Parsonage Gardens, facing north



Plate 14 View showing the western elevation of 1 North Parade and 5 The Parsonage



Plate 15 View showing the southern and eastern elevation of 1 North Parade, with the Parsonage building to the rear



Plate 16 View showing the southern elevation of 5 The Parsonage, with basement level visible along Back College Land, facing north-west

6. Gazetteer

The following gazetteer sites (GS) summarise the sites of potential archaeological interest and elements of the historic landscape within the Site and its immediate vicinity. The identification of these heritage assets is drawn primarily from the historic map regression analysis, Historic England, and the HER data, and includes both designated and non-designated heritage assets. The locations of the gazetteer sites are shown on Figures 13 and 14 within Appendix 1 - Figures.

Gazetteer Site (GS)	01
Site Name	Seven houses at North Parade (site of)
Designation	Non-designated heritage asset
HER number	-
Period	18th century
NGR	SJ 83635 98481
Description	The houses at North Parade are labelled on Casson and Berry's map of 1751, and appear similar on Green's map of 1787-1794, Bancks & Co.'s map of 1831, and the 1851 OS map. The houses were likely replaced during the second half the 19th century by the existing building at 1 North Parade.
Assessment	Remains associated with the houses may survive beneath the current building and may therefore be affected by the proposed development. The current One North Parade building contains a basement level, however, the proposed basement will be deeper than the current basement. This has the potential to disturb or damage any archaeological remains.

Gazetteer Site (GS)	02
Site Name	18th-century buildings at Back College Land (site of)
HER number	-
Period	18th century
NGR	SJ 83648 98498
Description	The buildings at Back College Land are shown o Green's map of 1787-1794, Swire's map of 1821, Bancks & Co.'s map of 1831 and the 1851 OS map. The 1851 OS map labels one of the buildings as a stable. The uses of the other buildings are unclear.
Assessment	Remains associated with the former buildings may survive beneath the existing building at 1 North Parade and The Parsonage Building and may therefore be affected by the proposed development. The existing buildings contain a basement and lower ground floor. The proposed development includes a basement that will be deeper than the existing basement. This has the potential to disturb or damage any archaeological remains.

Gazetteer Site (GS)	03
Site Name	1 North Parade
Designation	Non-designated heritage asset
HER number	-
Period	Late 19th century
NGR	SJ 83635 98481
Description	The building at 1 North Parade was built during the second half of the 19th century and originally consisted of three separate premises. Goad's map of 1886 identifies that 1 North Parade had various uses, 2 North Parade was a yarn warehouse, and 3 North Parade was the Atlas Packing House.

Assessment	The building at 1 North Parade Building is currently an upstanding heritage asset that will be demolished as part of the proposed works.

Gazetteer Site (GS)	**04**
Site Name	No. 5 The Parsonage
Designation	Non-designated heritage asset
HER number	-
Period	Late 19th century
NGR	SJ 83613 98454
Description	The Parsonage Building was built during the second half of the 19th century and is located at Parsonage and Back College Land Goad's map of 1886 identified 5 The Parsonage Building as a yarn warehouse occupied by W. Hughes & Co.
Assessment	No. 5 The Parsonage Building is currently an upstanding heritage asset that will be demolished as part of the proposed works.

7. Significance

7.1. Policy context for heritage assets

Under both national and local planning policy, both designated and non-designated heritage assets are to be considered within the planning process (as previously stated in Chapter 3). The NPPF emphasises assessing the development proposals in line with an up-to-date local plan. Therefore, Policy JP-P2: Heritage (Places for Everyone 2024) and Policy EN 3 of Manchester's Core Strategy were consulted as the key Development Plan Document in the Local Development Framework (LDF).

7.2. Designated heritage assets

The Site is situated within 250m of 44 designated heritage assets, however, the proposed development will not have a physical impact on these designated heritage assets, and so they are not considered further in this report (see Chapter 1.2).

7.3. Significance of the archaeological resource

The Secretary of State's criteria for the scheduling of ancient monuments, outlined in Annex 1 of '*Scheduled Monuments: identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979'* (DCMS, 2013) provides a methodology for assessing archaeological significance. This criterion has been used to assess archaeological significance, below.

7.3.1. Historical and archaeological interest

The development of the site relates to the development of Manchester city centre during the industrial period, which is of historic interest. The 18th-century houses are also considered to be of archaeological interest as they form early examples of housing in Manchester.

7.3.2. Baseline Significance conditions

Period

No prehistoric, medieval or post-medieval activity is known to have taken place within the site and the potential for remains is considered to be low.

The most likely remains to be encountered within the site would date to the post-medieval and industrial period, including remains associated with the houses at North Parade (GS01) and buildings at back College Lane (GS02). The building at 1 North Parade (GS03) and the Parsonage Building (GS04) are currently upstanding within the Site.

Manchester quickly developed during the industrial period. Therefore, sites reflecting the city's industrial heritage may be considered significant due to period.

Rarity

Archaeological remains associated with 19th-century houses would not be considered significant due to rarity as many examples have been subject to recent investigation.

Documentation

The historical development of the site can be traced reasonably well from cartographic and other primary sources. Further documentary research would undoubtedly furnish additional evidence, although this is unlikely to alter the outline and conclusions presented in this assessment.

Group value

Buried remains within the site may hold group value in that they are contemporary features.

Survival / condition

The survival, extent and condition of any below-ground archaeological remains within the Site is presently unknown. The existing buildings at 1 North Parade and the Parsonage Buildings contain basement levels and / or lower ground floors, which may have impacted the survival of the 18th-century buildings. However, the development proposals include a basement level that will be deeper than the existing basement levels, which has the potential to affect any surviving archaeological remains.

Fragility / vulnerability

Any buried archaeological remains, should they be present and survive *in situ*, are vulnerable to damage or destruction during any earth-moving works associated with the development scheme.

Diversity

The heritage assets within the Site are likely associated with development of Manchester during the 18th and 19th centuries and therefore may not be considered significant due to diversity.

Potential

There are no prehistoric, Roman or medieval sites within the sites or its environs, and the potential for remains from these periods is considered to be low. The site likely remained undeveloped and used for agricultural purposes during the post-medieval period. Remains from the post-medieval period are considered to be low given the later development of the Site.

The site has some potential for remains associated with 18th-century houses and buildings (GS01-02). The survival of remains associated with the houses has the potential to address the research agendas outlined in the current *Archaeological Research Framework for North West England* (https://researchframeworks.org/nwrf/industrial; Table 2):

Industrial period	
Agenda No	**Agenda Description**
Ind22	How can we take forward our understanding of the impact of industrialisation on the working class and their living conditions?
Ind26	How can we take forward our understanding of the impact of the industrialisation on the middle class, particularly their housing and its location?

Table 2 Industrial research agendas

The later construction of 1 North Parade and The Parsonage Building over the footprint of the 18th-century buildings within the Site may have impacted the survival of them, the extent of which is currently unknown. The Site therefore has low potential to address the research agendas listed above (Table 2).

The existing buildings at 1 North Parade and 5 Parsonage have no potential to address the research aims listed in the NWRRF.

7.4. Summary of significance

A summary of the potential and significance of the archaeological remains within the site is outlined in the table below (Table 3). These conclusions have been informed by the above criteria, professional judgment, the ICOMOS guide to assessing the value of heritage assets, as well as contributions that could be made towards local and regional research agendas.

Identified Asset	Period	Potential	Significance
Seven houses at North Parade (GS01)	18th century	Low	Low

18th-century buildings at back College Land (GS02)	18th century	Low	Low
1 North Parade	Late 19th century	Existing building	Medium
5 Parsonage	Late 19th century	Existing building	Low

Table 3 Summary of potential archaeological sites and their significance

This assessment concludes that the site is of archaeological interest and has the potential to contain buried remains of low significance that date to the industrial period.

8. Impact Assessment

8.1. Site conditions

The Site currently comprises One Parade North and The Parsonage Building. Both building contain basement levels, which decreases the chances for survival of buried archaeological remains.

8.2. Proposed development

The design proposals for the Site allow for the demolition of 1 North Parade and The Parsonage Building in advance of the construction of a multi-storey office complex. The design proposals include a basement level that will be deeper than the existing basements and lower ground floor.

8.3. Review of impact on the archaeological resource

The development proposals will involve ground-breaking works across the Site, which has the potential to impact on buried archaeological remains, particularly given that the basement level will be deeper.

The Site currently contains two late 19th-century buildings that are of low and medium significance. Both of these buildings will be demolished.

The Site has low potential to contain archaeological remains of low significance. Remains may include 18th-century buildings.

9. Conclusions

9.1. Planning policy

The NPPF makes clear that where the loss of the whole or a material part of a non-designated heritage asset's significance is justified by a development, the developer should be required to record that asset and advance understanding of its significance, and to make this evidence publicly accessible.

9.2. Recommendation for further work

The two extant buildings within the Site have limited potential to address the research aims listed within the North West Regional Research Framework. Therefore, it is not anticipated that any mitigation would be required prior to construction providing that the heritage statement provides a photographic record of the interiors and exteriors. An on-site information panel may be required to mitigate against the loss of these buildings and any buried archaeological remains.

Following consultation with Greater Manchester Archaeological Advisory Service (GMAAS), an archaeological watching brief will be required during ground-breaking works. This would offset the harm of the development of the buried archaeological resource, in line with the guidance provided by the National Planning Policy Framework and the Local Plan. The scope of the archaeological watching brief will be outlined within a Project Design, produced in consultation with GMAAS and the client.

Further excavation may be necessary if significant archaeological remains are encountered during the archaeological monitoring and recording. The scope of any such further investigation will be determined by GMAAS and outlined within an updated Project Design.

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1861 census return RG09/2954

Poor Rate Assessments M 9/40/2/254

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28/04/2025

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29/04/2025

Parsonage Gardens Conservation Area | Manchester City Council
https://www.manchester.gov.uk/info/511/conservation_areas/1100/parsonage_gardens_conservation_area/2
28/04/2025

Appendix 1 - Figures

Figure 1: Site location map
Figure 2: Site boundary superimposed on modern mapping
Figure 3: Site boundary superimposed on Green's map of 1793
Figure 4: Site boundary superimposed on Swire's map of 1824
Figure 5: Site boundary superimposed on Bancks & Co's map of 1831
Figure 6: Site boundary superimposed on the Ordnance Survey 60": 1 mile map of 1851
Figure 7: Site boundary superimposed on the Ordnance Survey 1: 500 Town Plan of 1891
Figure 8: Site boundary superimposed on the Ordnance Survey 25": 1 mile map of 1908
Figure 9: Site boundary superimposed on the Ordnance Survey 25": 1 mile map of 1933
Figure 10: Site boundary superimposed on the Ordnance Survey 25": 1 mile map of 1948
Figure 11: Site boundary superimposed on the Ordnance Survey 25": 1 mile map of 1955
Figure 12: Site boundary superimposed on the Ordnance Survey 25": 1 mile map of 1969
Figure 13: Gazetteers 1-2 locations superimposed on modern mapping
Figure 14: Gazetteers 3-4 locations superimposed on modern mapping

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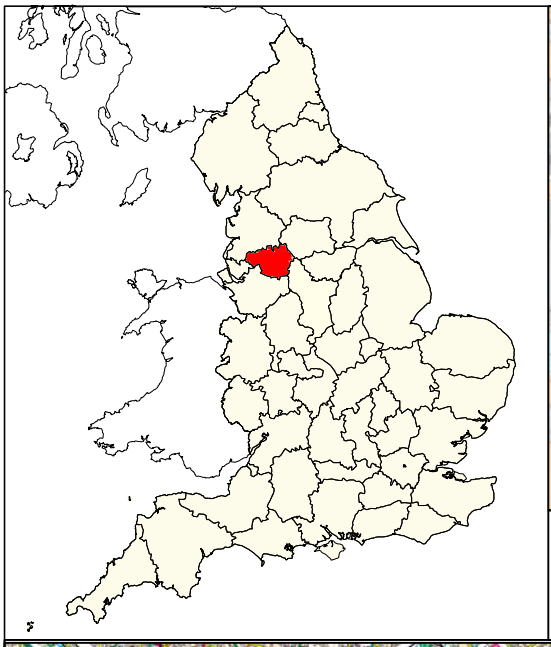


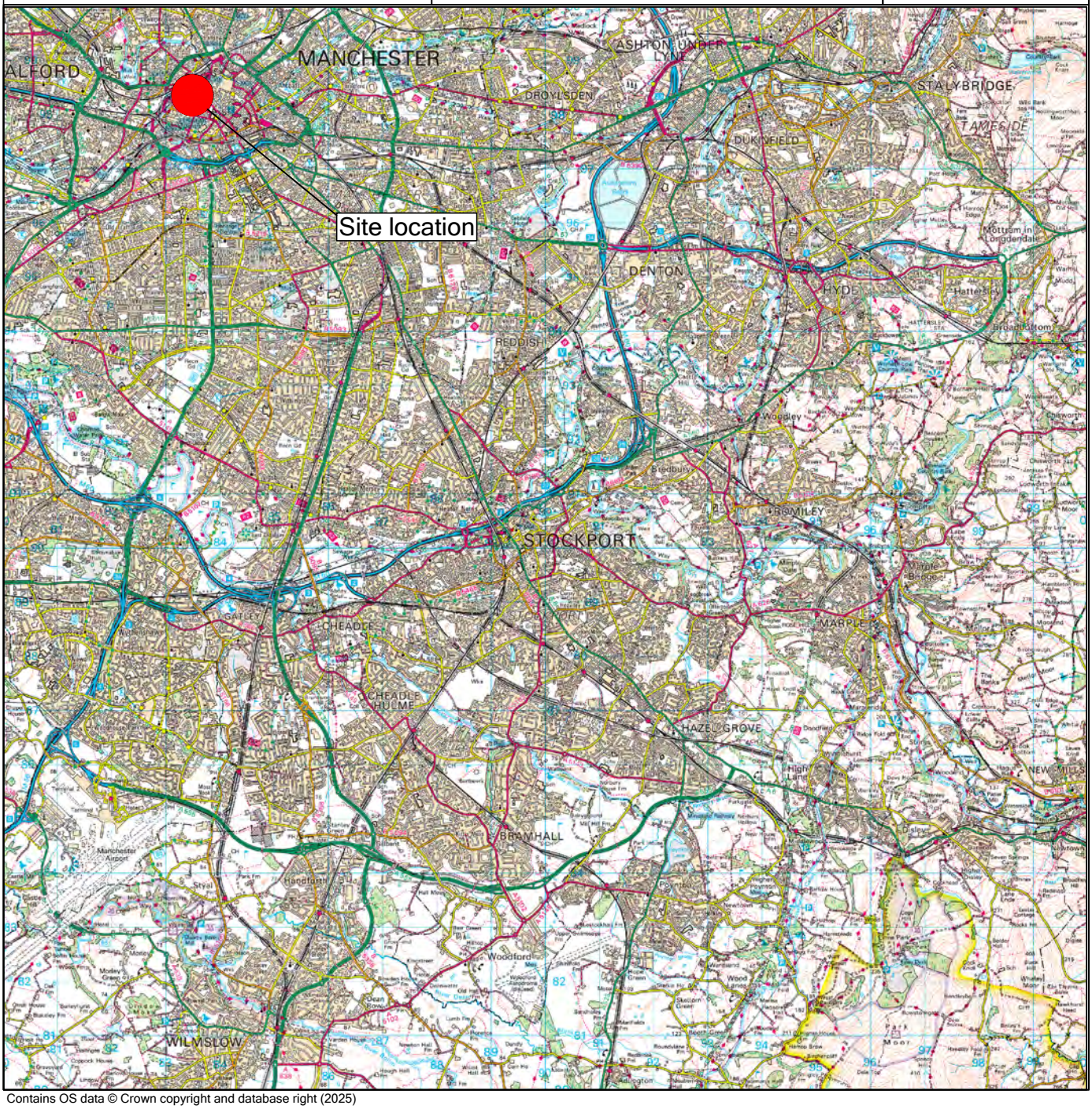


Figure 1:

Site Location

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CIVIC HERITAGE



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Civic Heritage, Carver's Warehouse, 77 Dale Street, Manchester, M1 2HG

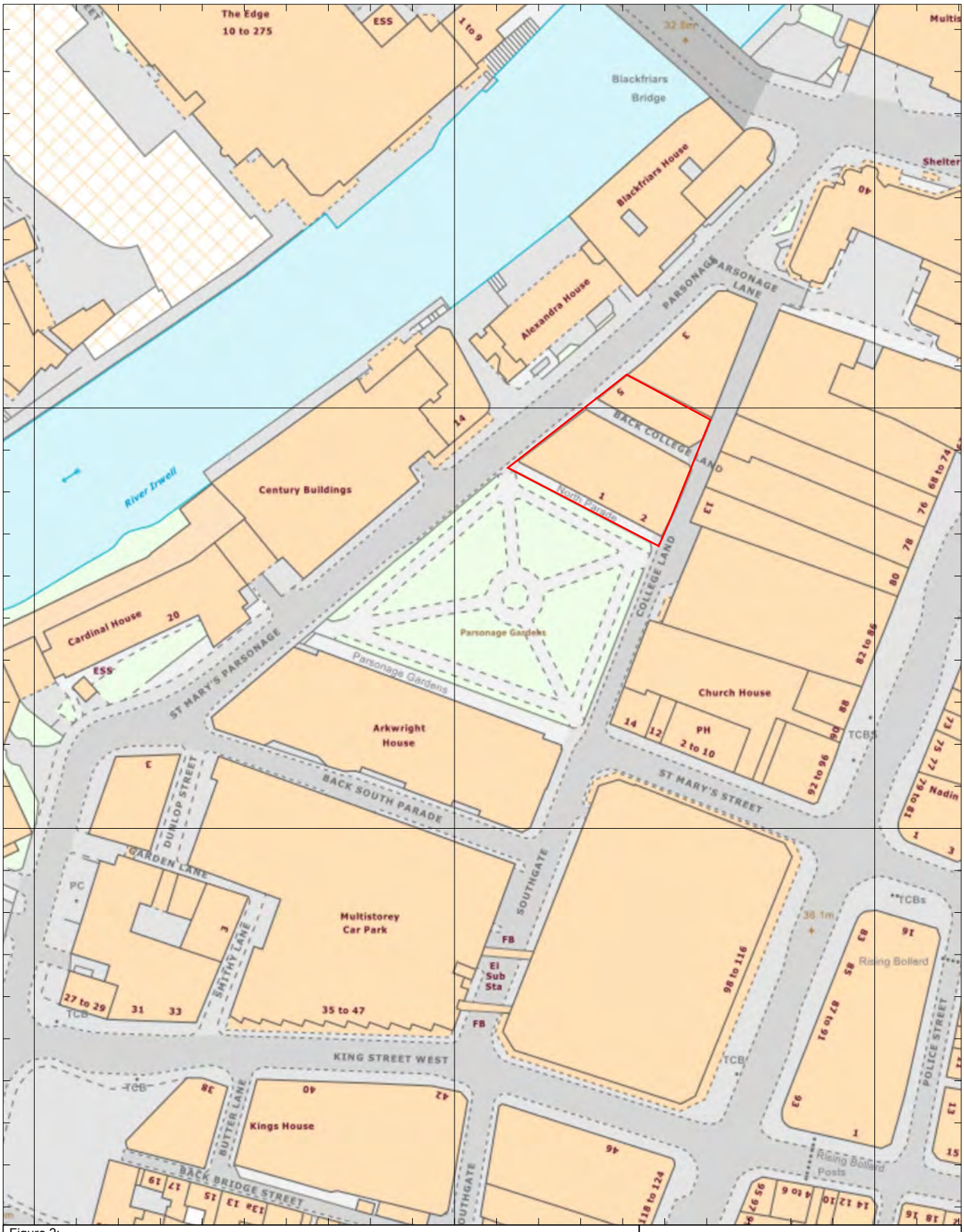


Figure 2:

Site Boundary Superimposed onto Modern Mapping

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N

Key:

Site Boundary

CIVIC HERITAGE

0 50 m

Scale at A4 1:1250

Civic Heritage, Carver's Warehouse, 77 Dale Street, Manchester, M1 2HG

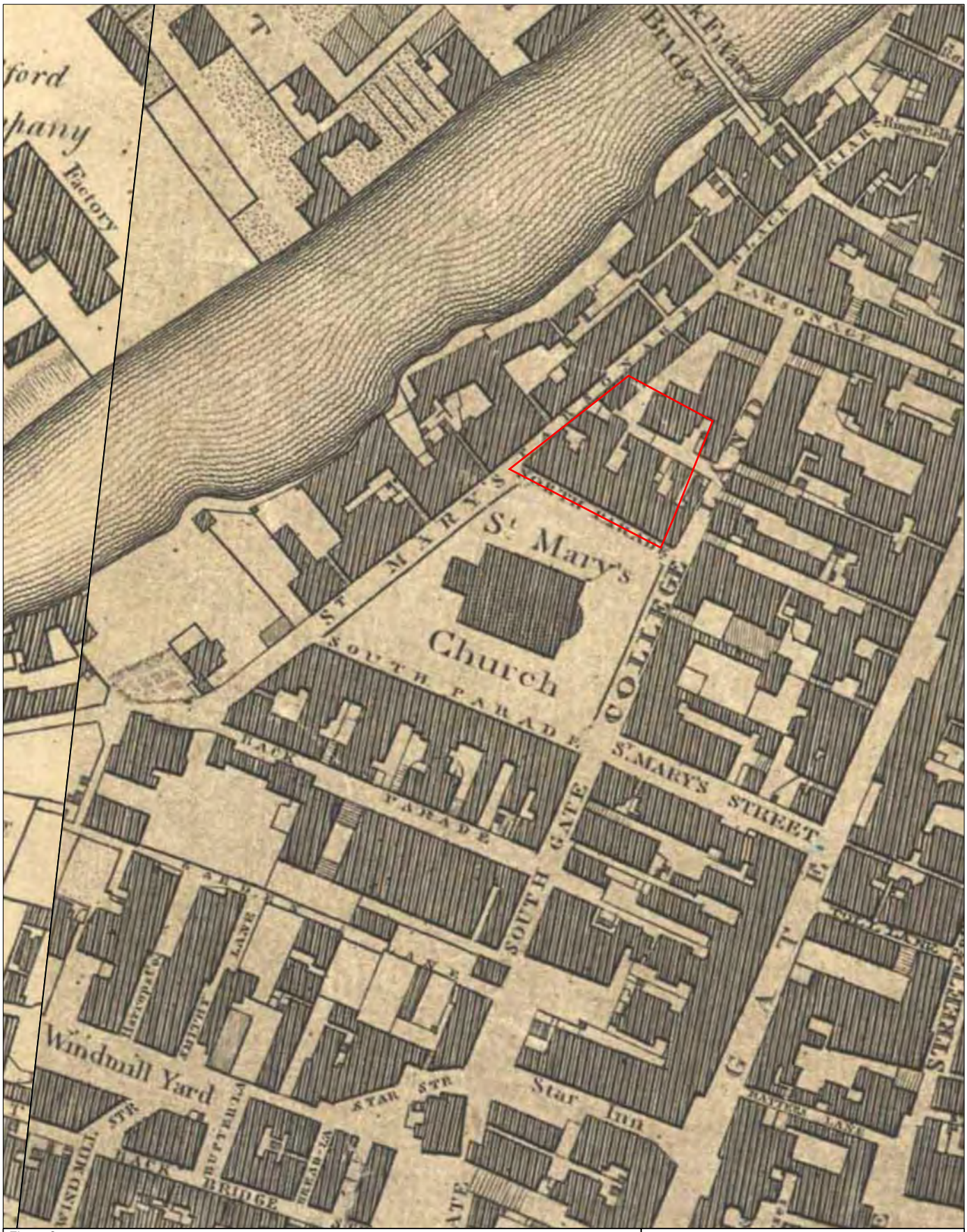


Figure 3:

Site Boundary Superimposed onto Green's Map of Manchester & Salford 1787-94

N

Key:

Site Boundary

CIVIC HERITAGE

0 50 m

Scale at A4 1:1250

Civic Heritage, Carver's Warehouse, 77 Dale Street, Manchester, M1 2HG

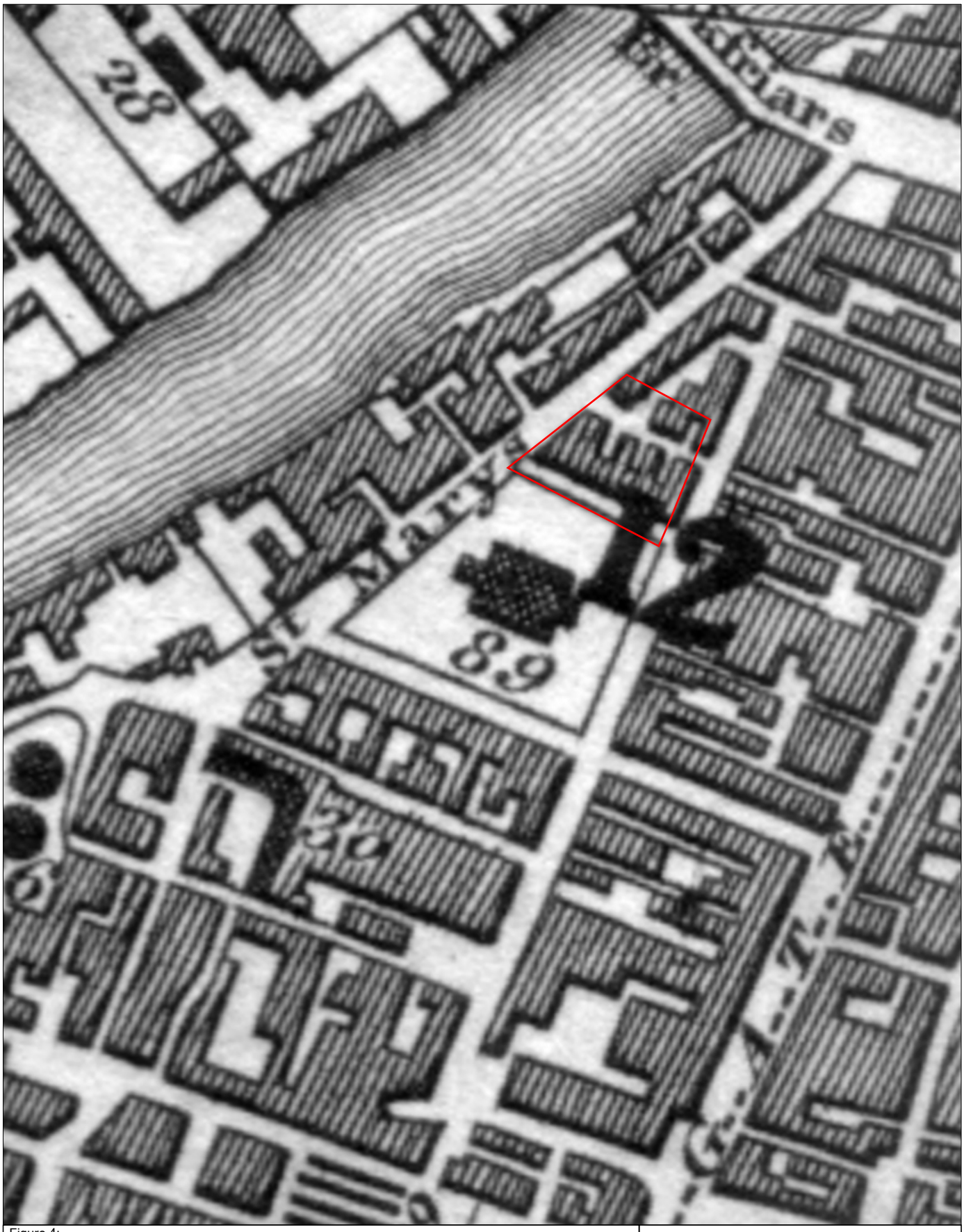


Figure 4:

Site Boundary Superimposed onto Swire's Map of Manchester & the Environs 1824

N

Key:

Site Boundary

CIVIC HERITAGE

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Scale at A4 1:1250

Civic Heritage, Carver's Warehouse, 77 Dale Street, Manchester, M1 2HG



Figure 5:

Site Boundary Superimposed onto Bancks & Co's Map of Manchester and Salford 1831

N

Key:

Site Boundary

CIVIC HERITAGE

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Scale at A4 1:1250

Civic Heritage, Carver's Warehouse, 77 Dale Street, Manchester, M1 2HG



Figure 6:

Site Boundary Superimposed onto the 1:1056 Town Plan of 1851

Key:

Site Boundary

CIVIC HERITAGE

0 50 m

Scale at A4 1:1250

Civic Heritage, Carver's Warehouse, 77 Dale Street, Manchester, M1 2HG



Figure 7:

Site Boundary Superimposed onto the 1:500 Town Plan of 1891

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N

Key:

Site Boundary

CIVIC HERITAGE

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Scale at A4 1:1250

Civic Heritage, Carver's Warehouse, 77 Dale Street, Manchester, M1 2HG

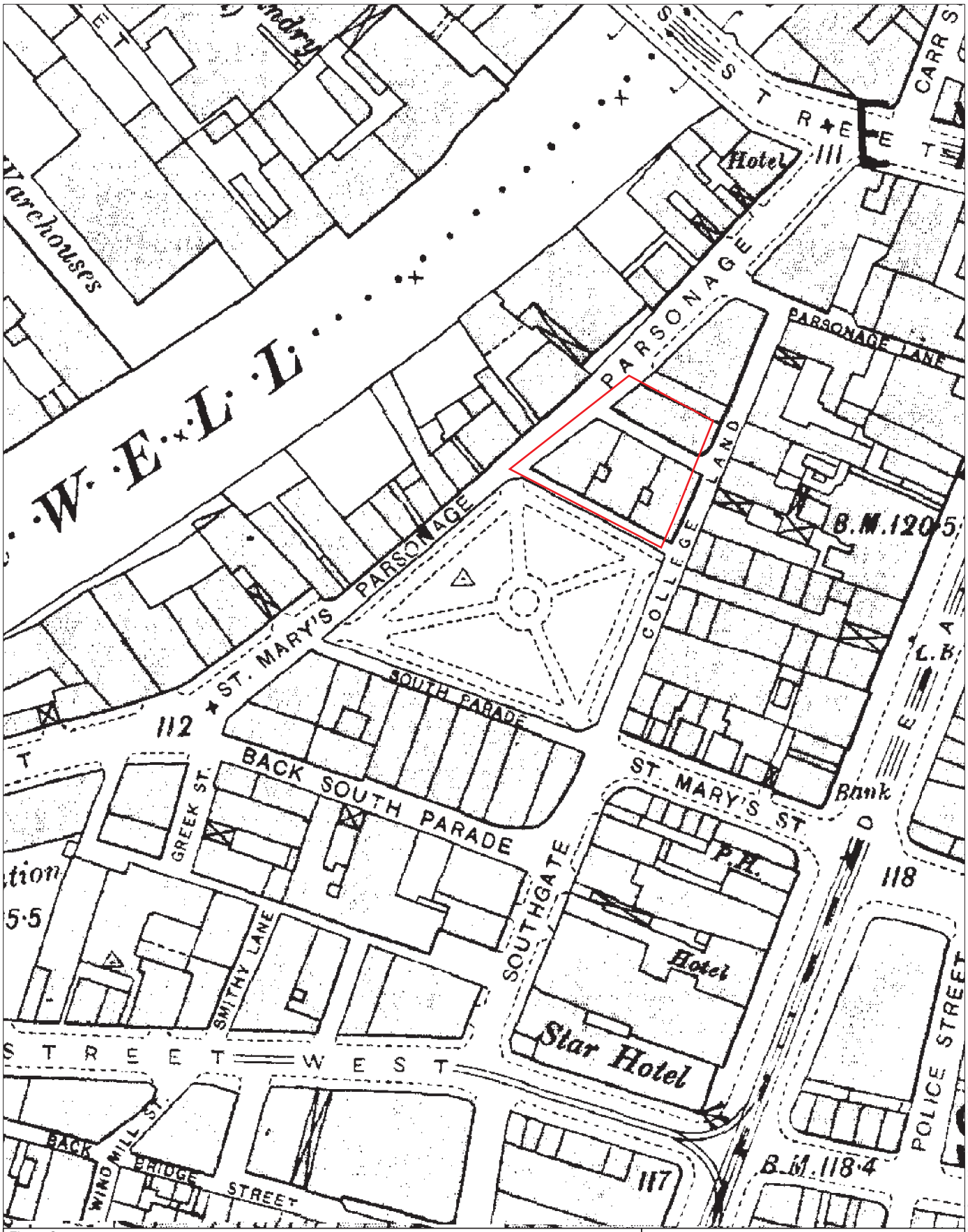


Figure 8:

Site Boundary Superimposed onto the 1:2500 County Series Map of 1908

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Key:

Site Boundary

CIVIC HERITAGE

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Scale at A4 1:1250

Civic Heritage, Carver's Warehouse, 77 Dale Street, Manchester, M1 2HG

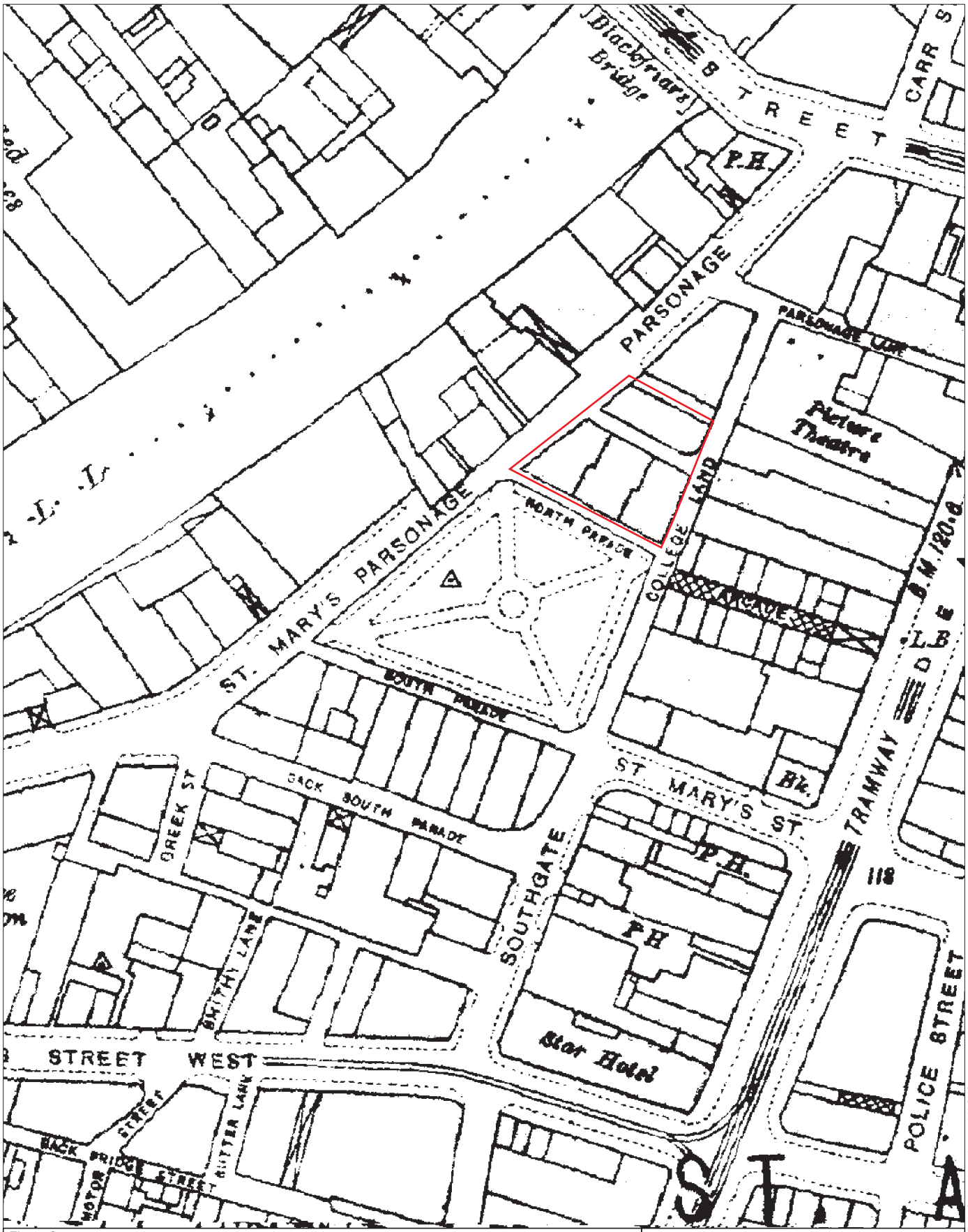


Figure 9:

Site Boundary Superimposed onto the 1:2500 County Series Map of 1933

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Key:

Site Boundary

CIVIC HERITAGE

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Scale at A4 1:1250

Civic Heritage, Carver's Warehouse, 77 Dale Street, Manchester, M1 2HG

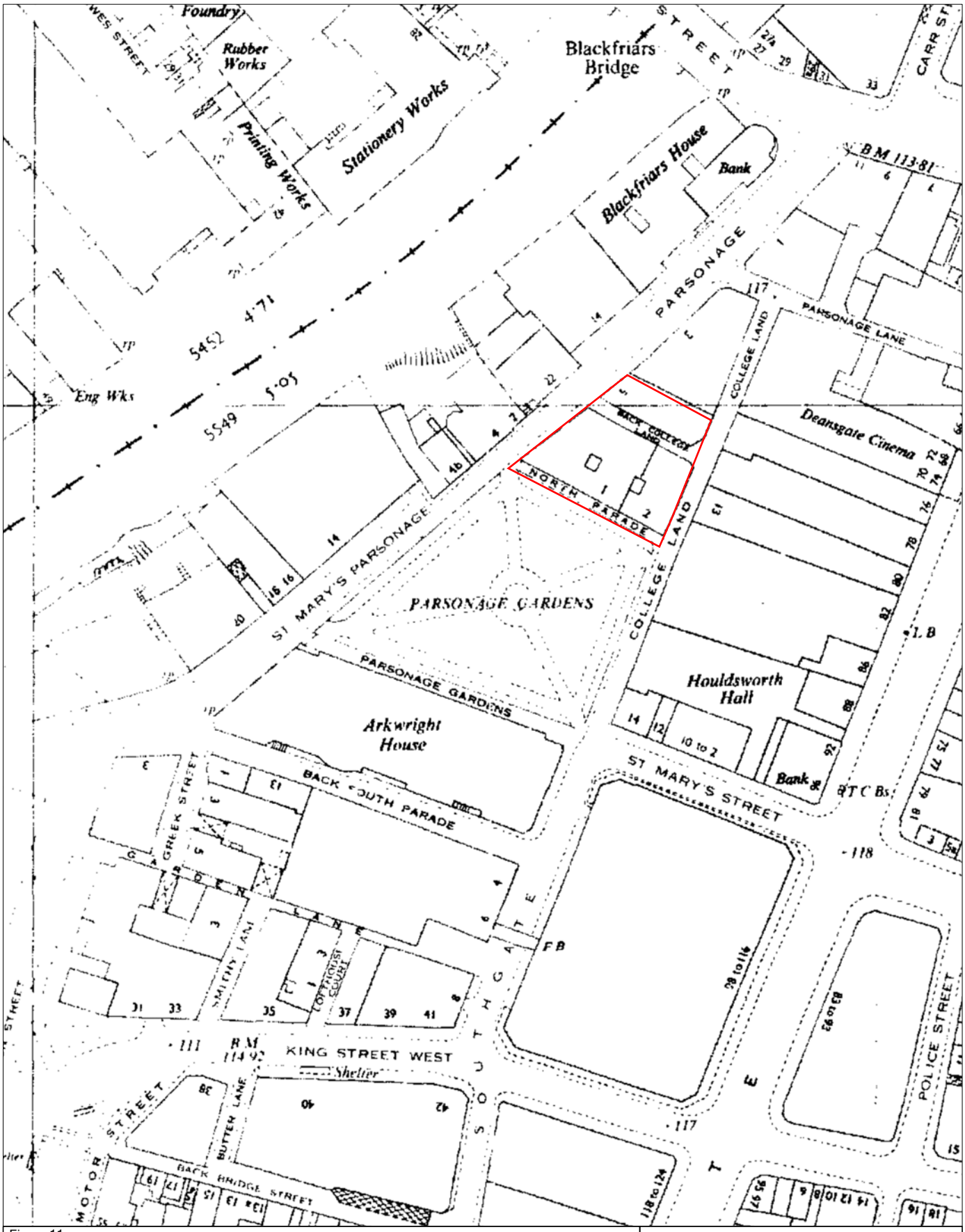


Figure 11:

Site Boundary Superimposed onto the 1:2500 National Grid Map of 1955

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N

Key:

Site Boundary

CIVIC HERITAGE

0 50 m

Scale at A4 1:1250

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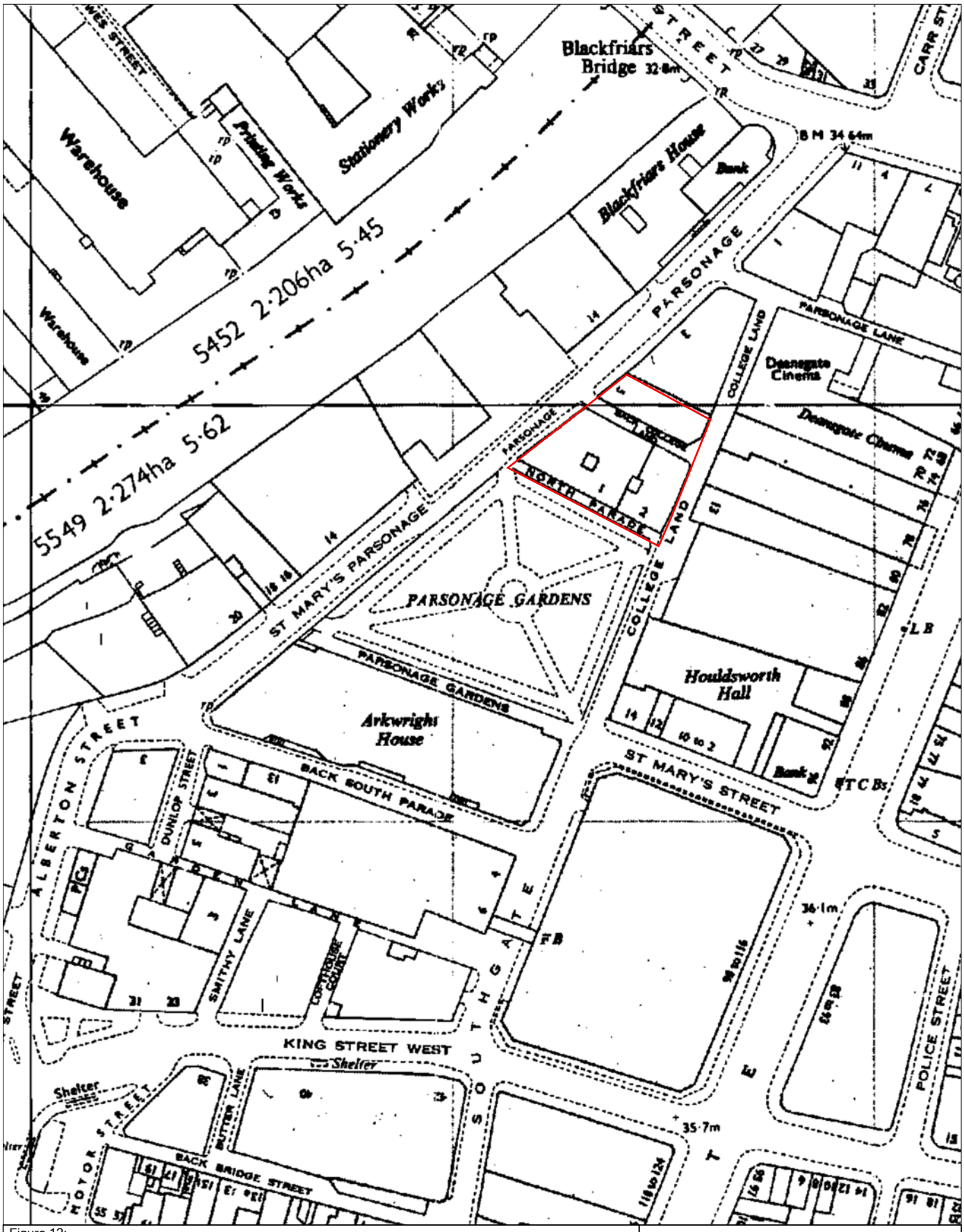


Figure 12:

Site Boundary Superimposed onto the 1:2500 National Grid Map of 1969

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N

Key:

Site Boundary

CIVIC HERITAGE

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Scale at A4 1:1250

Civic Heritage, Carver's Warehouse, 77 Dale Street, Manchester, M1 2HG

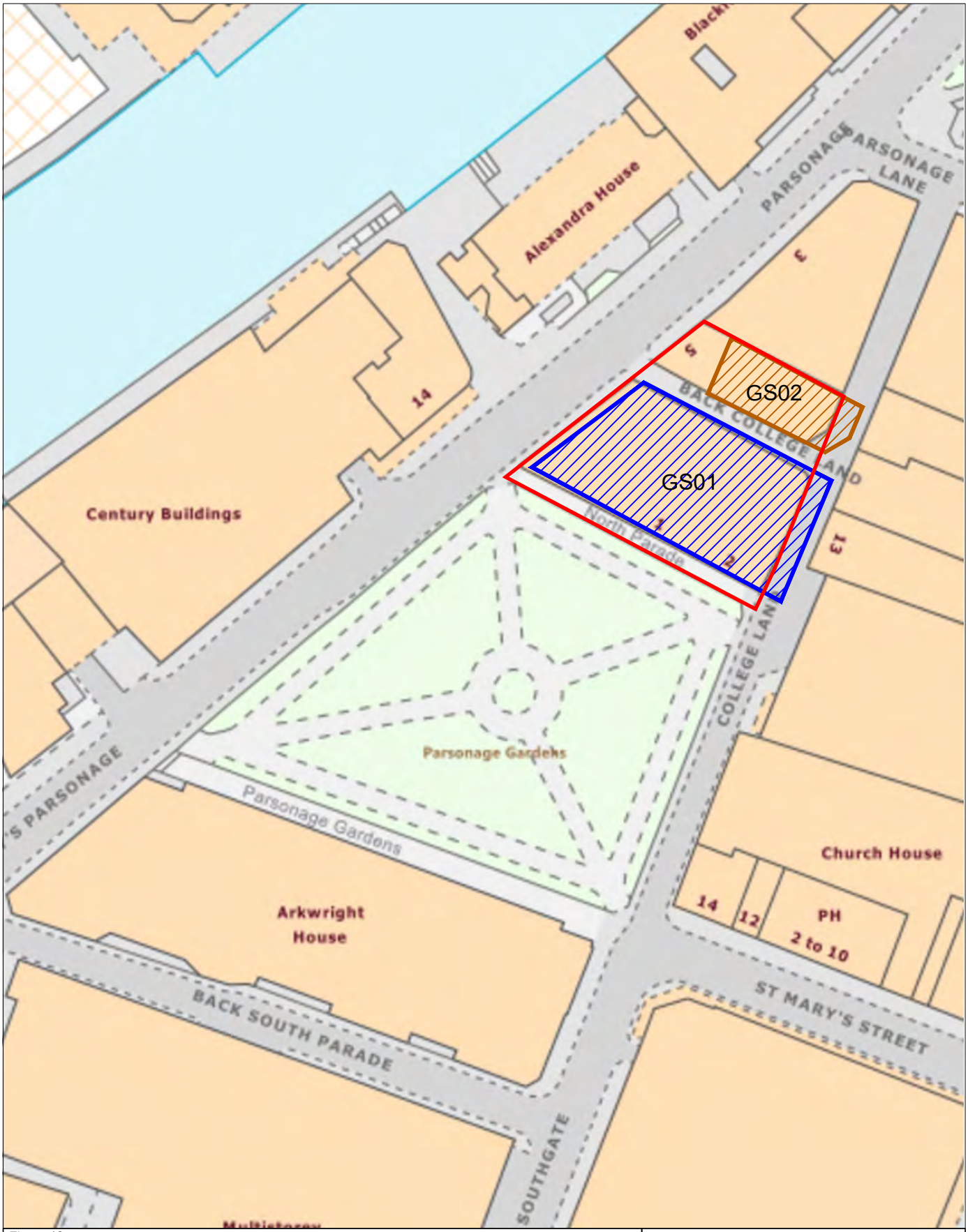


Figure 13:

Gazetteer Sites 1 & 2 Superimposed onto Modern Mapping

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N

Key:

- Site Boundary
- GS01
- GS02

CIVIC HERITAGE

0 50 m

Scale at A4 1:750

Civic Heritage, Carver's Warehouse, 77 Dale Street, Manchester, M1 2HG



Figure 14:

Gazetteer Sites 3 & 4 Superimposed onto Modern Mapping

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N

Key:

- Site Boundary
- GS03
- GE04

CIVIC HERITAGE

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Scale at A4 1:750

Civic Heritage, Carver's Warehouse, 77 Dale Street, Manchester, M1 2HG

Appendix 10a – Zone of Visual Influence

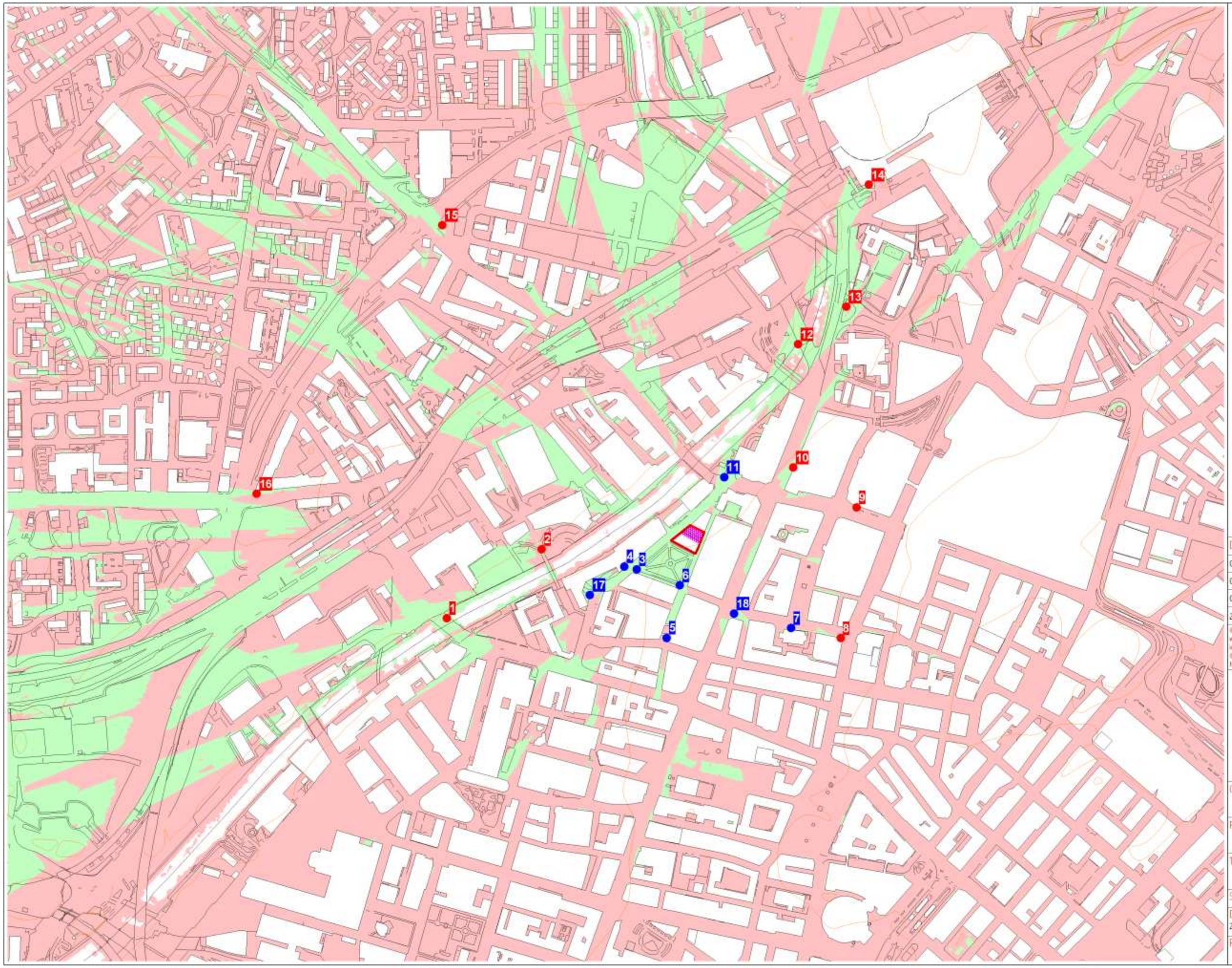


ONE NORTH PARADE

APPENDIX 7.1 Townscape and Visual Impact Assessment
BASELINE PHOTOGRAPHS

Chris Burnett Associates
27 06 25

CHRIS
BURNETT
associates



Key

- building footprint
- development footprint
- townscape viewpoint
- heritage viewpoint
- building visible
- building not visible
- OS Local Vector building footprints and/or DSM no data values

(NB Viewshed analysis is calculated from the top of the building to locations 1.6m above the DSM data taking into account a normal earth surface curvature correction.)

0.0 50.0 100.0 metres

Date	Details	Revison
06/10/20	Revised height of building.	-01
03/04/25	Revised viewpoint locations.	-02
04/04/25	Revised height of building.	-03
26/06/25	Revised viewpoint locations.	-04

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Client: **Beaconsfield Estates**

Project: **One North Parade, Manchester**

Title: **Viewshed Analysis and Viewpoint Locations**

Scale: **1:5,000 @ A3**

Date	Drawn	Checked
26/06/25	IHD	CB

Reference: **ONPMTB20.03** Revision: **-04**

N

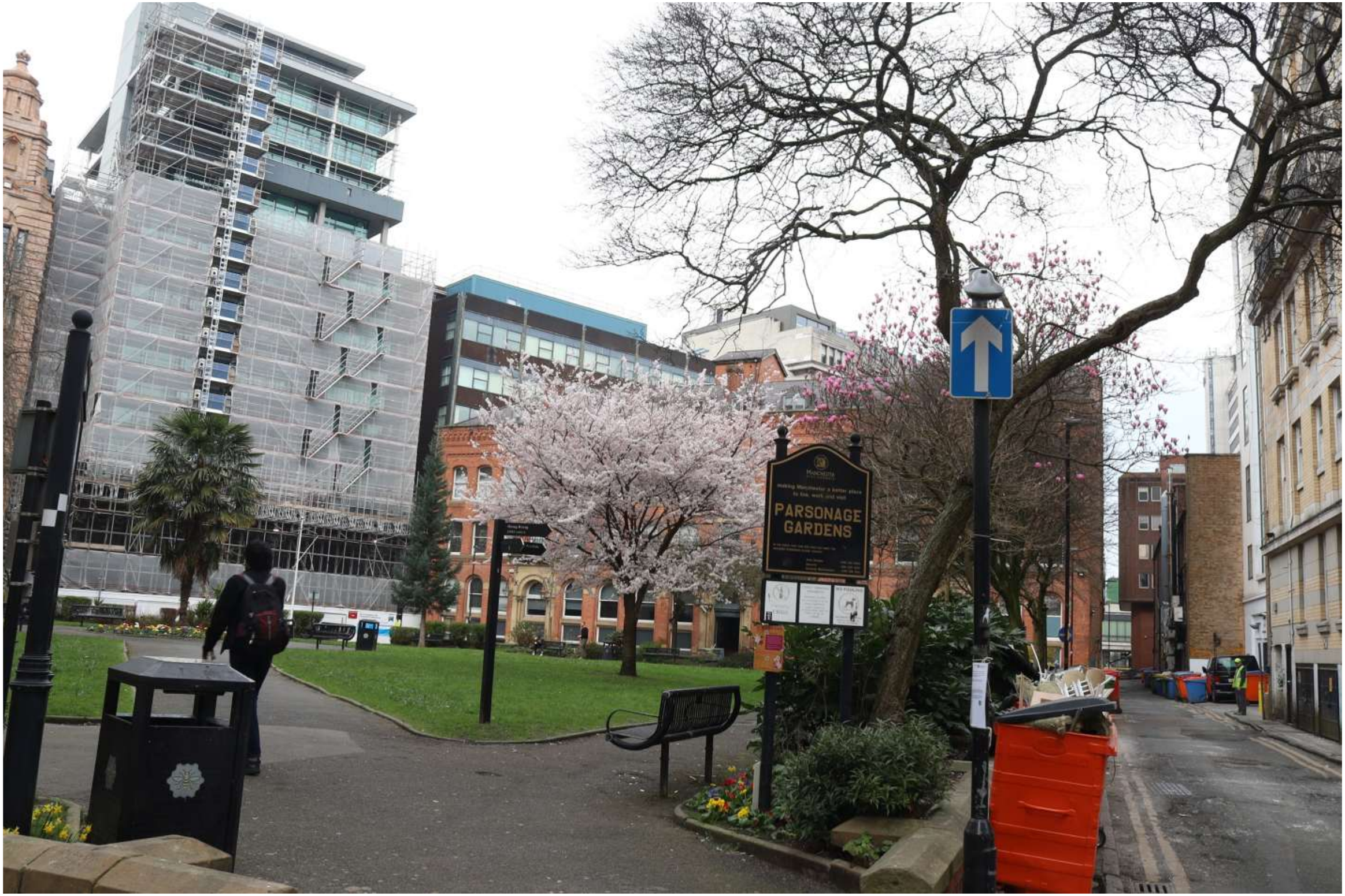



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PARSONAGE
GARDENS


Road Closed
Here
Sun 23 March
07:00 - 17:00


KENDALS
LOADING BA


PARSONAGE
GARDENS


ST ANNS HOUSE
ST ANN'S HOUSE
TO LET
CONTEMPORARY OFFICE SPACE
ST ANNS PLACE
Russell Arms
GOLDSMITHS
Cartier
BV66 SOE


ncenzo
TRATTORIA

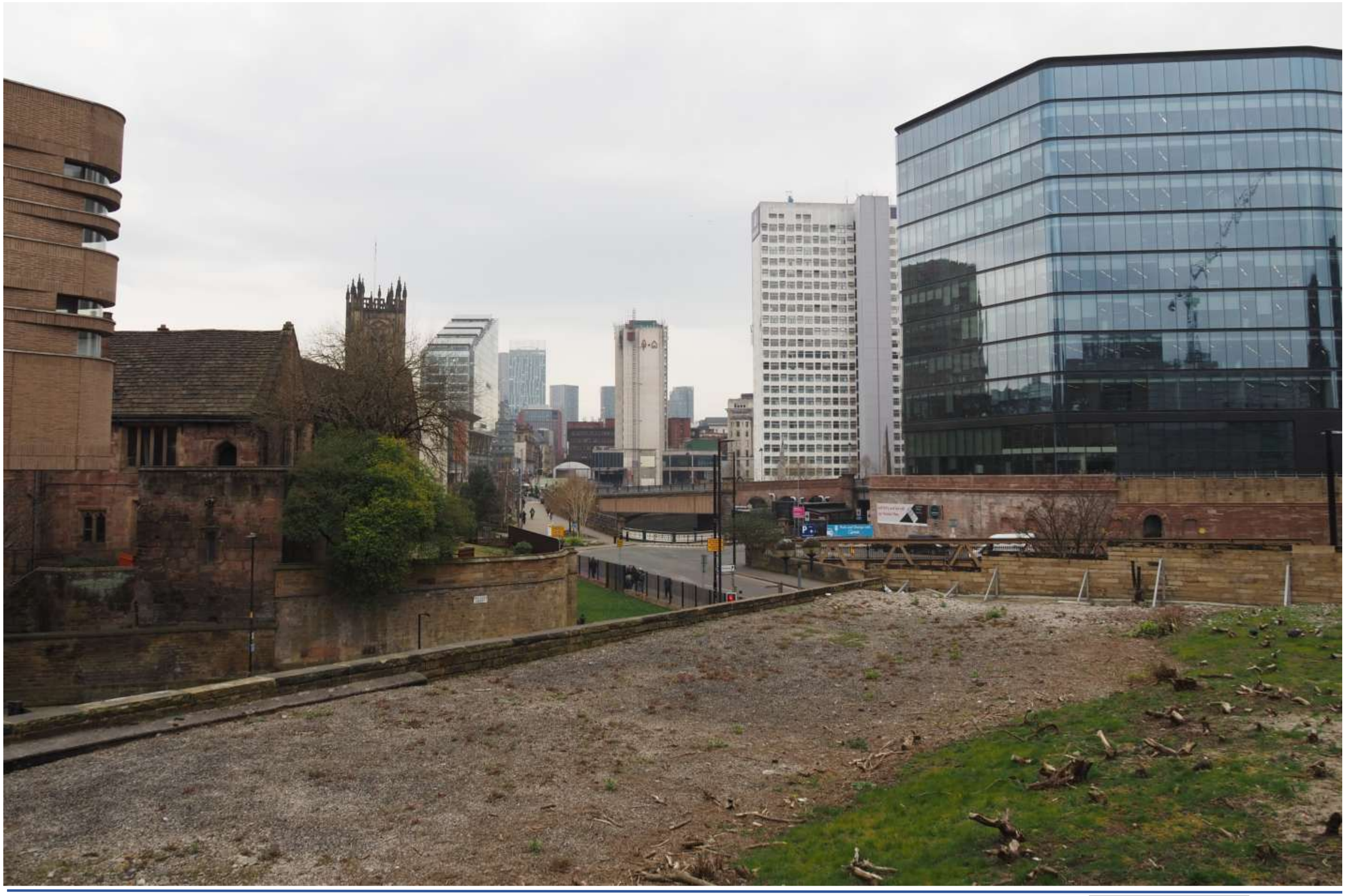

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K-STARS
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liquor
HAPPY HOUR
AVIVA studios








Pay and Display
ZONE
Pay and Display
ZONE


Property
Planning
Landlord & Tenant
Litigation
Debt Recovery
Immigration
MONARCH
SOLICITORS
MORNING BOOST?
BEE NETWORK

Appendix 10b – TVIA Visualisation Methodology

APPENDIX TVIA S1 TOWNSCAPE AND VISUAL IMPACT ASSESSMENT: VISUAL REPRESENTATION OF DEVELOPMENT PROPOSALS

Introduction

Recent guidance published by the Landscape Guidance in October 2019, LI Technical Guidance Note 06/19 Visual Representation of Development Proposals, recommends that not only TVIA Representative Viewpoints are agreed with the competent authority, Manchester City Council, (MCC) in this case, but also the methodology used in the Visual Representation of Development Proposals itself is agreed.

This advice note seeks to explain why, and seek agreement for, the need for specialist lens equipment in the preparation of Verified Views for tall buildings.

AVR TYPE

TYPE 4 PHOTOMONTAGE / PHOTOWIRE (SURVEY/ SCALE VERIFIABLE)

This is the most sophisticated form of visualization and judged to be the most appropriate level in these circumstances where the planning application is supported by a full EIA and the subject is a tall building.

As LI Technical Guidance note 06 / 19 states:

'*Type 4 photomontages and / or photowires require the use of equipment and processes which provide quantifiable verification data, such that they may be checked for accuracy (as per industry-standard 'AVRs' or 'Verified Views'). Precise survey of features and viewpoint / camera locations may be included where warranted. Type 4 visualisations represent the highest level of accuracy and verifiability for use in the most demanding of situations'*

and

'Type 4 visualisations are photomontages or photowires, produced using quantifiable data, with procedural transparency and appropriate levels of accuracy. This involves using a defined camera / lens combination and establishing the camera location with sufficient locational accuracy to enable accurate scaling and location of the 3D model within the view. In addition, the print presentation size can be determined to provide binocular image scaling when appropriate.'

The guidance states that a 50mm lens should be used '**unless there are exceptional circumstances**' we believe that the assessment of a tall building in a townscape setting is an exceptional circumstance where a wide angle tilt shift lens is justified. This is because:

- The height of the building will inevitably mean that the top of the building is often cut off if a standard 50mm lens is used as the ridgeline is often more than 18˚from the horizontal
- Often close up views are necessary to assess the effect of the Proposed Development on the immediate streetscape, often in areas of tight urban grain

- Skylines and clusters of tall buildings are an important part of a TVIA where the insertion of a new tall building into an existing cluster or, as a new feature on the skyline or horizon, is an essential part of understanding its contextual fit.

For these reasons we are proposing to use a Canon R5 FFS with a Canon 24 TS-E 24mm lens

This is not without precedent as most TVIAs produced as part of EIAs for Tall Buildings in Manchester to date have used this equipment effectively to demonstrate accurately and verifiably the visual and townscape effects of a tall building on the townscape and views. As Technical Guidance note 06 / 19 notes:

'If the site / setting cannot be captured with the 50mm lens (e.g. close, tall buildings), consider alternative lenses. If a 50mm FL lens cannot capture the view in landscape or portrait orientation (for example, if the highest point of the development is approaching 18° above horizontal) the use of wider-angled prime lenses should be considered, working through the following sequence of fixed lenses in this order: 35mm FL > 28mm FL > 24mm FL > 24mm FL Tilt-Shift'

PRESENTATION AND VIEWING DISTANCE

An equally important feature of the new guidance is how the images are presented and how they are viewed. Again, the guidance offers some useful advice which we propose to follow in this instance.

Research by the LI Working Group in the preparation of this guidance, carried out across several cities, suggests that, in mid- to smaller-scale landscapes / townscapes, an enlargement around halfway between 100% and 150% results in a binocular relationship between the presented image and reality…… notwithstanding the above, SNH considers that consistent use of 150% enlargement is beneficial

So, in these circumstances we propose to present each image, consisting of baseline, proposed and cumulative for each viewpoint is presented as an A3 PDF which then be viewed digitally or printed, if necessary, at A2 to obtain a 141% enlargement to achieve the recommended enlargement ratio. Each image when printed should be viewed, again as stated in the guidance, at a comfortable arm's length.

Chris Burnett Associates April 2025
Landscape Architects

Appendix 11 – Built Heritage

Figure 1: Listed Buildings within a 300m study area of the Site

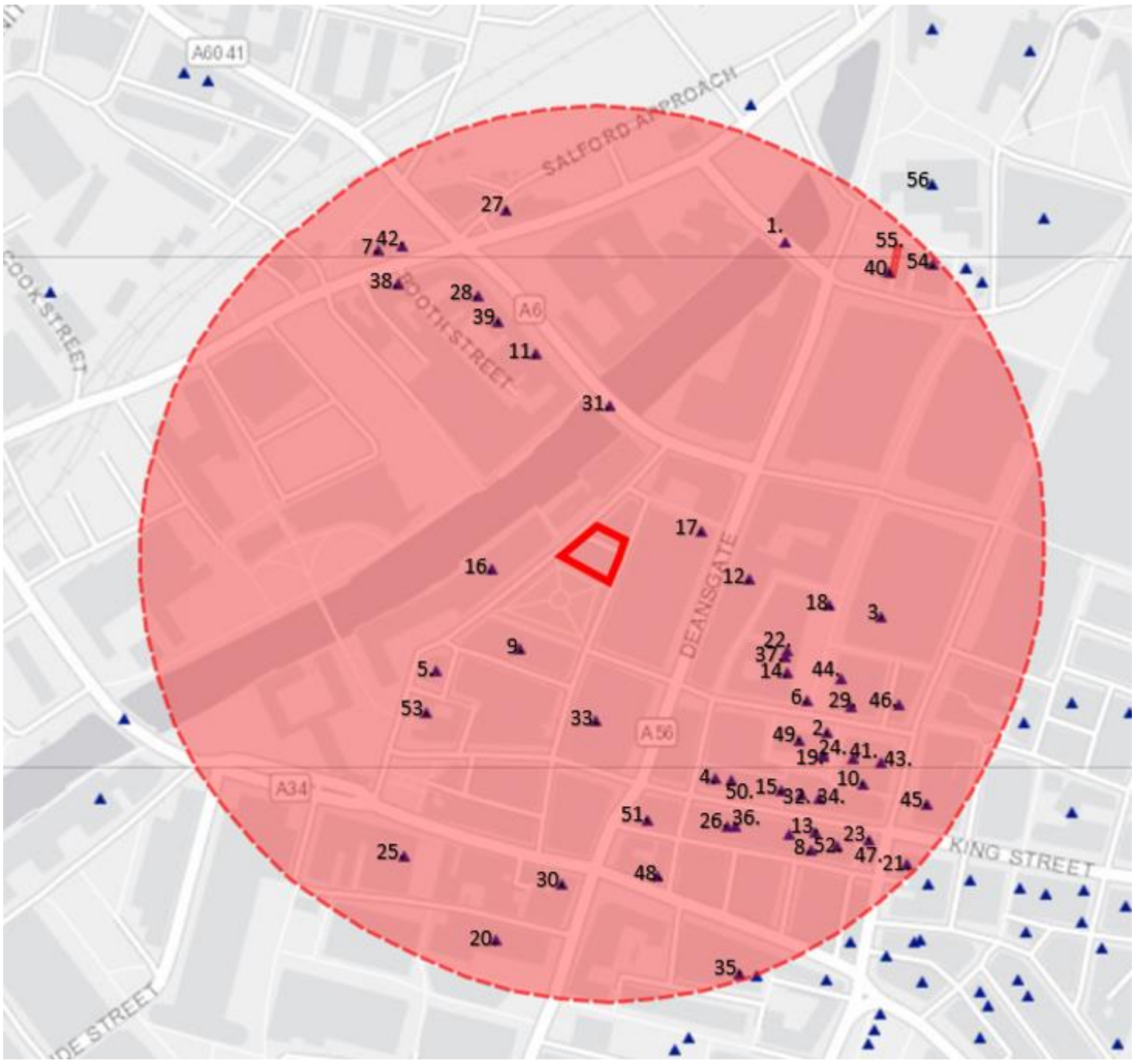


Figure 2: Parsonage Gardens Conservation Area Boundary. Site highlighted in yellow.

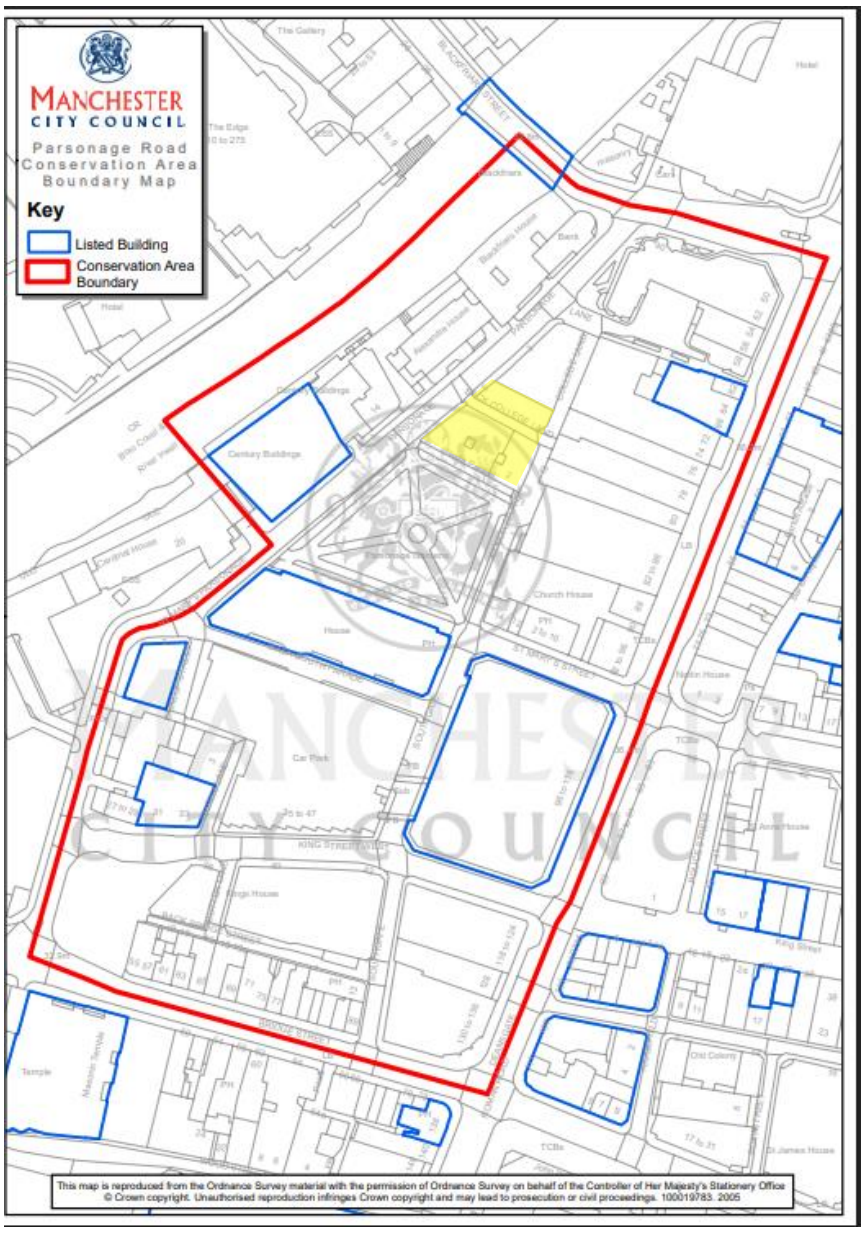


TABLE 1: Listed Buildings within a 300m study area of the Site	
Reference on Figure 1.	**Listed Building**
1.	VICTORIA BRIDGE Heritage Category: Listing Grade: II List Entry Number: 1254723
2.	DEACON MONUMENT NORTH OF APSE AT EAST END OF CHURCH OF ST ANN Heritage Category: Listing Grade: II List Entry Number: 1247653
3.	Royal Exchange Heritage Category: Listing Grade: II List Entry Number: 1200826
4.	15 and 17 King Street Heritage Category: Listing Grade: II List Entry Number: 1282983
5.	ST MARYS PARSONAGE Heritage Category: Listing Grade: II List Entry Number: 1283044
6.	CODBENS STATUE Heritage Category: Listing Grade: II List Entry Number: 1270783
7.	CHURCH OF THE SACRED TRINITY Heritage Category: Listing Grade: II* List Entry Number: 1386185
8.	41, South King Street Heritage Category: Listing Grade: II List Entry Number: 1270675
9.	ARKWRIGHT HOUSE Heritage Category: Listing Grade: II List Entry Number: 1246660
10.	NUMBER 54 AND CHOP HOUSE PUBLIC HOUSE THOMAS'S CHOP HOUSE Heritage Category: Listing Grade: II List Entry Number: 1197767
11.	THE CROWN TAVERN Heritage Category: Listing Grade: II List Entry Number: 1386084
12.	BARTONS BUILDING INCLUDING BARTON ARCADE Heritage Category: Listing Grade: II* List Entry Number: 1200850
13.	54 and 56, King Street Heritage Category: Listing Grade: II List Entry Number: 1282986
14.	No. 22, ST ANN'S SQUARE Heritage Category: Listing Grade: II List Entry Number: 1247615
15.	OLD EXCHANGE Heritage Category: Listing Grade: II List Entry Number: 1197936
16.	NATIONAL BUILDINGS Heritage Category: Listing Grade: II List Entry Number: 1254470
17.	HAYWARDS BUILDING Heritage Category: Listing Grade: II List Entry Number: 1210025

18.	WAR MEMORIAL (BOER WAR) Heritage Category: Listing Grade: II List Entry Number: 1254462
19.	ALLEN MONUMENT SOUTH OF APSE AT EAST END OF CHURCH OF ST ANN Heritage Category: Listing Grade: II List Entry Number: 1270794
20.	JOHN RYLANDS LIBRARY AND ATTACHED RAILINGS, GATES AND LAMP STANDARDS` Heritage Category: Listing Grade: I List Entry Number: 1217800
21.	No. 74, KING STREET Heritage Category: Listing Grade: II List Entry Number: 1197939
22.	No. 16, ST ANN'S SQUARE Heritage Category: Listing Grade: II List Entry Number: 1270795
23.	62, KING STREET Heritage Category: Listing Grade: II List Entry Number: 1219154
24.	BOARDMAN MONUMENT SOUTH OF APSE AT EAST END OF CHURCH OF ST ANN Heritage Category: Listing Grade: II List Entry Number: 1247613
25.	MASONIC TEMPLE Heritage Category: Listing Grade: II List Entry Number: 1197809
26.	28, King Street Heritage Category: Listing Grade: II List Entry Number: 1282984
27.	62, CHAPEL STREET Heritage Category: Listing Grade: II List Entry Number: 1386113
28.	10 AND 12, BLACKFRIARS STREET Heritage Category: Listing Grade: II List Entry Number: 1386082
29.	25, ST ANN STREET Heritage Category: Listing Grade: II* List Entry Number: 1270792
30.	SAWYERS ARMS PUBLIC HOUSE Heritage Category: Listing Grade: II List Entry Number: 1282973
31.	BLACKFRIARS BRIDGE Heritage Category: Listing Grade: II List Entry Number: 1279490
32.	33, KING STREET Heritage Category: Listing Grade: II List Entry Number: 1291607
33.	Nos. 98-116, DEANSGATE Heritage Category: Listing Grade: II List Entry Number: 1200851
34.	35 and 37 King Street and attached railings Heritage Category: Listing Grade: II List Entry Number: 1282985
35.	Roman Catholic Church of St Mary (The Hidden Gem) Heritage Category: Listing Grade: II* List Entry Number: 1197894

36.	WAREHOUSE SHOP Heritage Category: Listing Grade: II List Entry Number: 1197937
37.	Nos. 18 AND 20, ST ANNS SQUARE Heritage Category: Listing Grade: II List Entry Number: 1247614
38.	No. 81 CHAPEL STREET and No. 4 BOOTH STREET Heritage Category: Listing Grade: II List Entry Number: 1386114
39.	14 AND 16, BLACKFRIARS STREET Heritage Category: Listing Grade: II List Entry Number: 1386083
40.	MYNSHULLS HOUSE Heritage Category: Listing Grade: II List Entry Number: 1197779
41.	WINTERS BUILDINGS Heritage Category: Listing Grade: II List Entry Number: 1270793
42.	Sacred Trinity, Salford War Memorial Heritage Category: Listing Grade: II List Entry Number: 1441038
43.	NATIONAL HOUSE Heritage Category: Listing Grade: II List Entry Number: 1247611
44.	MANSFIELD CHAMBERS Heritage Category: Listing Grade: II List Entry Number: 1247654
45.	FORMER LLOYDS BANK Heritage Category: Listing Grade: II List Entry Number: 1291610
46.	ALLIANCE HOUSE Heritage Category: Listing Grade: II List Entry Number: 1209486
47.	EAGLE HOUSE Heritage Category: Listing Grade: II List Entry Number: 1209494
48.	105-113, DEANSGATE (See details for further address information) Heritage Category: Listing Grade: II List Entry Number: 1210049
49.	CHURCH OF ST ANN Heritage Category: Listing Grade: I List Entry Number: 1247612
50.	19, KING STREET Heritage Category: Listing Grade: II List Entry Number: 1197935
51. 51	4-14, KING STREET (See details for further address information) Heritage Category: Listing Grade: II List Entry Number: 1210004
52.	No. 48, KING STREET Heritage Category: Listing Grade: II List Entry Number: 1197938
53.	31 AND 33, KING STREET WEST Heritage Category: Listing Grade: II List Entry Number: 1282988

54.	MITRE HOTEL Heritage Category: Listing Grade: II List Entry Number: 1197780
55.	The Hanging Bridge immediately south of Manchester Cathedral Heritage Category: Scheduling Grade: Not Applicable to this List Entry List Entry Number: 1020983
56	**CATHEDRAL CHURCH OF ST MARY** Heritage Category: **Listing** Grade: **I** List Entry Number: **1218041**

Appendix 12 – TV Reception Survey

PAGERPOWER
Urban & Renewables

Terrestrial Television Baseline Survey Report

One North Parade

Chroma Consulting UK Ltd

June 2025







PLANNING SOLUTIONS FOR:

- Solar
- Telecoms
- Railways
- Defence
- Buildings
- Wind
- Airports
- Radar
- Mitigation

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ADMINISTRATION PAGE

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Issue	Date	Detail of Changes
1	5th June 2025	Initial issue

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EXECUTIVE SUMMARY

Report Purpose

A television baseline reception survey has been completed for the proposed building development at One North Parade, Manchester, United Kingdom. The proposed redevelopment will introduce tall structures into the area (a maximum of 14 storeys), which could interact with wireless terrestrial television signals and cause interference in the surrounding area. This report produces the results of the baseline survey along with the predicted impact.

Results

The results are summarised below:

- Residences in the area surrounding the proposed development receive television services predominantly from the Winter Hill main transmitter;
- A site survey was undertaken on 13th May 2025 to confirm the relevant transmitter and record the signal quality;
- The strength and quality of the signal in the shadow zone is on average good;
- Any interference would be due to shadowing effects, i.e. the weakening of the transmitted signal due to the physical presence of the proposed development;
- Negative effects upon signal strength are typically limited to within 1km of the development and within its shadow zone based on Pager Power's experience;
- A reduction in signal strength for residential properties within this range is possible based on the proximity to the proposed development; however, significant effects may not materialise considering the baseline signal strength, and the lack of low-rise residential development in this area;
- Residential properties at distances greater than 1km are unlikely to experience noticeable impacts in practice.

Recommendation

Any reported television interference within the shadow zone, and within proximity of the proposed development, should be investigated by means of a post-construction reception measurement.

Mitigation

Technical mitigation solutions have been presented for reference if an impact occurs that is attributable to the proposed development. There is no reason to install pre-emptive mitigation due to the distinct possibility that no noticeable effects will occur. The most likely options, in the event a mitigation requirement transpires, would be:

- Replacement of the receiving aerial with a more directional or higher gain aerial.
- Replacement of terrestrial reception equipment with satellite reception equipment or cable.

LIST OF CONTENTS

Administration Page 2
Executive Summary 3
Report Purpose 3
Results 3
Recommendation 3
Mitigation 3
List of Contents 4
List of Figures 6
List of Tables 6
About Pager Power 7
1 Background 8
1.1 Introduction 8
1.2 Project Description 8
1.3 Proposed Development Location – Aerial Image 8
2 Television Transmitter Details 9
2.1 Relevant Transmitter 9
2.2 Winter Hill Main Transmitter 9
3 Buildings and Interference Mechanisms 10
3.1 Technical Overview 10
3.2 Obstruction of the Signal 10
3.3 Reflection of the Signal 11
4 Technical Assessment 14
4.1 Potential Interference Areas 14
4.2 Potential Diffraction Issues 15
4.3 Potential Reflection Issues 16
5 Television Survey Results 17
5.1 Overview 17
5.2 Survey Locations 17

5.3 Survey Results 18
6 Mitigation 23
6.1 Mitigation Requirement 23
6.2 Mitigation Options 23
6.3 Recommended Options 23
6.4 Recommended Process 23
7 Conclusions 24
7.1 Results 24
7.2 Recommendation 24
7.3 Mitigation 24
Appendix A – Survey Results 25
Location 1 25
Location 2 25
Location 3 26
Location 4 26
Location 5 27
Location 6 27
Appendix B – Survey Photographs 28
Location 1 28
Location 2 29
Location 3 30
Location 4 31
Location 5 32
Location 6 33

LIST OF FIGURES

Figure 1 Proposed development site location....8
Figure 2 Diffraction Loss Zones....11
Figure 3 Diffraction Loss Zones....12
Figure 4 Interference zones chart....14
Figure 5 Interference zones - aerial image....15
Figure 6 Survey locations....18

LIST OF TABLES

Table 1 Winter Hill Transmissions (main multiplexes)....9
Table 2 Winter Hill Transmissions (local multiplexes)....9
Table 3 Television signal strength categories....17
Table 4 Baseline survey results....22

ABOUT PAGER POWER

Pager Power is a dedicated consultancy company based in Suffolk, UK. The company has undertaken projects in 62 countries internationally.

The company comprises a team of experts to provide technical expertise and guidance on a range of planning issues for large and small developments.

Pager Power was established in 1997. Initially the company focus was on modelling the impact of wind turbines on radar systems.

Over the years, the company has expanded into numerous fields including:

- Renewable energy projects;
- Building developments;
- Aviation and telecommunication systems.

Pager Power prides itself on providing comprehensive, understandable and accurate assessments of complex issues in line with national and international standards. This is underpinned by its custom software, longstanding relationships with stakeholders and active role in conferences and research efforts around the world.

Pager Power's assessments withstand legal scrutiny and the company can provide support for a project at any stage.

1 BACKGROUND

1.1 Introduction

A television baseline reception survey has been completed for the proposed building development at One North Parade, Manchester, United Kingdom.

The proposed redevelopment will introduce tall structures into the area (a maximum of 14 storeys), which could interact with wireless terrestrial television signals and cause interference in the surrounding area. This report produces the results of the baseline survey along with the predicted impact.

1.2 Project Description

The proposals are for:

- Demolition of the existing building on site.
- Development of a ground floor plus 13 storey (90.430 m AOD) office building – circa 7,205 sq m, with ground floor commercial – circa 630 sq m.

1.3 Proposed Development Location – Aerial Image

The coordinates of the proposed development are shown on aerial imagery in Figure 1 below.

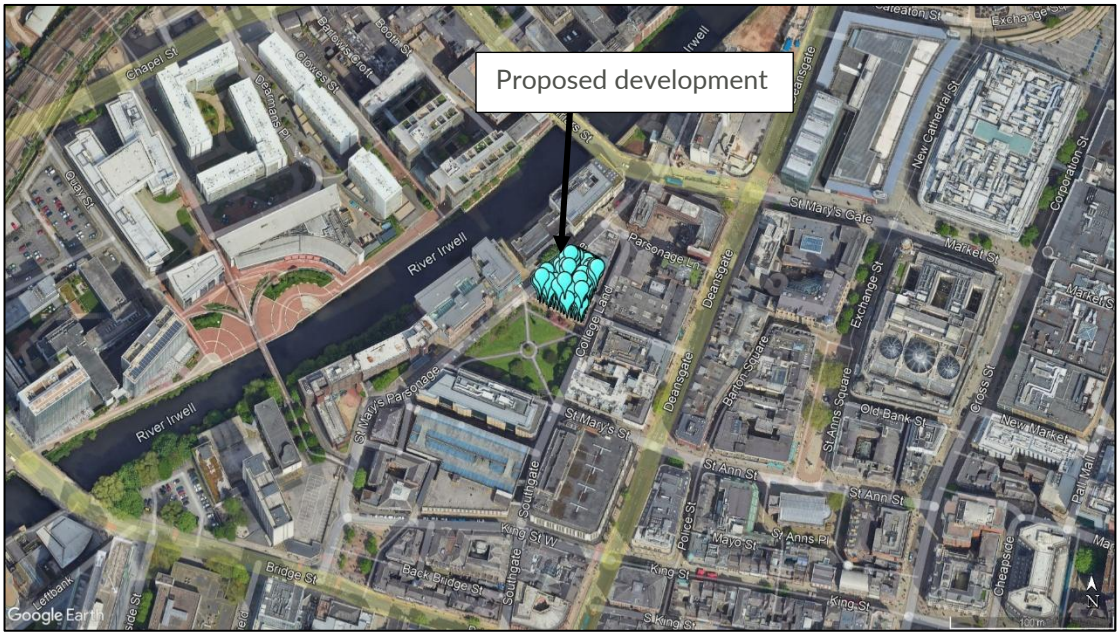


Figure 1 *Proposed development site location*

2 TELEVISION TRANSMITTER DETAILS

2.1 Relevant Transmitter

A comprehensive search of transmitter and coverage maps revealed that the Winter Hill transmitter is the main transmitter most likely to be serving the area around the building development.

Digital television services are broadcast via Ultra High Frequency (UHF) signals; no analogue television signals are broadcast. The transmitter information is presented below.

2.2 Winter Hill Main Transmitter

Winter Hill is one of the UK's main television transmitters located approximately 23.8km south-east of the Proposed Development (published coordinates SD66051446).

Digital television services are broadcast, the details of which are presented in Tables 1 and 2 below.

	Public (PSB)			Commercial (COM)		
Service	BBC A	Digital 3&4	BBC B	SDN	Arqiva A	Arqiva B
Channel	32	34	35	29	31	37
Power	100 kilo-Watts (kW)					

Table 1 *Winter Hill Transmissions (main multiplexes)*

Service	L-MAN	G-MAN
Channel	24	27
Power	2 kW	1 kW

Table 2 *Winter Hill Transmissions (local multiplexes)*

3 BUILDINGS AND INTERFERENCE MECHANISMS

3.1 Technical Overview

Terrestrial television services are provided by means of UHF radio waves which propagate from transmitters to receiving aerials which then relay the signal to a television set.

The quality of the image and sound on a television set is dependent on both the strength of the signal received directly from the transmitter (carrier signal) and the strength of any interference signals from other sources.

To achieve good quality reception an aerial must receive a strong carrier signal but weak interference signals.

There are two ways that buildings can cause interference to television reception, these are described below.

3.2 Obstruction of the Signal

This is caused by the building physically blocking the transmitted television signal, reducing the strength of the carrier signal in the shadow of the building. In the case of Winter Hill transmissions, this would affect residences to the south-east of the proposed development. Specifically:

- The highest losses (greatest interference) will be located immediately behind the building;
- Losses near the edge of the shadow zone will be less significant due to diffraction effects (bending of the signal).

The Ofcom document states that:

"In general, there will be three 'zones' behind the structure:

Zone A - close behind the structure (typically a few tens of metres) there may be a large reduction in signal level with a possible complete loss of reception

Zone B - further away (typically a few hundred metres) the signal reduction is less severe and the shadow will be smaller as diffraction effects partially fill in the shadow. Depending on the size of the structure, some locations could still lose reception completely

Zone C - some distance away (1-5km) the shadow will effectively have disappeared."

The zones mentioned are illustrated in Figure 2[1] on the following page, taken from Section 3.2 of an Ofcom paper[2] regarding the impact of buildings on broadcast signals.

[1] Source: Ofcom (2009): Tall Structures and their impact on broadcast and other wireless services.
[2] Reference as above.

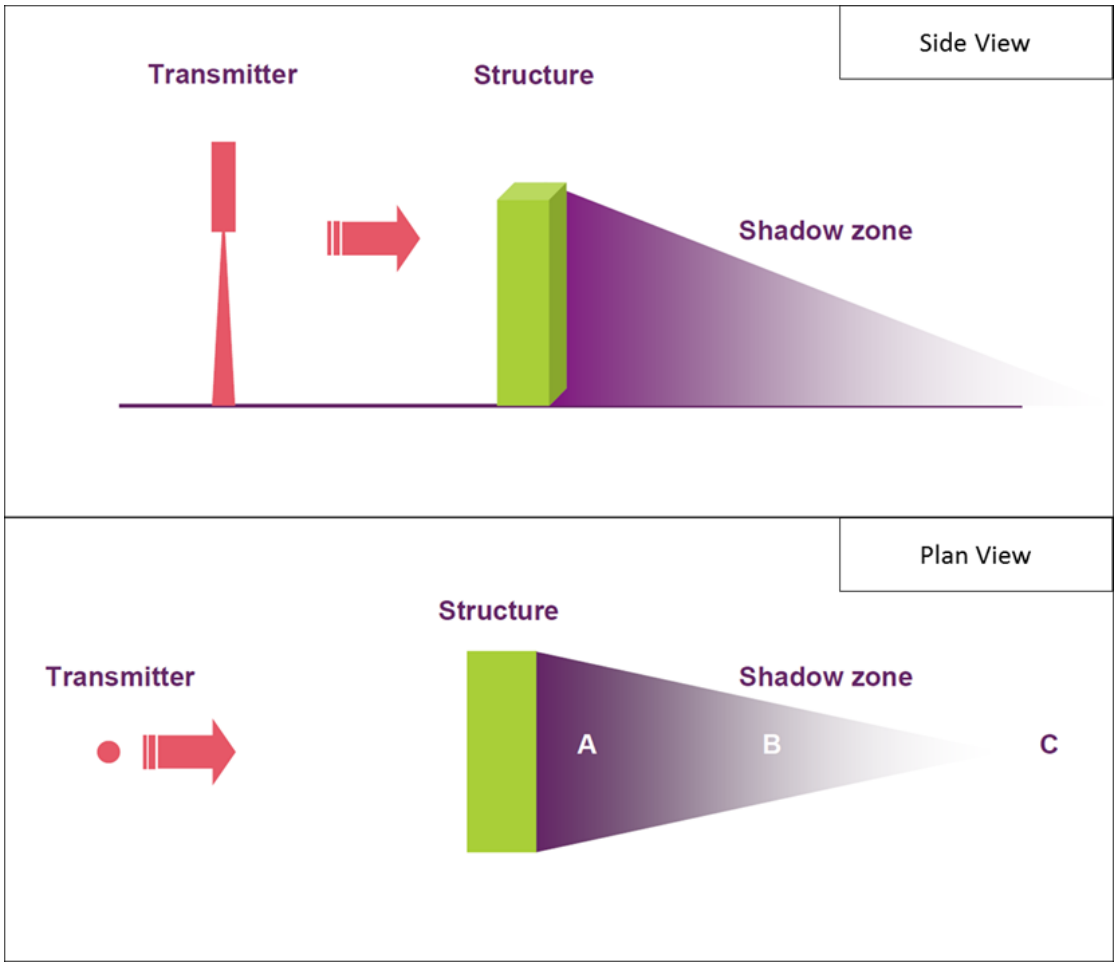


Figure 2 *Diffraction Loss Zones*

3.3 Reflection of the Signal

For large developments with straight edges, the transmitted signal can be reflected by the building itself. This causes an effect known as 'multipath interference' whereby the signal is received twice by an aerial at different times. The direct signal arrives first because it has a shorter distance to travel.

Figure 3 on the following page (taken from Section 3.3 of the Ofcom document referenced on the previous page) illustrates this effect.

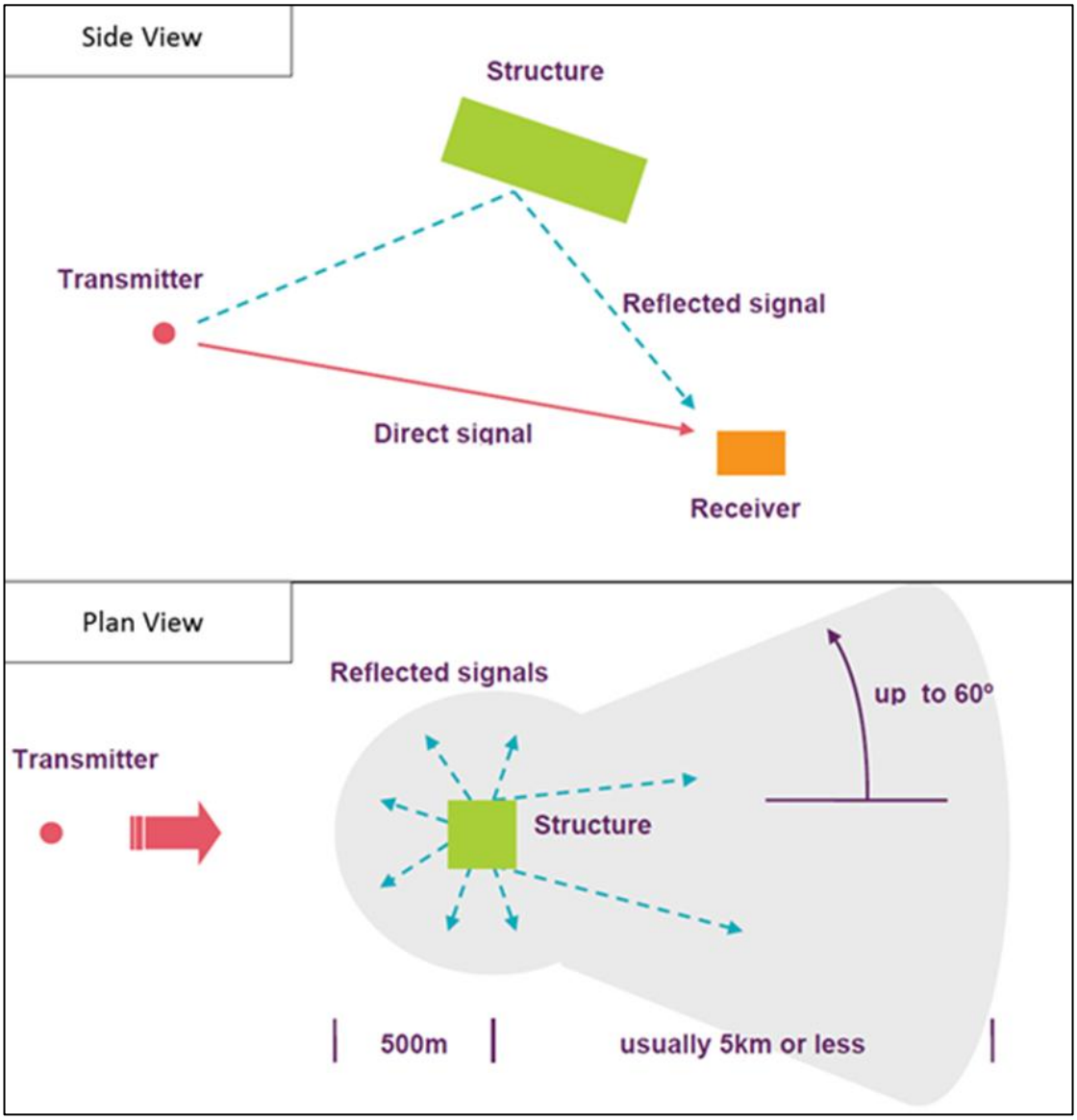


Figure 3 *Diffraction Loss Zones*

In practice, it is considered highly unlikely that reflections will have an effect for receivers in front of the building or on either side when viewed from the location of the transmitter. For digital transmissions in particular, it is unlikely that issues will occur if the angle between the direct signal and the reflected signal is more than 30 degrees[3].

[3] This is known to be the angle that Arqiva considers when safeguarding its Television Re-Broadcast Links with regard to reflections from wind turbines – whilst wind turbines cause issues that are different to buildings this particular issue is similar for the two.

The reflection zone has been constructed in accordance with the Ofcom approach, however the angle considered is 30 degrees rather than 60 degrees. This is in order to represent a more realistic scenario for digital transmissions.

No location can be affected by both diffraction (shadowing) and direct reflections.

Reflection issues are most likely to cause a noticeable impact if:

- The direct signal from transmitter to receiver is weak (e.g. obstructed by terrain or buildings);
- The reflected signal from the building is strong (e.g. clear radio line of sight from the transmitter to the building and the building to the receiver).

The worst-case scenario is for both of the above conditions to be satisfied. The best-case scenario is for neither of the above conditions to be satisfied.

4 TECHNICAL ASSESSMENT

4.1 Potential Interference Areas

Figure 4 below and Figure 5 on the following page shows the potential interference areas associated with the proposed development with respect to the Winter Hill main transmitter. This is the main transmitter predominantly providing digital television services to the area around the proposed development.

These have been defined based on the geometry of the potential interference zones as set out in the previous section. Both zones extend to a distance of 5km beyond the proposed development location in accordance with the Ofcom guidance.

In the case of the shadow zone, this has been modelled as having straight sides in order to be conservative. In actuality due to diffraction effects the zone would have a more triangular shape as shown in Figure 2 in the previous section.

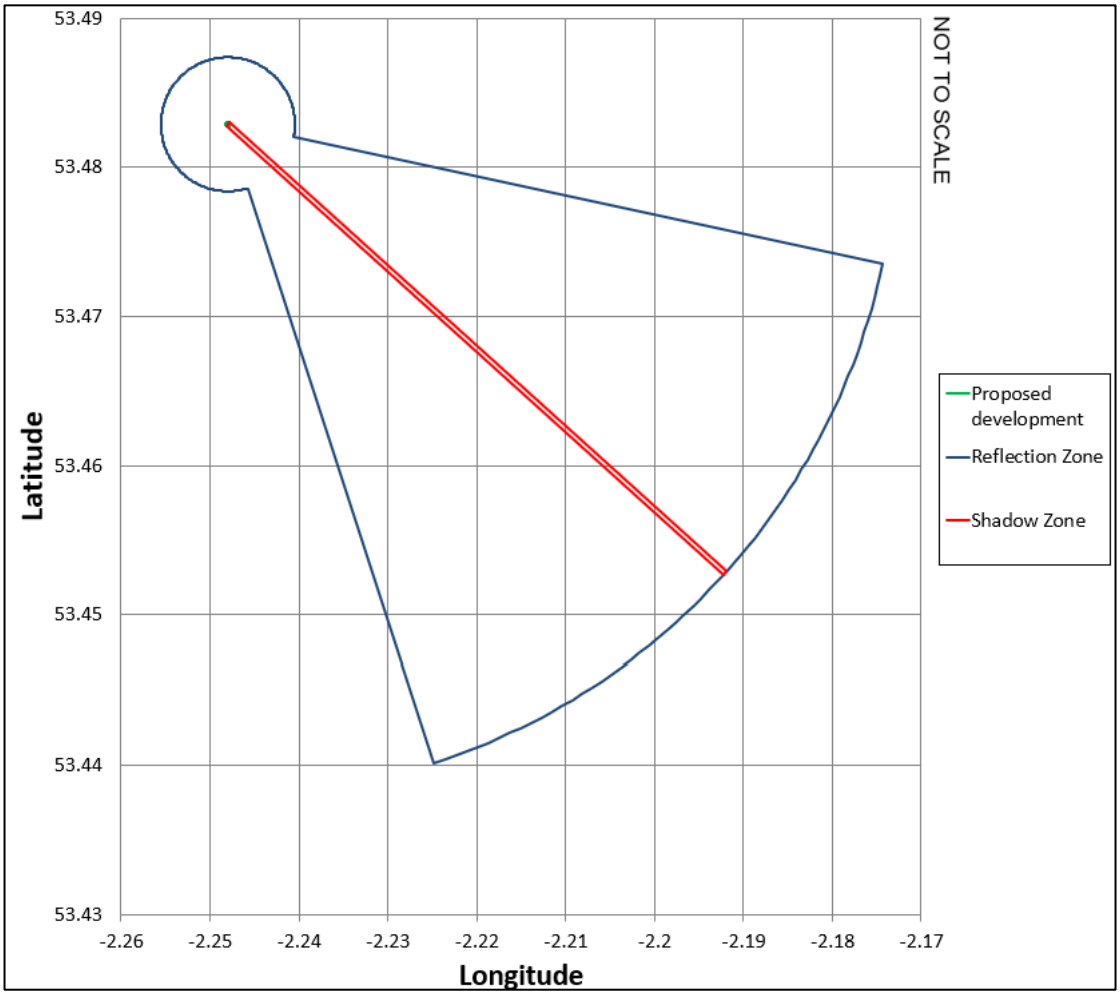


Figure 4 *Interference zones chart*

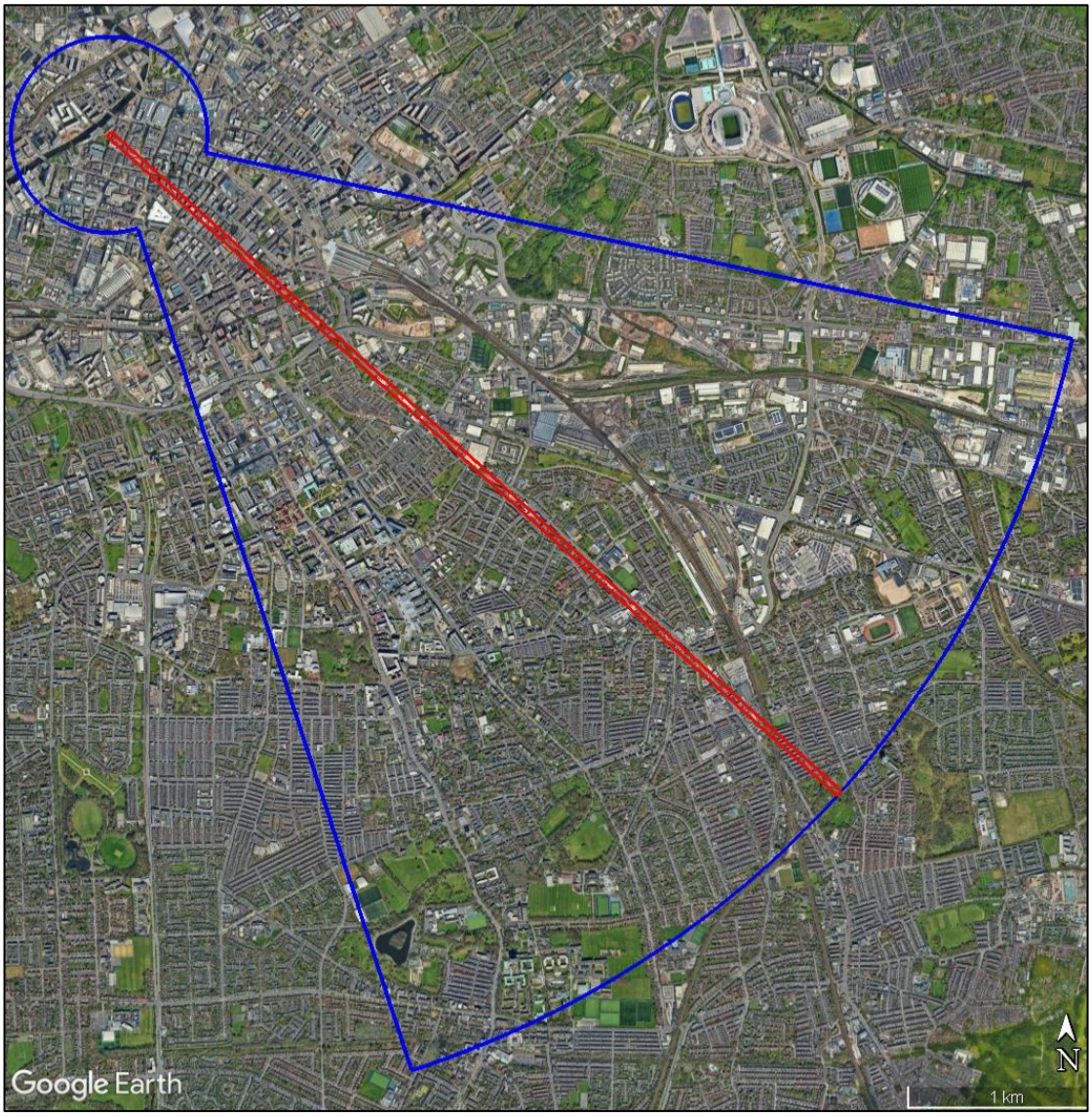


Figure 5 *Interference zones - aerial image*

The interference zones have been constructed in accordance with Ofcom guidance presented in Section 3, which gives fixed dimensions that do not vary with building size. The survey results and previous experience have informed the overall judgement of where effects are predicted.

4.2 Potential Diffraction Issues

It can be seen that the shadow zone passes over mostly high and low-rise residential developments. Areas closest to the proposed development are at the highest risk of experiencing television interference.

4.3 Potential Reflection Issues

Reflection effects are most likely if the transmitter does not have direct radio line of sight to the receiving aerial.

For interference to occur due to reflections, the following criteria would need to be met:

- The receiving aerial would not be already obstructed by a building or other existing obstacle;
- The reflected signal path via the proposed development would have to be relatively unobstructed;
- The angle between the reflected signal via the proposed development and the direct signal would have to be small.

In practice it is unlikely that all of the above criteria would be met. Impacts due to reflections are considered unlikely.

5 TELEVISION SURVEY RESULTS

5.1 Overview

The purpose of a baseline survey is to establish current signal strength and quality in the area. The baseline survey serves three purposes; these are:

1. It confirms which transmitter is serving most homes in the areas surveyed;
2. It provides an indicator regarding the likelihood of interference. If current signals are of good quality, minor degradation is less likely to have a noticeable effect; and
3. It allows a 'before and after' comparison to be made in the event that a complaint is received.

A baseline television reception survey was undertaken on 13th May 2025.

Survey measurements were taken using Pager Power's custom survey vehicle with a wideband UHF aerial extended to a height of 10 metres above ground level. This was connected to a television analyser to record the signal strength and stability.

The strength of the recorded signals is categorised in accordance with Table 3 below.

Average Signal Strength (dB)	Subjective Signal Strength Definition
<35	Low
35-45	Moderate
45-55	Good
55+	Very Good

Table 3 *Television signal strength categories*

5.2 Survey Locations

Figure 6 on the following page shows the survey locations overlaid onto aerial photography. The interference zones are also shown. Locations were selected considering residential areas within the building's shadow zone[4]. Survey locations were chosen pre-survey (within the shadow zone); however safe and available access influenced the specific position on the day. Survey locations within the shadow zone close to the proposed development (within 500m) were not suitable and/or accessible on the day. The markers on Figure 6 show the actual survey locations.

[4]Apart from location 1 which is in between the transmitter and the proposed development (planned locations within the shadow zone close to the proposed development were inaccessible)



Figure *6 Survey locations*

5.3 Survey Results

An overview of the survey results is presented in Table *4* on the following pages.

The following abbreviation is used where appropriate:

- MUX – multiplex (group of television channels).

The average signal strength is given separately for the main television multiplexes and the local television multiplexes. This is because the difference in power for these transmissions is significant, such that a single average figure would not be meaningful.

Detailed survey results are shown in Appendix A. Photos taken at the individual survey locations are shown in Appendix B.

Location	Measured Signal Strength (dB)	Remarks	High Level Conclusion
1	Average: 39.8 (Moderate) Main TV MUX: 43.3 (Moderate) Local TV MUX: 29.0 (Low)	Multiple horizontally polarised aerials oriented towards Winter Hill transmitter were observed. No satellite dishes observed in the area. Four out of six main multiplexes displayed fine picture and audio quality, with signal fluctuations of 0.1dB or less and no signs of interference. One main multiplex displayed intermittent picture and audio quality, and one main multiplex did not decode. One of the local multiplexes did not decode.	The survey location is within 50 metres of the proposed development location, in the nearest area which was accessible and a measurement could be taken. This location is not within the shadow zone. Any reduction in signal strength at this location post-construction is unlikely to be attributable to the proposed development as it is not within the shadow zone. The location has been selected to show that the baseline TV signal strength in the area around the proposed development is moderate to low, with some of the main multiplexes not decoding.

Location	Measured Signal Strength (dB)	Remarks	High Level Conclusion
2	Average: 43.6 (Moderate) Main TV MUX: 47.7 (Good) Local TV MUX: 31.2 (Low)	Multiple horizontally polarised aerials orientated towards the Winter Hill transmitter, and satellite dishes were observed. All main multiplexes displayed fine picture and audio quality, with signal fluctuations of 0.4dB or less and no signs of interference. One of the local multiplexes did not decode.	The survey location is within 900 metres of the proposed development location. A reduction in signal strength is possible based on the distance to the proposed development (within 1km); however, effects may not be noticeable in practice considering the lack of low-rise residential buildings, and the baseline signal strength of the main multiplexes (good).
3	Average: 45.7 (Good) Main TV MUX: 49.8 (Good) Local TV MUX: 33.7 (Low)	Multiple horizontally polarised aerials orientated towards the Winter Hill transmitter, and satellite dishes were observed. All main multiplexes displayed fine picture and audio quality, with signal fluctuations of 0.5dB or less and no signs of interference. One of the local multiplexes did not decode.	This survey location is approximately 1.95km from the proposed development. Effects at this range are likely to be relatively small based on previous experience. Based on the baseline signal strength of the main multiplexes (good), effects are unlikely to be noticeable.

Location	Measured Signal Strength (dB)	Remarks	High Level Conclusion
4	Average: 53.0 (Good) Main TV MUX: 59.3 (Very Good) Local TV MUX: 34.1 (Low)	Multiple horizontally polarised aerials orientated towards the Winter Hill transmitter, and satellite dishes were observed. All main multiplexes displayed fine picture and audio quality, with signal fluctuations of 0.5dB or less and no signs of interference. One of the local multiplexes did not decode.	This survey location is approximately 3km from the proposed development. Effects at this range are likely to be relatively small based on previous experience. Based on the baseline signal strength of the main multiplexes (very good), effects are unlikely to be noticeable.
5	Average: 50.8 (Good) Main TV MUX: 55.2 (Very Good) Local TV MUX: 37.3 (Moderate)	Multiple horizontally polarised aerials orientated towards the Winter Hill transmitter, and satellite dishes were observed. All multiplexes displayed fine picture and audio quality, with signal fluctuations of 0.3dB or less and no signs of interference.	This location is approximately 3.95km from the proposed development. Effects at this range are likely to be relatively small based on previous experience. Based on the baseline signal strength of the main multiplexes (very good), effects are unlikely to be noticeable.

Location	Measured Signal Strength (dB)	Remarks	High Level Conclusion
6	Average: 65.5 (Very Good) Main TV MUX: 70.9 (Very Good) Local TV MUX: 49.3 (Good)	Multiple horizontally polarised aerials orientated towards the Winter Hill transmitter, and satellite dishes were observed. All multiplexes displayed fine picture and audio quality, with signal fluctuations of 0.3dB or less and no signs of interference.	This location is approximately 4.85km from the proposed development. Effects at this range are likely to be relatively small based on previous experience. Based on the baseline signal strength of the main multiplexes (very good), effects are unlikely to be noticeable.

Table 4 *Baseline survey results*

6 MITIGATION

6.1 Mitigation Requirement

If an adverse effect on television services occurs and is attributable to the proposed development, mitigation may be required. The information below is presented for reference purposes.

6.2 Mitigation Options

The most effective form of mitigation is dependent on the specific impact. Common options are shown below:

- Replacement of the receiving aerial with a more directional or higher gain aerial;
- Repositioning the receiving aerial so that the received signal is stronger;
- Directing the receiving aerial to an alternative transmitter that covers the area and retuning the television accordingly;
- Upgrading antenna cabling and connections;
- Installation of signal amplifiers;
- Development of a bespoke local solution using a receiving aerial some distance from the dwelling;
- Replacing terrestrial reception equipment with satellite reception equipment, cable or provision via the internet.

6.3 Recommended Options

If interference were to occur for a small number of homes, it is likely that installation of satellite television would be the most suitable option.

If effects are experienced for dwellings with poor quality or low receiving aerials, the best option may be to upgrade and/or elevate the existing aerial.

6.4 Recommended Process

It is possible that no adverse effects will occur due to the current reception quality in the majority of the surrounding area.

It is therefore recommended to investigate any reports of interference in order to determine whether these are attributable to the proposed development. If this is found to be the case, mitigation can be applied.

No requirements for pre-emptive mitigation have been identified.

7 CONCLUSIONS

7.1 Results

The results are summarised below:

- Residences in the area surrounding the proposed development receive television services predominantly from the Winter Hill main transmitter;
- A site survey was undertaken on 13th May 2025 to confirm the relevant transmitter and record the signal quality;
- The strength and quality of the signal in the shadow zone is on average good;
- Any interference would be due to shadowing effects, i.e. the weakening of the transmitted signal due to the physical presence of the proposed development;
- Negative effects upon signal strength are typically limited to within 1km of the development and within its shadow zone based on Pager Power's assessment experience;
- A reduction in signal strength for residential properties within this range is possible based on the proximity to the proposed development; however, significant effects may not materialise considering the baseline signal strength, and the lack of low-rise residential development in this area;
- Residential properties at distances greater than 1km are unlikely to experience noticeable impacts in practice.

7.2 Recommendation

Any reported television interference within the shadow zone, and within close proximity of the proposed development, should be investigated by means of a post-construction reception measurement.

7.3 Mitigation

Technical mitigation solutions have been presented for reference if an impact occurs that is attributable to the proposed development. There is no reason to install pre-emptive mitigation due to the distinct possibility that no noticeable effects will occur. The most likely options, in the event a mitigation requirement transpires, would be:

- Replacement of the receiving aerial with a more directional or higher gain aerial.
- Replacement of terrestrial reception equipment with satellite reception equipment or cable.

APPENDIX A – SURVEY RESULTS

Location 1

Coordinates: -2.24805 53.48315					
Channel	**Service**	**Signal Strength (dBμV)**	**BER**	**Picture**	**Audio**
24	L-MAN	31.4 ± 0.1	$1x10^{-3}$	Good	Good
27	G-MAN	26.7 ± 0.2	-	DND[5]	DND
29	SDN	44.4 ± 0.3	$5x10^{-4}$	Good	Good
31	Arqiva A	43.0 ± 0.2	$9x10^{-4}$	Good	Good
32	BBC A	42.3 ± 0.1	$1x10^{-4}$	Good	Good
34	D3&4	47.4 ± 0.1	$1x10^{-8}$	Good	Good
35	BBC B	41.5 ± 0.2	-	DND	DND
37	Arqiva B	41.7 ± 0.4	$2x10^{-3}$	Intermittent	Intermittent

Notes: Satellite dishes – NO Horizontally polarised aerials – YES Vertically polarised aerials – NO

Location 2

Coordinates: -2.23811 53.47762					
Channel	**Service**	**Signal Strength (dBμV)**	**BER**	**Picture**	**Audio**
24	L-MAN	33.5 ± 0.3	$1x10^{-4}$	Good	Good
27	G-MAN	29.0 ± 0.1	-	DND	DND
29	SDN	48.5 ± 0.4	$1x10^{-7}$	Good	Good
31	Arqiva A	46.7 ± 0.2	$1x10^{-8}$	Good	Good
32	BBC A	48.1 ± 0.3	$1x10^{-7}$	Good	Good
34	D3&4	47.8 ± 0.2	$1x10^{-7}$	Good	Good
35	BBC B	47.0 ± 0.3	$1x10^{-7}$	Good	Good
37	Arqiva B	48.4 ± 0.2	$2x10^{-7}$	Good	Good

Notes: Satellite dishes – YES Horizontally polarised aerials – YES Vertically polarised aerials – NO

[5] Did not decode

Location 3

Coordinates: -2.22645 53.47117					
Channel	Service	Signal Strength (dBμV)	BER	Picture	Audio
24	L-MAN	36.6 ± 0.2	$1x10^{-7}$	Fine	Fine
27	G-MAN	30.8 ± 0.1	-	DND	DND
29	SDN	52.0 ± 0.5	$1x10^{-8}$	Fine	Fine
31	Arqiva A	50.7 ± 0.3	$1x10^{-7}$	Fine	Fine
32	BBC A	51.4 ± 0.2	$1x10^{-7}$	Fine	Fine
34	D3&4	47.7 ± 0.2	$1x10^{-7}$	Fine	Fine
35	BBC B	49.6 ± 0.3	$1x10^{-7}$	Fine	Fine
37	Arqiva B	47.4 ± 0.3	$9x10^{-6}$	Fine	Fine

Notes: Satellite dishes – YES Horizontally polarised aerials – YES Vertically polarised aerials – NO

Location 4

Coordinates: -2.21441 53.46487					
Channel	Service	Signal Strength (dBμV)	BER	Picture	Audio
24	L-MAN	35.0 ± 0.2	$8x10^{-4}$	Fine	Fine
27	G-MAN	33.3 ± 0.2	-	DND	DND
29	SDN	60.4 ± 0.5	$1x10^{-7}$	Fine	Fine
31	Arqiva A	59.8 ± 0.4	$1x10^{-7}$	Fine	Fine
32	BBC A	59.8 ± 0.5	$1x10^{-8}$	Fine	Fine
34	D3&4	58.4 ± 0.5	$1x10^{-7}$	Fine	Fine
35	BBC B	59.2 ± 0.2	$1x10^{-7}$	Fine	Fine
37	Arqiva B	58.5 ± 0.1	$1x10^{-8}$	Fine	Fine

Notes: Satellite dishes – YES Horizontally polarised aerials – YES Vertically polarised aerials – NO

Location 5

Coordinates: -2.20406 53.45908					
Channel	Service	Signal Strength (dBμV)	BER	Picture	Audio
24	L-MAN	40.5 ± 0.2	$1x10^{-7}$	Fine	Fine
27	G-MAN	34.2 ± 0.1	$5x10^{-4}$	Fine	Fine
29	SDN	56.8 ± 0.2	$1x10^{-7}$	Fine	Fine
31	Arqiva A	56.5 ± 0.2	$1x10^{-7}$	Fine	Fine
32	BBC A	55.7 ± 0.3	$1x10^{-7}$	Fine	Fine
34	D3&4	56.2 ± 0.3	$1x10^{-7}$	Fine	Fine
35	BBC B	54.4 ± 0.3	$1x10^{-7}$	Fine	Fine
37	Arqiva B	52.1 ± 0.2	$1x10^{-7}$	Fine	Fine

Notes: Satellite dishes – YES Horizontally polarised aerials – YES Vertically polarised aerials – NO

Location 6

Coordinates: -2.19357 53.45373					
Channel	Service	Signal Strength (dBμV)	BER	Picture	Audio
24	L-MAN	53.4 ± 0.1	$1x10^{-7}$	Fine	Fine
27	G-MAN	45.3 ± 0.1	$1x10^{-7}$	Fine	Fine
29	SDN	73.1 ± 0.2	$1x10^{-8}$	Fine	Fine
31	Arqiva A	71.7 ± 0.1	$1x10^{-8}$	Fine	Fine
32	BBC A	71.6 ± 0.1	$1x10^{-8}$	Fine	Fine
34	D3&4	71.1 ± 0.2	$1x10^{-8}$	Fine	Fine
35	BBC B	69.1 ± 0.2	$1x10^{-8}$	Fine	Fine
37	Arqiva B	69.1 ± 0.1	$1x10^{-8}$	Fine	Fine

Notes: Satellite dishes – YES Horizontally polarised aerials – YES Vertically polarised aerials – NO

APPENDIX B – SURVEY PHOTOGRAPHS

Location 1



Location 1

Location 2



Location 2

Location 3



Location 3

Location 4



Location 4

Location 5



Location 5

Location 6



Location 6

PAGERPOWER

Urban & Renewables

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